Ayush S. Kankariya
Chartered Accountant
I 302, Shantinagar Co. Op. Hsg. Society, Near VIT hostel,
Kondhwa (Budruk), Pune 411048.
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E-mail: ayushkankariya@gmail.com

FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 04-03-2022

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)		9830725
(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**	**9887754**
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]*		12676114
4	% completion of Construction Work *(As per Project Architect's Certificate)*	35%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	42%	
6	Amount Which can be withdrawn from the Designated Account *(Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)*	12676114	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	2600000	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10076114	

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,



Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)

UDIN - 22125968AEDKTU4198

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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)*	17939355
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)*	26368324
3	i.	Balance Unsold area *(to be certified by Management and to be verified by CA from there records and books of accounts)*	12943.08
	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*	19802912
4		Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	46171236
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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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,

Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)

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	17	139.95	572440	100000	
9	114 to 130 / 1	107.96	371885	140000	
10	114 to 130 / 5	80.00	344448	41000	
11	114 to 130 / 6	80.00	344448	11000	
12	114 to 130 / 7	112.00	482228	15000	
13	114 to 130 / 8	112.00	482228	15000	467228
14	114 to 130 / 10	80.00	258336	140000	118336
15	114 to 130 / 11	80.00	258336	30000	228336
16	114 to 130 / 12	80.00	258336	80000	178336
17	114 to 130 / 13	112.00	361670	120000	241670
18	114 to 130 / 14	112.00	361668	5000	356668
19	114 to 130 / 15	80.00	344448	6500	337948
20	114 to 130 / 16	80.00	279864	125000	154864
21	114 to 130 / 17	80.00	262641	3000	259641
22	114 to 130 / 18	80.00	275558	88600	186958
23	114 to 130 / 19	112.00	397835	155000	242835
24	114 to 130 / 2	80.00	258336	60300	198036
25	114 to 130 / 20	112.00	391807	125000	266807
26	114 to 130 / 21	80.00	254030	59800	194230
27	114 to 130 / 22	80.00	344448	10000	334448
28	114 to 130 / 23	80.00	262641	5000	257641
29	114 to 130 / 24	80.00	275497	5000	270497
30	114 to 130 / 3	80.00	258336	30300	228036
31	114 to 130 / 9	80.00	271253	5000	266253
32	131 to 148 /20	70.00	301392	20000	281392
33	18 to 29 / 1	88.00	298378	92000	206378
34	18 to 29 / 10	80.00	275558	55000	220558
35	18 to 29 / 11	112.00	361668	7000	354668
36	18 to 29 / 14	80.00	275558	88000	187558

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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
37	18 to 29 / 15	80.00	275558	88000	187558
38	18 to 29 / 16	80.00	258336	15000	243336
39	18 to 29 / 17	80.00	258336	88200	170136
40	18 to 29 / 18	105.65	358221	90000	268221
41	18 to 29 / 2	80.00	271253	147509	123744
42	18 to 29 / 3	80.00	271253	157509	113744
43	18 to 29 / 9	80.00	508717	65000	443717
44	30 to 41 / 1	112.00	391810	5100	386710
45	30 to 41 / 11	112.00	391807	5000	386807
46	30 to 41 / 12	80.00	344448	10000	334448
47	30 to 41 / 13	80.00	344448	5000	339448
48	30 to 41 / 14	80.00	284170	5000	279170
49	30 to 41 / 16	92.00	336695	141600	195095
50	30 to 41 / 17	121.65	419020	152700	266320
51	30 to 41 / 2	80.00	279864	5100	274764
52	30 to 41 / 3	80.00	279864	5100	274764
53	30 to 41 / 4	112.00	391810	5100	386710
54	42 to 54 / 1	117.65	424237	186900	237337
55	42 to 54 / 11	80.00	348755	5000	343755
56	42 to 54 / 12	80.00	344448	5000	339448
57	42 to 54 / 2	80.00	279864	132400	147464
58	42 to 54 / 6	80.00	353059	5000	348059
59	55 to 67 / 19	88.00	307850	138500	169350
60	55 to 67 / 20	119.65	431450	192400	239050
61	68 to 80 / 8	80.00	275558	5000	270558
62	68 to 80 / 10	80.00	275558	5000	270558
63	68 to 80 / 12	112.00	385779	5000	380779
64	68 to 80 / 13	112.00	355643	5000	350643
65	68 to 80 / 14	80.00	301392	100100	201292
66	68 to 80 / 15	80.00	301392	150000	151392
67	68 to 80 / 16	80.00	254030	5000	249030
68	68 to 80 / 17	80.00	254030	5000	249030
69	68 to 80 / 18	80.00	266947	97800	169147
70	68 to 80 / 19	80.00	254030	5000	249030
71	68 to 80 / 9	80.00	275558	5100	270458
72	81 to 88 / 1	110.45	1521062	25000	1496062
73	81 to 88 / 2	80.00			
74	81 to 88 / 3	80.00			
75	81 to 88 / 4	80.00			
76	81 to 88 / 5	80.00			
77	89 to 96 / 1	96.00	341002	125000	216002

