Ayush S. Kankariya

Chartered Accountant

1302, Shantinagar Co. Op. Hsg. Society, Near VIT hostel,
Kondhwa (Budruk), Pune 411048.
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FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Quarterly Update - Of a Registered Project & Subsequent withdrawal of Money) Sep 2021

Date: 04-12-2021

Cost Of Real Estate Project R.M.Dhariwal Township-Arvi Bhaipur plotting Phase 2

MahaRERA Registration No.-P50400027296

Sr. No	Particular	Amount (Rs.)	
		Estimated	Incurred
1 i.	**Land Cost**		
a	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, intersest cost incurred or payable on Land Cost and legal cost	2628185	2628185
b	Amount of Premium payable to obtain development rights, FSI, additional FSI,Fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	160175	160175
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
f	Under Rehabilitation scheme:	0	0
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	0	0
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rentin lieu of Transit Accommodation, overhead cost,	0	0
(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
	Sub-Total of LAND COST	2788360	2788360

AYUSH S. KANKARIYA * M.NO. 125968 * CHARTERED ACCOUNTANT *

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ii.	**Development Cost/ Cost of Construction :**		
a. (i)	Estimated Cost of Construction as certified by Engineer	27599008	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		5800257
(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	0	53028.5
b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	0	4000
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :		
	Sub-Total of Development Cost	**27599008**	**5857286**
2	Total Estimated Cost of the Real Estate Project *[1(i) +1(ii)] of Estimated Column]*	30387368	
3	Total Cost Incurred of the Real Estate Project *[1(i) +1(ii)] of Incurred Column]*		8645646
4	% completion of Construction Work *(As per Project Architect's Certificate)*	22%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	28%	
6	Amount Which can be withdrawn from the Designated Account *(Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr number 5)*	8645646	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	8645646	

AYUSH S. KANKARIYA
M.NO. 125968
CHARTERED ACCOUNTANT

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Designated Bank Account under this certificate

STATE BANK OF INDIA	
A/C No	39902162437
IFSC Code	SBIN0000316
Add -	Arvi

This certificate is being issued for RERA compliance for the Company

Dhariwal and Chhoriya Developers LLP

and is based on there records and documents produced before me and explanations provided to me by the management of the Company.

Your's Faithfully,

AYUSH S. KANKARIYA * CHARTERED ACCOUNTANT * M.NO. 125968

Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)

UDIN - 21125968 AAAA CL9818

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FORM-3 (TABLE 2)
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No		Particular	Amount
1		Estimated Balance Cost to Complete the Real Estate Project. *(Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)*	21527226
2		Balance amount of receivables from sold apartments as per Annexure A to this certificate *(as certified by Chartered Accountant as verified from the records and books of Accounts)*	28496295
3	i.	Balance Unsold area *(to be certified by Management and to be verified by CA from there records and books of accounts)*	12995.03
	ii.	Estimated amount of sales proceeds in respect of unsold apartments *(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) As per Annexure A to this certificate*	19882396
4		Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	48378691
5		Amount to be deposited in Designated Account– 70% or 100% *IF 4 is greater than1, then 70%of the balance receivables of Ongoing project will be deposited in designated Account* IF 4is lesser than1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	70%

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and is based on there records and documents produced before me and explanations provided to me by the management of the Company.

Your's Faithfully,

Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)

UDIN - 21125968AAAA CR9818

AYUSH S. KANKARIYA * M.NO. 125968 * CHARTERED ACCOUNTANT

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FORM-3 (Annexure A)

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

S NO	Unit No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	128.00	2810695	30000	2780695
2	3	128.00			
3	4	128.00			
4	5	128.00			
5	6	128.00			
6	7	128.00			
7	11	128.00	564894	5000	559894
8	114 to 130 / 1	107.96	371885	80000	291885
9	114 to 130 / 8	112.00	367695	5000	362695
10	114 to 130 / 10	80.00	258336	130000	128336
11	114 to 130 / 11	80.00	258336	30000	228336
12	114 to 130 / 12	80.00	258336	80000	178336
13	114 to 130 / 13	112.00	361670	120000	241670
14	114 to 130 / 14	112.00	361668	5000	356668
15	114 to 130 / 16	80.00	279864	70000	209864
16	114 to 130 / 17	80.00	262641	3000	259641
17	114 to 130 / 18	80.00	275558	21200	254358
18	114 to 130 / 19	112.00	397835	71000	326835
19	114 to 130 / 2	80.00	258336	5000	253336
20	114 to 130 / 20	112.00	391807	55000	336807
21	114 to 130 / 21	80.00	254030	40000	214030
22	114 to 130 / 22	80.00	344448	20000	324448
23	114 to 130 / 23	80.00	262641	5000	257641
24	114 to 130 / 24	80.00	275497	5000	270497
25	114 to 130 / 3	80.00	258336	30300	228036
26	114 to 130 / 9	80.00	271253	5000	266253
27	131 to 148 /20	70.00	301392	20000	281392
28	18 to 29 / 1	88.00	298378	92000	206378
29	18 to 29 / 10	80.00	275558	35000	240558
30	18 to 29 / 11	112.00	361668	7000	354668
31	18 to 29 / 14	80.00	275558	72600	202958
32	18 to 29 / 15	80.00	275558	72600	202958
33	18 to 29 / 16	80.00	258336	15000	243336
34	18 to 29 / 17	80.00	258336	73000	185336
35	18 to 29 / 18	105.65	358221	50000	308221
36	18 to 29 / 2	80.00	271253	135300	135953
37	18 to 29 / 3	80.00	271253	135300	135953
38	18 to 29 / 9	80.00	508717	45000	463717
39	30 to 41 / 1	112.00	391810	5100	386710
40	30 to 41 / 11	112.00	391807	5000	386807
41	30 to 41 / 12	80.00	344448	10000	334448

