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FORM 3
CHARTERED ACCOUNTANT'S CERTIFICATE

(For Quarterly Update of a Registered Project and for withdrawal of Money from Designated Account)- June 2022

Date: 27-09-2022

To
The Dhariwal and Chhoriya Developers LLP,
Chhonya Realty, Office No 401, 4th Floor Adinath Shopping Center, Adinath Society, Pune
Satara Road, Opp Hotel Panchami, Pune 411037.

Subject: Certificate of Financial Progress of Work of **R.M.Dhariwal Township-Arvi Bhaipur plotting Phase 2** having MahaRERA Registration Number-**P50400027296** being developed by **Dhariwal and Chhoriya Developers LLP**

Sir,

This certificate is being issued for RERA Compliance for the **R.M.Dhariwal Township-Arvi Bhaipur plotting Phase 2** having MahaRERA Registration Number-**P50400027296** being developed by **Dhariwal and Chhoriya Developers LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A - Estimated Cost of the Project (At the Time of Registration of Project)

Sr. No	Particular	Amount (Rs.) Estimated
1 i.	**Land Cost**	
a	Value of the land As ascertained from the Annual Statement of Rates(ASR).	2628185
b	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI,Fungible area and any other incentive/ Concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	0
c	Estimated Acquisition cost of TDR (if any).	0
d	Estimated 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
e	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0
f	Under Rehabilitation scheme:	0
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0
(ii)	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 rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriates authority or government or concessionaire which are not refundable and so on.	0
(iii)	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
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0
	Sub-Total of LAND COST	**2788360**

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ii.	Development Cost/ Cost of Construction :	
a	Estimated Cost of Construction as certified by Engineer	27599008
b	Cost Incurred on additional items not included in estimated cost (as per engineer certificate)	0
c	Estimated expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	0
d	Estimated Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	0
e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	Sub-Total of Development Cost	**27599008**
	Total Cost of the project (Estimated)	**30387368**

Table B- Actual Cost Incurred on the project (As on end of Quarter)

Sr. No	Particular	Amount (Rs.) Estimated
1	**Land Cost**	
a	Value of the land As ascertained from the Annual Statement of Rates(ASR).	2628185
b	Incurred Expenditure on Premium to obtain development rights, FSI, additional FSI, Fungible area and any other incentive/ Concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	0
c	Incurred Expenditure for Acquisition cost of TDR (if any)	0
d	Amounts paid 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
e	Land Premium paid for redevelopment of land owned by public authorities.	0
f	Under Rehabilitation scheme:	0
(i)	Incurred Expenditure for construction cost of rehabilitation building. Minimum of (a) or (b) to be Considered	0
a	Cost incurred for Construction of rehab Building including site development and Infrastructure for the same as certified by Engineer	0
b	Incurred Expenditure for Construction of rehab Building as per the books of accounts as verified by the CA	0
(ii)	Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriates authority or government or concessionaire which are not refundable and so on.	0
(iii)	Incurred Expenditure towards 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
(iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0
	Sub-Total of LAND COST	**2788360**

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2	**Development Cost/ Cost of Construction :**	
i	Expenditure for Construction Minimum of (a) and (b) to be Considered	
a	Construction cost incurred including site deveopement and Infrastructure for the same as certifed by engineer	15731434
b	Actual cost of Construction incurred as per books of accounts as verified by the CA	15748773
ii	Cost Incurred on additional items not included in estimated cost (as per engineer certificate)	0
iii	Incurred expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All cost incurred to complete the constuction of the entire phase of the project registered	113791
iv	Incurred expenditure towards Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	63357
v	Incurred Expenditure towards Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	Sub-Total of Development Cost	**15925921**
3	Total Cost Incurred of Project	18714281
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	62%
5	Amount Which can be withdrawn from the Designated Account.	18714281
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	7862531
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10851750

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Table C

Statement for calculation of Receivable from the sale of the ongoing real Estate project