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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
78	89 to 96 / 10	80.00	344448	5000	339448
79	89 to 96 / 2	80.00	284170	120000	164170
80	89 to 96 / 3	80.00	279864	5000	274864
81	89 to 96 / 4	80.00	284170	5000	279170
82	89 to 96 / 6	112.00	482227	5000	477227
83	89 to 96 / 7	112.00	385779	5000	380779
84	89 to 96 / 8	80.00	275558	5000	270558
85	89 to 96 / 9	80.00	344448	46000	298448
86	97 To 113/10	80.00	279684	5000	274684
87	97 To 113/13	112.00	385782	77600	308182
88	97 To 113/17	80.00	262641	113200	149441
89	97 To 113/19	112.00	349641	105000	244641
90	97 To 113/20	80.00	262641	68600	194041
91	97 To 113/23	80.00	258336	96300	162036
92	97 To 113/25	121.65	412474	143000	269474
93	97 To 113/5	80.00	344448	5000	339448
94	97 To 113/8	80.00	303592	5000	298592
95	97 To 113/9	80.00	279864	5000	274864
96	97 To 113/15	80.00	275558	5000	270558
97	97 To 113/16	80.00	262641	5000	257641
98	97 To 113/21	80.00	262641	104800	157841
99	97 To 113/22	80.00	284170	5000	279170
		9106.61	**32982891**	**4806118**	**26368324**
				Total Amount Received	**Total Amount Receivable**

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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	18 to 29 / 1	88.00	134640
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	30 to 41 / 15	80.00	122400
25	42 to 54 / 3	80.00	122400
26	42 to 54 / 4	80.00	122400
27	42 to 54 / 5	80.00	122400
28	42 to 54 / 7	80.00	122400
29	42 to 54 / 8	112.00	171360
30	42 to 54 / 9	112.00	171360
31	42 to 54 / 10	80.00	122400
32	42 to 54 / 13	80.00	122400
33	42 to 54 / 14	80.00	122400
34	42 to 54 / 15	112.00	171360
35	42 to 54 / 16	112.00	171360
36	42 to 54 / 17	80.00	122400

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37	42 to 54 / 18	80.00	122400
38	42 to 54 / 19	80.00	122400
39	42 to 54 / 20	80.00	122400
40	42 to 54 / 21	105.65	161644.5
41	55 to 67 / 1	113.65	173884.5
42	55 to 67 / 2	80.00	122400
43	55 to 67 / 3	80.00	122400
44	55 to 67 / 4	80.00	122400
45	55 to 67 / 5	80.00	122400
46	55 to 67 / 6	112.00	171360
47	55 to 67 / 7	112.00	171360
48	55 to 67 / 8	80.00	122400
49	55 to 67 / 9	80.00	122400
50	55 to 67 / 10	80.00	122400
51	55 to 67 / 11	80.00	122400
52	55 to 67 / 12	112.00	171360
53	55 to 67 / 13	112.00	171360
54	55 to 67 / 14	80.00	122400
55	55 to 67 / 15	80.00	122400
56	55 to 67 / 16	80.00	122400
57	55 to 67 / 17	80.00	122400
58	55 to 67 / 18	80.00	122400
59	68 to 80 / 1	101.65	155524.5
60	68 to 80 / 2	80.00	122400
61	68 to 80 / 3	80.00	122400
62	68 to 80 / 4	80.00	122400
63	68 to 80 / 5	80.00	122400
64	68 to 80 / 6	112.00	171360
65	68 to 80 / 7	112.00	171360
66	68 to 80 / 11	80.00	122400
67	68 to 80 / 20	101.65	155524.5
68	81 to 88 / 6	112.00	171360
69	81 to 88 / 7	112.00	171360
70	81 to 88 / 8	80.00	122400
71	81 to 88 / 9	80.00	122400
72	81 to 88 / 10	80.00	122400
73	81 to 88 / 11	80.00	122400
74	81 to 88 / 12	96.00	146880
75	89 to 96 / 5	80.00	122400
76	89 to 96 / 11	80.00	122400
77	89 to 96 / 12	101.25	154912.5
78	97 To 113/1	120.85	184900.5
79	97 To 113/2	88.00	134640
80	97 To 113/3	80.00	122400
81	97 To 113/4	80.00	122400
82	97 To 113/6	112.00	171360
83	97 To 113/7	112.00	171360

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84	97 To 113/11	80.00	122400
85	97 To 113/12	112.00	171360
86	97 To 113/14	80.00	122400
87	97 To 113/18	112.00	171360
88	97 To 113/24	80.00	122400
89	114 to 130 / 4	80.00	122400
90	114 to 130 / 25	111.96	171298.8
91	131 to 148 /1	124.25	190102.5
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	167473.8
114	240	2430.71	3718986.3
	TOTAL	**12943**	**19802912**
		Total Carpet Area	**Total Receivable Amount**

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