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S NO	Unit No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
42	30 to 41 / 13	80.00	344448	5000	339448
43	30 to 41 / 14	80.00	284170	5000	279170
44	30 to 41 / 15	80.00	284170	5000	279170
45	30 to 41 / 16	92.00	336695	135000	201695
46	30 to 41 / 17	121.65	419020	121100	297920
47	30 to 41 / 2	80.00	279864	5100	274764
48	30 to 41 / 3	80.00	279864	5100	274764
49	30 to 41 / 4	112.00	391810	5100	386710
50	42 to 54 / 1	117.65	424237	126900	297337
51	42 to 54 / 11	80.00	348755	5000	343755
52	42 to 54 / 12	80.00	344448	5000	339448
53	42 to 54 / 2	80.00	279864	112400	167464
54	42 to 54 / 6	80.00	353059	5000	348059
55	55 to 67 / 19	88.00	307850	96000	211850
56	55 to 67 / 20	119.65	431450	132800	298650
57	68 to 80 / 8	80.00	275558	5000	270558
58	68 to 80 / 10	80.00	275558	5000	270558
59	68 to 80 / 12	112.00	385779	5000	380779
60	68 to 80 / 13	112.00	355643	5000	350643
61	68 to 80 / 14	80.00	301392	81500	219892
62	68 to 80 / 15	80.00	301392	110000	191392
63	68 to 80 / 16	80.00	254030	5000	249030
64	68 to 80 / 17	80.00	254030	5000	249030
65	68 to 80 / 18	80.00	266947	76400	190547
66	68 to 80 / 19	80.00	254030	5000	249030
67	68 to 80 / 9	80.00	275558	5100	270458
68	81 to 88 / 1	110.45	1521062	25000	1496062
69	81 to 88 / 2	80.00			
70	81 to 88 / 3	80.00			
71	81 to 88 / 4	80.00			
72	81 to 88 / 5	80.00			
73	89 to 96 / 1	96.00	341002	95000	246002
74	89 to 96 / 10	80.00	344448	5000	339448
75	89 to 96 / 2	80.00	284170	90000	194170
76	89 to 96 / 3	80.00	279864	5000	274864
77	89 to 96 / 4	80.00	284170	5000	279170
78	89 to 96 / 6	112.00	482227	5000	477227
79	89 to 96 / 7	112.00	385779	5000	380779
80	89 to 96 / 8	80.00	275558	5000	270558
81	89 to 96 / 9	80.00	344448	20000	324448
82	97 To 113/10	80.00	279684	5000	274684
83	97 To 113/13	112.00	385782	52600	333182
84	97 To 113/17	80.00	262641	113200	149441
85	97 To 113/19	112.00	349641	60000	289641
86	97 To 113/20	80.00	262641	68600	194041
87	97 To 113/23	80.00	258336	70800	187536

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S NO	Unit No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
88	97 To 113/25	121.65	412474	98000	314474
89	97 To 113/5	80.00	344448	5000	339448
90	97 To 113/8	80.00	303592	5000	298592
91	97 To 113/9	80.00	279864	5000	274864
92	97 To 113/11	80.00	301392	5000	296392
93	97 To 113/15	80.00	275558	5000	270558
94	97 To 113/16	80.00	262641	5000	257641
95	97 To 113/18	112.00	379751	5000	374751
96	97 To 113/21	80.00	262641	68600	194041
97	97 To 113/22	80.00	284170	5000	279170
98	97 To 113/24	80.00	258336	5000	253336
		8966.66	**32003995**	**3507700**	**28496295**
		Total Carpet Area		**Total Amount Received**	