1 **Sold inventory**

Sr. no	Plot No	Area (In sq.mts)	unit consideration as per Agreement / letter of allotment	Received Amount	Balance Receivable
1	2	128.00	28,10,695.00	30,000.00	27,80,695.00
2	3	128.00			
3	4	128.00			
4	5	128.00			
5	6	128.00			
6	7	128.00			
7	17	139.95	5,72,440.00	1,00,000.00	4,72,440.00
8	114 to 130 / 1	107.96	3,71,885.00	2,25,000.00	1,46,885.00
9	114 to 130 / 4	80.00	3,44,448.00	12,900.00	3,31,548.00
10	114 to 130 / 5	80.00	3,44,448.00	1,07,000.00	2,37,448.00
11	114 to 130 / 6	80.00	3,44,448.00	1,07,000.00	2,37,448.00
12	114 to 130 / 7	112.00	4,82,228.00	1,35,000.00	3,47,228.00
13	114 to 130 / 8	112.00	4,82,228.00	1,35,000.00	3,47,228.00
14	114 to 130 / 10	80.00	2,58,336.00	2,70,000.00	(11,664.00)
15	114 to 130 / 11	80.00	2,58,336.00	1,45,000.00	1,13,336.00
16	114 to 130 / 12	80.00	2,58,336.00	1,80,000.00	78,336.00
17	114 to 130 / 13	112.00	3,61,670.00	2,40,000.00	1,21,670.00
18	114 to 130 / 14	112.00	3,61,668.00	5,000.00	3,56,668.00
19	114 to 130 / 15	80.00	3,44,448.00	56,500.00	2,87,948.00
20	114 to 130 / 16	80.00	2,79,864.00	2,05,000.00	74,864.00
21	114 to 130 / 17	80.00	2,62,641.00	3,000.00	2,59,641.00
22	114 to 130 / 18	80.00	2,75,558.00	1,37,600.00	1,37,958.00
23	114 to 130 / 19	112.00	3,97,835.00	2,30,000.00	1,67,835.00
24	114 to 130 / 2	80.00	2,58,336.00	60,100.00	1,98,236.00
25	114 to 130 / 20	112.00	3,91,807.00	1,95,000.00	1,96,807.00
26	114 to 130 / 21	80.00	2,54,030.00	1,01,800.00	1,52,230.00
27	114 to 130 / 22	80.00	3,44,448.00	5,000.00	3,39,448.00
28	114 to 130 / 23	80.00	2,62,641.00	5,000.00	2,57,641.00
29	114 to 130 / 24	80.00	2,75,497.00	5,000.00	2,70,497.00
30	114 to 130 / 25	111.96	4,70,000.00	1,06,520.00	3,63,480.00
31	114 to 130 / 3	80.00	2,58,336.00	40,500.00	2,17,836.00
32	131 to 148 /23	70.00	2,93,857.00	75,888.00	2,17,969.00
33	131 to 148 /24	109.46	4,69,592.00	1,04,708.00	3,64,884.00
34	18 to 29 / 1	88.00	2,98,378.00	92,000.00	2,06,378.00
35	18 to 29 / 11	112.00	3,61,668.00	12,100.00	3,49,568.00
36	18 to 29 / 14	80.00	2,75,558.00	1,13,000.00	1,62,558.00
37	18 to 29 / 15	80.00	2,75,558.00	1,13,000.00	1,62,558.00



