DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
Near Lohiya Clinic, Wardha-442001
Ph. No.+91 9422964428, +91 7020817579
email id : darshan.wakhariya@gmail.com

Annexure D

Form-3

(See **Regulation-3)**

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted At the time of **Registration of Project** and for withdrawal of Money from Designated Account)

Certificate issued for the period up to 31/03/2023.

To,

Date : 22/07/2024

Babarao T. Jambhulkar & Uttara B. Jambhulkar
Ward no. 17, Malgujari Pura
Manapure road, Wardha
Ta.Dist., Wardha: 442001

Subject : Certificate of Financial Progress of work of "**JAIHIND NAGAR**" having MahaRERA Registration number **P50400034880** being developed by **Babarao T. Jambhulkar & Uttara B. Jambhulkar.**

Sir,

This cerficate is being issued for RERA compliance for the project "**JAIHIND NAGAR**" having MahaRERA Registration number **P50400034880** being developed by **Babarao T. Jambhulkar & Uttara B. Jambhulkar** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No.		Particulars	Estimated Cost (At the time of Registration of Project)
1. i)	**Land Cost:**		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR)	20,678,927
	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/UT Administration or any Statutory Authority.	-
	c)	Estimated Acquisition cost of TDR (if any)	-
	d)	Estimated Amounts payable to State Government or UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and	98,500
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
	f)	Under Rehabilitation scheme:	-
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	-
	ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit accomodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on .	
	iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv)	Any other cost including interest estimted on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost :	**20,777,427**

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

r No.	Particulars	Amount (Rs.) Estimated
)	**Development Cost / Cost of Construction:**	
(a)	Estimated Cost of Construction as certified by Engineer	4,932,000
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
(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, swerage,drainage layout roads etc),absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any statutory Authority.	-
c)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Developement Cost:	4,932,000
	Total Cost of the Project (Estimated)	**25,709,427**



Table B - Actual Cost Incurred on the Project (as on the Date of Certificate)

Sr No.		Particulars	Amount (Rs.) Incurred
1. i)	Land Cost:		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	20,678,927
	b)	Incurred Expenditure on Premiums to obtain development rights, FSI,additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	-
	c)	Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d)	Amount paid to State Government or UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and	98,500
	e)	Land Premium paid for redevelopment of land owned by public authorities	-
	f)	Under Rehabilitation scheme:	-
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	-
		(a) Cost Incurred for construction if rehabililitation building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verfied by the CA	-
	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 accomodation or rent in lieu of Transit Accomodation, overhead cost,amounts paid to slum dwellers,tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on .	-
	iii)	Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	-
	iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost :	**20,777,427**

DARSHAN WADHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

r No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		3,209,800
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	4,192,200	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	3,209,800	
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)		-
(c)	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, swerage,drainage layout roads etc),absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the projecct registered		-
d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		-
c)	Incurred Expenditure towards Interest 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		**3,209,800**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		23,987,227
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		93.30%
5	Amount which can be withdrawn from the Designated Account		23,987,227
6	Less: Amount withdrawn till date of this certificate from Designated account.		260,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		23,727,227

Yours Faithfully

For Darshan Wakhariya & Co.
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **24168426BKCULU4987**

Date : 22/07/2024
Place: Wardha

Babarao Jambhulkar

Uttara Jambhulkar

Date : 22/07/2024
Place: Wardha

Table C

Statement for calculation of Receivables from the sales of the Real Estate Project

Sold Inventory

Sr No	Plot No.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	21	125.25	260000	260000	0
2	41	168.95	301780	301780	0
3	52	168.95	301780	301780	0
4	61	84.51	151000	151000	0
5	43	87.50	156500	156500	0
6	44	87.50	156500	156500	0
7	1	327.33	750600	750600	0
8	23	125.25	288900	288900	0
9	54	96.25	222300	222300	0
10	55	96.25	222300	222300	0
11	56	96.25	220500	220500	0
12	58	152.25	351000	351000	0
		1616.24	3383160	3383160	0

Unsold Inventory Valuation

Ready reckoner rate : Rs. 2070/- Sq.mtr

Sr No	Plot Nos.	No of Plots	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2070/- per sq.mtr
1	2	1	300.00	621000
2	3	1	300.00	621000
3	4	1	300.00	621000
4	5	1	300.00	621000
5	6	1	300.00	621000
6	7	1	300.65	622346
7	8	1	300.65	622346
8	9	1	300.00	621000
9	10	1	300.00	621000
10	11	1	301.60	624312
11	12	1	137.03	283652
12	13	1	105.00	217350
13	14	1	105.00	217350
14	15	1	105.00	217350
15	16	1	105.00	217350
16	17	1	105.00	217350
17	18	1	105.00	217350
18	19	1	132.40	274068
19	20	1	143.95	297977
20	22	1	125.25	259268
21	24	1	125.25	259268
22	25	1	125.25	259268
23	26	1	125.25	259268
24	27	1	125.25	259268
25	28	1	125.25	259268
26	29	1	125.25	259268