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S NO	Unit No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
Unsold Inventory Valuation			
Ready Reckoner Rate as on the date of Certificate of the Residential /commercial premises Rs. 1530/- per sm.			
Sr. No.	Plot No	Carpet Area / Plot Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	244.00	373320
2	8	128.00	195840
3	9	128.00	195840
4	10	128.00	195840
5	12	128.00	195840
6	13	128.00	195840
7	14	120.00	183600
8	15	128.00	195840
9	16	128.00	195840
10	17	139.95	214124
11	18 to 29 / 4	80.00	122400
12	18 to 29 / 5	112.00	171360
13	18 to 29 / 6	112.00	171360
14	18 to 29 / 7	80.00	122400
15	18 to 29 / 8	80.00	122400
16	18 to 29 / 12	112.00	171360
17	18 to 29 / 13	80.00	122400
18	30 to 41 / 5	112.00	171360
19	30 to 41 / 6	80.00	122400
20	30 to 41 / 7	80.00	122400
21	30 to 41 / 8	80.00	122400
22	30 to 41 / 9	80.00	122400
23	30 to 41 / 10	112.00	171360
24	42 to 54 / 3	80.00	122400
25	42 to 54 / 4	80.00	122400
26	42 to 54 / 5	80.00	122400
27	42 to 54 / 7	80.00	122400
28	42 to 54 / 8	112.00	171360
29	42 to 54 / 9	112.00	171360
30	42 to 54 / 10	80.00	122400
31	42 to 54 / 13	80.00	122400
32	42 to 54 / 14	80.00	122400
33	42 to 54 / 15	112.00	171360
34	42 to 54 / 16	112.00	171360
35	42 to 54 / 17	80.00	122400
36	42 to 54 / 18	80.00	122400

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S NO	Unit No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
37	42 to 54 / 19	80.00	122400
38	42 to 54 / 20	80.00	122400
39	42 to 54 / 21	105.65	161645
40	55 to 67 / 1	113.65	173885
41	55 to 67 / 2	80.00	122400
42	55 to 67 / 3	80.00	122400
43	55 to 67 / 4	80.00	122400
44	55 to 67 / 5	80.00	122400
45	55 to 67 / 6	112.00	171360
46	55 to 67 / 7	112.00	171360
47	55 to 67 / 8	80.00	122400
48	55 to 67 / 9	80.00	122400
49	55 to 67 / 10	80.00	122400
50	55 to 67 / 11	80.00	122400
51	55 to 67 / 12	112.00	171360
52	55 to 67 / 13	112.00	171360
53	55 to 67 / 14	80.00	122400
54	55 to 67 / 15	80.00	122400
55	55 to 67 / 16	80.00	122400
56	55 to 67 / 17	80.00	122400
57	55 to 67 / 18	80.00	122400
58	68 to 80 / 1	101.65	155525
59	68 to 80 / 2	80.00	122400
60	68 to 80 / 3	80.00	122400
61	68 to 80 / 4	80.00	122400
62	68 to 80 / 5	80.00	122400
63	68 to 80 / 6	112.00	171360
64	68 to 80 / 7	112.00	171360
65	68 to 80 / 11	80.00	122400
66	68 to 80 / 20	101.65	155525
67	81 to 88 / 6	112.00	171360
68	81 to 88 / 7	112.00	171360
69	81 to 88 / 8	80.00	122400
70	81 to 88 / 9	80.00	122400
71	81 to 88 / 10	80.00	122400
72	81 to 88 / 11	80.00	122400
73	81 to 88 / 12	96.00	146880
74	89 to 96 / 5	80.00	122400
75	89 to 96 / 11	80.00	122400
76	89 to 96 / 12	101.25	154913
77	97 To 113/1	120.85	184901
78	97 To 113/2	88.00	134640
79	97 To 113/3	80.00	122400
80	97 To 113/4	80.00	122400
81	97 To 113/6	112.00	171360
82	97 To 113/7	112.00	171360

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S NO	Unit No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
83	97 To 113/12	112.00	171360
84	97 To 113/14	80.00	122400
85	114 to 130 / 4	80.00	122400
86	114 to 130 / 5	80.00	122400
87	114 to 130 / 6	80.00	122400
88	114 to 130 / 7	112.00	171360
89	114 to 130 / 15	80.00	122400
90	114 to 130 / 25	111.96	171299
91	131 to 148 /1	124.25	190103
92	131 to 148 /2	70.00	107100
93	131 to 148 /3	70.00	107100
94	131 to 148 /4	70.00	107100
95	131 to 148 /5	98.00	149940
96	131 to 148 /6	98.00	149940
97	131 to 148 /7	70.00	107100
98	131 to 148 /8	70.00	107100
99	131 to 148 /9	70.00	107100
100	131 to 148 /10	70.00	107100
101	131 to 148 /11	70.00	107100
102	131 to 148 /12	98.00	149940
103	131 to 148 /13	98.00	149940
104	131 to 148 /14	70.00	107100
105	131 to 148 /15	70.00	107100
106	131 to 148 /16	70.00	107100
107	131 to 148 /17	98.00	149940
108	131 to 148 /18	98.00	149940
109	131 to 148 /19	70.00	107100
110	131 to 148 /21	70.00	107100
111	131 to 148 /22	70.00	107100
112	131 to 148 /23	70.00	107100
113	131 to 148 /24	109.46	167474
114	240	2430.71	3718986
	TOTAL	**12995**	**19882396**
		Total Carpet Area	**Total Receivable Amount**

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