38	18 to 29 / 16	80.00	2,58,336.00	15,000.00	2,43,336.00
39	18 to 29 / 17	80.00	2,58,336.00	1,57,100.00	1,01,236.00
40	18 to 29 / 18	105.65	3,58,221.00	90,000.00	2,68,221.00
41	18 to 29 / 2	80.00	2,71,253.00	2,61,254.00	9,999.00
42	18 to 29 / 3	80.00	2,71,253.00	2,49,045.00	22,208.00
43	30 to 41 / 1	112.00	3,91,810.00	5,100.00	3,86,710.00
44	30 to 41 / 11	112.00	3,91,807.00	5,000.00	3,86,807.00
45	30 to 41 / 12	80.00	3,44,448.00	5,000.00	3,39,448.00
46	30 to 41 / 13	80.00	3,44,448.00	5,000.00	3,39,448.00
47	30 to 41 / 14	80.00	2,84,170.00	5,000.00	2,79,170.00
48	30 to 41 / 16	92.00	3,36,695.00	2,16,100.00	1,20,595.00
49	30 to 41 / 17	121.65	4,19,020.00	2,28,400.00	1,90,620.00
50	30 to 41 / 2	80.00	2,79,864.00	5,100.00	2,74,764.00
51	30 to 41 / 3	80.00	2,79,864.00	5,100.00	2,74,764.00
52	30 to 41 / 4	112.00	3,91,810.00	5,100.00	3,86,710.00
53	42 to 54 / 1	117.65	4,24,237.00	2,76,900.00	1,47,337.00
54	42 to 54 / 12	80.00	3,44,448.00	5,000.00	3,39,448.00
55	42 to 54 / 2	80.00	2,79,864.00	1,82,400.00	97,464.00
56	42 to 54 / 6	80.00	3,53,059.00	5,000.00	3,48,059.00
57	55 to 67 / 19	88.00	3,07,850.00	1,93,200.00	1,14,650.00
58	55 to 67 / 20	119.65	4,31,450.00	2,69,000.00	1,62,450.00
59	68 to 80 / 8	80.00	2,75,558.00	5,000.00	2,70,558.00
60	68 to 80 / 10	80.00	2,75,558.00	5,000.00	2,70,558.00
61	68 to 80 / 12	112.00	3,85,779.00	5,000.00	3,80,779.00
62	68 to 80 / 13	112.00	3,55,643.00	5,000.00	3,50,643.00
63	68 to 80 / 14	80.00	3,01,392.00	1,61,100.00	1,40,292.00
64	68 to 80 / 15	80.00	3,01,392.00	2,10,000.00	91,392.00
65	68 to 80 / 16	80.00	2,54,030.00	5,000.00	2,49,030.00
66	68 to 80 / 17	80.00	2,54,030.00	5,000.00	2,49,030.00
67	68 to 80 / 18	80.00	2,66,947.00	1,16,800.00	1,50,147.00
68	68 to 80 / 19	80.00	2,54,030.00	5,000.00	2,49,030.00
69	68 to 80 / 9	80.00	2,75,558.00	5,100.00	2,70,458.00
70	81 to 88 / 1	110.45	15,21,062.00	25,000.00	14,96,062.00
71	81 to 88 / 2	80.00			
72	81 to 88 / 3	80.00			
73	81 to 88 / 4	80.00			
74	81 to 88 / 5	80.00			
75	89 to 96 / 1	96.00	3,41,002.00	1,95,000.00	1,46,002.00
76	89 to 96 / 2	80.00	2,84,170.00	1,70,000.00	1,14,170.00
77	89 to 96 / 3	80.00	2,79,864.00	5,000.00	2,74,864.00
78	89 to 96 / 4	80.00	2,84,170.00	5,000.00	2,79,170.00
79	89 to 96 / 6	112.00	4,82,227.00	5,000.00	4,77,227.00
80	89 to 96 / 7	112.00	3,85,779.00	5,000.00	3,80,779.00



81	89 to 96 / 8	80.00	2,75,558.00	5,000.00	2,70,558.00
82	97 To 113/13	112.00	3,85,782.00	1,55,600.00	2,30,182.00
83	97 To 113/17	80.00	2,62,641.00	1,76,200.00	86,441.00
84	97 To 113/19	112.00	3,49,641.00	1,75,000.00	1,74,641.00
85	97 To 113/20	80.00	2,62,641.00	1,64,800.00	97,841.00
86	97 To 113/23	80.00	2,58,336.00	1,54,700.00	1,03,636.00
87	97 To 113/25	121.65	4,12,474.00	2,53,000.00	1,59,474.00
88	97 To 113/1	120.85	5,07,320.00	1,13,016.00	3,94,304.00
89	97 To 113/8	80.00	3,03,592.00	5,000.00	2,98,592.00
90	97 To 113/15	80.00	2,75,558.00	5,000.00	2,70,558.00
91	97 To 113/16	80.00	2,62,641.00	5,000.00	2,57,641.00
92	97 To 113/21	80.00	2,62,641.00	1,64,800.00	97,841.00
93	97 To 113/22	80.00	2,84,170.00	5,000.00	2,79,170.00
		128.00	3,12,04,647	78,62,531	2,33,42,116