Unsold Inventory Valuation

Ready reckoner rate : Rs. 2070/- Sq.mtr

Sr No	Plot Nos.	No of Plots	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2070/- per sq.mtr
27	30	1	284.14	588170
28	31	1	203.54	421328
29	Amenity plot no 32	1	737.00	1525590
30	33	1	85.59	177171
31	34	1	139.65	289076
32	35	1	141.38	292657
33	36	1	76.85	159080
34	37	1	76.85	159080
35	38	1	76.85	159080
36	39	1	76.85	159080
37	40	1	140.65	291146
38	42	1	87.50	181125
39	45	1	87.50	181125
40	46	1	181.13	374939
41	47	1	173.25	358628
42	48	1	87.50	181125
43	49	1	87.50	181125
44	50	1	87.50	181125
45	51	1	87.50	181125
46	53	1	135.65	280796
47	57	1	96.25	199238
48	59	1	130.90	270963
49	60	1	83.97	173818
50	62	1	85.05	176054
		50	**8373.58**	**17333311.00**

DARSHAN KHARIYA * CHARTERED ACCOUNTANT * FRN No 143873W

Babarao Jambhulkar

Uttara Jambhulkar

Date : 22/07/2024

Place: Wardha

Table D

Comparison between Balance Cost and Receivables

SR NO.	PARTICULARS	AMOUNT
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,722,200
2	**Balance amount of receivables from sold** apartments/**plots** as per Table C of this certificate (as certified by Chartered Accountant as verfied from the records and books of Accounts	-
3	(i) **Balance Unsold area (in Sq.mtr)** (to be certified by Managament and to be verfied by CA from the records and books of accounts.	8,373.58
	(ii) Estimated amount of **sales proceeds In respect of unsold** apartments/**plots** (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	17,333,311
4	Estimated receivables of ongoing project . [Sum of 2+3(ii)]	N.A
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designated Account -70% or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	N.A

Babarao Jambhulkar

Uttara Jambhulkar

Date : 22/07/2024
Place: Wardha

DARSHAN HARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Table E

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 (Refer note below)**	-
2	**Deposits**	**2,403,280.00**
	From Allottees	2,403,280.00
3	**Withdrawal**	**21,350.00**
	Development Expenses	21,350.00
4	**Closing Balance**	**2,381,930.00**

I hereby 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 **Babarao Jambhulkar and Uttara B. Jambhulkar** 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.

For Darshan Wakhariya & Co.
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
Date : 22/07/2024
Place: Wardha

Babarao Jambhulkar

Uttara Jambhulkar

Date : 22/07/2024
Place: Wardha

Table F
Means of Finance

SR. NO	PARTICULARS	ESTIMATED* (At time of Registraton) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds **(Refer Note below)**	20,777,427	20,777,427	22,749,427
2	Total Borrowed Funds (Secured)	0	0	0
3	Total Borrowed Funds (Unsecured) **A) Mohammad Juber pathan**	2,700,000	2,700,000	2,700,000
4	Customer Receipts used for Project	2,232,000	2,232,000	260,000
5	Total Funds for Project	25,709,427	25,709,427	25,709,427
6	Total Estimated Cost (As per Table A)	25,709,427	25,709,427	

Note:

1 The Estimated and Actual Cost of the plot taken on the basis of E-ASR value.

E-ASR Value of each plot	Rs. 2070/- Sq.mtr
Total plot Area (incl. amenity area)	9989.82 Sq.mtr
E-ASR Value of plots	20,678,927

Table G
Any Comments/Observation of CA

1	The Estimated and Actual Cost of the plots taken on the basis of E-ASR value.
2	Development expenses incurred taken on the basis of records and documents produced before me and explanations provided to me by the promoter (Babarao T. Jambhulkar and Uttara B. Jambhulkar.)
3	Annexure "A" and Annexure "B" forms part of Form 3.
4	Certificate issued for the period up to 31/03/2023.

Agreed and accepted by:

For BABARAO T. JAMBHULKAR

For UTTARA B. JAMBHULKAR

Date : 22/07/2024

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN : 24168426BKCUU4987

Date : 22/07/2024
Place: Wardha

Annexure 'A'

Sale / Booking amount received from allotee before registration under MahaRera

1 **Plot no. 21**

Date of sale deed : 28/02/2022

Name of allottee : Mr. Sanjay Harichandra Uikey

Sale deed Value : 260000

Receipt details as per Sale deed

Date / Particulars as per deed	Amount	Ch no. / Cash
Time to time amount received in Cash	130000.00	Cash
	130000.00	Cash
	260000.00	

DARSHAN HARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Dt: 22/07/24

Dt: 22/07/24

Annexure 'B'

Sale / Booking amount received from allotee in OTHER THAN DESIGNATED BANK ACCOUNT

Sr no	Plot nos	Plot Area	Amount
1	61	84.51	151000
2	23	125.25	144450
3	54	96.25	111150
4	55	96.25	222300
5	58	152.25	351000
Total		554.51	979900

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Dt: 22/07/24

Dt: 22/07/24