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 31/03/2024.

To,

Date : 05/08/2024

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

Sr No.	Particulars	Amount (Rs.) Estimated
ii)	**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**

DARSHAN MALCHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

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 MARIYA & CO. CHARTERED ACCOUNTANT FRN NO 143873W

Sr No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		4,509,800
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	4,685,400	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	4,509,800	
(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		**4,509,800**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		25,287,227
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		98.36%
5	Amount which can be withdrawn from the Designated Account		25,287,227
6	Less: Amount withdrawn till date of this certificate from Designated account.		1,506,350
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		23,780,877

Yours Faithfully

For Darshan Wakharia & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakharia
(Proprietor)
M.No. 168426
UDIN: **24168426BKCULY8459**

Date : 05/08/2024
Place: Wardha

FRN No 143873W

Babarao Jambhulkar

Uttara Jambhulkar

Date : 05/08/2024
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
13	17	105.00	240000	240000	0
14	24	125.25	288000	288000	0
15	33	85.59	198000	198000	0
16	34	139.65	352800	352800	0
17	38	76.85	176000	176000	0
18	40	140.65	354000	354000	0
19	42	87.50	201000	201000	0
20	49	87.50	202000	202000	0
21	50	87.50	201000	201000	0
22	51	87.50	202000	202000	0
23	62	85.05	196000	196000	0
24	25	125.25	290000	290000	0
25	29	125.25	283737	283737	0
26	39	76.85	176000	176000	0
27	6	300.00	685800	685800	0
28	18	105.00	240000	240000	0
29	20	143.95	362000	362000	0
30	45	87.50	201000	201000	0
31	46	181.13	417300	417300	0
32	53	135.65	342000	342000	0
33	57	96.25	220000	220000	0
34	7	300.65	757000	757000	0
35	15	105.00	241000	241000	0
36	26	125.25	290000	290000	0
37	36	76.85	177000	177000	0
38	37	76.85	177000	177000	0
		4785.71	10853797	10853797	0

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

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	8	1	300.65	622346
6	9	1	300.00	621000
7	10	1	300.00	621000
8	11	1	301.60	624312
9	12	1	137.03	283652
10	13	1	105.00	217350
11	14	1	105.00	217350
12	16	1	105.00	217350
13	19	1	132.40	274068
14	22	1	125.25	259268
15	27	1	125.25	259268
16	28	1	125.25	259268
17	30	1	284.14	588170
18	31	1	203.54	421328
19	Amenity plot no 32	1	737.00	1525590
20	35	1	141.38	292657
21	47	1	173.25	358628
22	48	1	87.50	181125
23	59	1	130.90	270963
24	60	1	83.97	173818
		24	**5204.11**	**10772508.00**

DARSHAN WANKHARIYA & CO. CHARTERED ACCOUNTANTS FRN No 143873W

Babarao Jambhulkar

Uttara Jambhulkar

Date : 05/08/2024

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)	422,200
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.	5,204.11
	(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	10,772,508
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

DARSHAN WARHADIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Babarao Jambhulkar

Uttara Jambhulkar

Date : 05/08/2024
Place: Wardha

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**	**9,495,417.00**
	From Allottees	9,495,417.00
3	**Withdrawal**	**1,246,350.00**
	Development Expenses Loan repayment_project	246,350.00 1,000,000.00
4	**Closing Balance**	**8,249,067.00**

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 : 05/08/2024
Place: Wardha

Babarao Jambhulkar

Uttara Jambhulkar

Date : 05/08/2024
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	22,503,077
2	Total Borrowed Funds (Secured)	0	0	0
3	Total Borrowed Funds (Unsecured) **A) Mohammad Juber pathan**	2,700,000	1,700,000	1,700,000
4	Customer Receipts used for Project	2,232,000	2,232,000	1,506,350
5	Total Funds for Project	25,709,427	24,709,427	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 31/03/2024.

Agreed and accepted by:

For BABARAO T. JAMBHULKAR

For UTTARA B. JAMBHULKAR

Date : 05/08/2024

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

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN : 24168426BKCULY8459
Date : 05/08/2024
Place: Wardha

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANTS

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 130000.00	Cash Cash
	260000.00	

Dt: 05/08/24

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

Dt: 05/08/24

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

U Jangalkar

Dt: 05/08/24