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(Unsold Inventory Valuation)					
Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs. 1560/- per sm.					
Sr. No.	Plot No	Carpet Area / Plot Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)	1560	per Sq.m
1	1	244.00	3,80,640		
2	8	128.00	1,99,680		
3	9	128.00	1,99,680		
4	10	128.00	1,99,680		
5	11	128.00	1,99,680		
6	12	128.00	1,99,680		
7	13	128.00	1,99,680		
8	14	120.00	1,87,200		
9	15	128.00	1,99,680		
10	16	128.00	1,99,680		
11	18 to 29 / 1	88.00	1,37,280		
12	18 to 29 / 4	80.00	1,24,800		
13	18 to 29 / 5	112.00	1,74,720		
14	18 to 29 / 6	112.00	1,74,720		
15	18 to 29 / 7	80.00	1,24,800		
16	18 to 29 / 8	80.00	1,24,800		
17	18 to 29 / 9	80.00	1,24,800		
18	18 to 29 / 10	80.00	1,24,800		
19	18 to 29 / 12	112.00	1,74,720		

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20	18 to 29 / 13	80.00	1,24,800
21	30 to 41 / 5	112.00	1,74,720
22	30 to 41 / 6	80.00	1,24,800
23	30 to 41 / 7	80.00	1,24,800
24	30 to 41 / 8	80.00	1,24,800
25	30 to 41 / 9	80.00	1,24,800
26	30 to 41 / 10	112.00	1,74,720
27	30 to 41 / 15	80.00	1,24,800
28	42 to 54 / 3	80.00	1,24,800
29	42 to 54 / 4	80.00	1,24,800
30	42 to 54 / 5	80.00	1,24,800
31	42 to 54 / 7	80.00	1,24,800
32	42 to 54 / 8	112.00	1,74,720
33	42 to 54 / 9	112.00	1,74,720
34	42 to 54 / 10	80.00	1,24,800
35	42 to 54 / 11	80.00	1,24,800
36	42 to 54 / 13	80.00	1,24,800
37	42 to 54 / 14	80.00	1,24,800
38	42 to 54 / 15	112.00	1,74,720
39	42 to 54 / 16	112.00	1,74,720
40	42 to 54 / 17	80.00	1,24,800
41	42 to 54 / 18	80.00	1,24,800
42	42 to 54 / 19	80.00	1,24,800
43	42 to 54 / 20	80.00	1,24,800
44	42 to 54 / 21	105.65	1,64,814
45	55 to 67 / 1	113.65	1,77,294
46	55 to 67 / 2	80.00	1,24,800
47	55 to 67 / 3	80.00	1,24,800
48	55 to 67 / 4	80.00	1,24,800
49	55 to 67 / 5	80.00	1,24,800
50	55 to 67 / 6	112.00	1,74,720
51	55 to 67 / 7	112.00	1,74,720
52	55 to 67 / 8	80.00	1,24,800
53	55 to 67 / 9	80.00	1,24,800
54	55 to 67 / 10	80.00	1,24,800



55	55 to 67 / 11	80.00	1,24,800
56	55 to 67 / 12	112.00	1,74,720
57	55 to 67 / 13	112.00	1,74,720
58	55 to 67 / 14	80.00	1,24,800
59	55 to 67 / 15	80.00	1,24,800
60	55 to 67 / 16	80.00	1,24,800
61	55 to 67 / 17	80.00	1,24,800
62	55 to 67 / 18	80.00	1,24,800
63	68 to 80 / 1	101.65	1,58,574
64	68 to 80 / 2	80.00	1,24,800
65	68 to 80 / 3	80.00	1,24,800
66	68 to 80 / 4	80.00	1,24,800
67	68 to 80 / 5	80.00	1,24,800
68	68 to 80 / 6	112.00	1,74,720
69	68 to 80 / 7	112.00	1,74,720
70	68 to 80 / 11	80.00	1,24,800
71	68 to 80 / 20	101.65	1,58,574
72	81 to 88 / 6	112.00	1,74,720
73	81 to 88 / 7	112.00	1,74,720
74	81 to 88 / 8	80.00	1,24,800
75	81 to 88 / 9	80.00	1,24,800
76	81 to 88 / 10	80.00	1,24,800
77	81 to 88 / 11	80.00	1,24,800
78	81 to 88 / 12	96.00	1,49,760
79	89 to 96 / 5	80.00	1,24,800
80	89 to 96 / 9	80.00	1,24,800
81	89 to 96 / 10	80.00	1,24,800
82	89 to 96 / 11	80.00	1,24,800
83	89 to 96 / 12	101.25	1,57,950
84	97 To 113/2	88.00	1,37,280
85	97 To 113/3	80.00	1,24,800
86	97 To 113/4	80.00	1,24,800
87	97 To 113/5	80.00	1,24,800
88	97 To 113/6	112.00	1,74,720
89	97 To 113/7	112.00	1,74,720



90	97 To 113/9	80.00	1,24,800
91	97 To 113/10	80.00	1,24,800
92	97 To 113/11	80.00	1,24,800
93	97 To 113/12	112.00	1,74,720
94	97 To 113/14	80.00	1,24,800
95	97 To 113/18	112.00	1,74,720
96	97 To 113/24	80.00	1,24,800
97	114 to 130 / 9	80.00	1,24,800
98	131 to 148 /1	124.25	1,93,830
99	131 to 148 /2	70.00	1,09,200
100	131 to 148 /3	70.00	1,09,200
101	131 to 148 /4	70.00	1,09,200
102	131 to 148 /5	98.00	1,52,880
103	131 to 148 /6	98.00	1,52,880
104	131 to 148 /7	70.00	1,09,200
105	131 to 148 /8	70.00	1,09,200
106	131 to 148 /9	70.00	1,09,200
107	131 to 148 /10	70.00	1,09,200
108	131 to 148 /11	70.00	1,09,200
109	131 to 148 /12	98.00	1,52,880
110	131 to 148 /13	98.00	1,52,880
111	131 to 148 /14	70.00	1,09,200
112	131 to 148 /15	70.00	1,09,200
113	131 to 148 /16	70.00	1,09,200
114	131 to 148 /17	98.00	1,52,880
115	131 to 148 /18	98.00	1,52,880
116	131 to 148 /19	70.00	1,09,200
117	131 to 148 /21	70.00	1,09,200
118	131 to 148 /20	70.00	1,09,200
119	131 to 148 /22	70.00	1,09,200
120	240	2430.71	37,91,908
		13368.81	**2,08,55,344**
		Total Carpet Area	**Total Receivable Amount**

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Table D

Comparison between balance cost and Recivables

Sr. No		Particular	Amount
1		Estimated Balance Cost to Complete the Real Estate Project. *(Difference of Total Estimated Project cost less Cost incurred)*	11867573
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)*	23342116
3	i.	Balance Unsold area *(to be certified by Management and to be verified by CA from there records and books of accounts)*	13368.81
	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*	20855344
4		Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	44197460
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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Table D

Designated Bank Account Details

Sr. No	Particulars	Designated Bank account Details
		Actual Amount Till Date (from Start of Bank Account to Till Date)
1	Opening Balance	-
2	Deposits	78,62,531
3	Withdrawals	78,62,531
4	Closing Balance	-

I here by certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **Dhariwal and Chhoriya Developers LLP**, has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F

Means of Finance

Sr. No	Particulars	Estimated (At time of Registration) (In Rs) (Proposed And Indicative)	Propsed/Estimated (As on the end of quarter) (In Rs)	Actual (As on the end of quarter) (In Rs.)
1	Own Funds	27,86,360	-	1,06,57,263
2	Total Borrowed Funds(secured) -Drawdown availed till Date	-	-	-
3	Total Borrowed Funds(Unsecured) -Drawdown availed till Date	-	-	-
4	Customers Receipts used for project	2,75,99,005	1,18,67,573	78,62,531
5	Total Funds for project	3,03,87,368	1,18,67,573	1,85,19,794
6	Total Estimated Cost (As per Table A)	3,03,87,368	3,03,87,368	3,03,87,368

Table G

Any Comments/Observations of CA

1	
2	
3	

Your's Faithfully,

Signature Of Chartered Accountant
(Name - Ayush S. Kankariya)

UDIN - 22125968AYODXW3413

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

Agreed and Accepted By

Signature of Promoter
Name. Anmol K. Chhoriya