DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
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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)

Date : 04/05/2022

To,
Sanjay Manmode & Mohan Manmode
Swami printers, Behind Dnyaneshwar Mandir
Arvi Naka, Wardha
Ta.Dist., Wardha: 442001

Subject : Registration of New Project : **"MANMODE TOWN UNIT 1"** under MahaRERA.

Sir,
This cerficate is being issued for RERA compliance for the New Project **"MANMODE TOWN UNIT 1"** under MahaRERA.

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)	14,226,043
	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	35,542
	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 :	**14,261,585**

FRN No 140873W

Sr No.	Particulars	Amount (Rs.) Estimated
ii)	**Development Cost / Cost of Construction:**	
(a)	Estimated Cost of Construction as certified by Engineer	6,376,386
(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:	6,376,386
	Total Cost of the Project (Estimated)	**20,637,971**



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).	14,226,043
	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	35,542
	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 :	**14,261,585**



Sr No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		745,994
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	765,166	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	745,994	
(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		**745,994**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		15,007,579
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		72.72%
5	Amount which can be withdrawn from the Designated Account		10,913,254
6	Less: Amount withdrawn till date of this certificate from Designated account.		245,521
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		10,667,733

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W



Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 22168426AIPBRC2209

Date: 04/05/2022
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 (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
			NIL		

Unsold Inventory Valuation

Ready reckoner rate : Rs. 3870/- Sq.mtr

Sr No	Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.3870/- per sq.mtr
Survey No. 64/4, Bhukhand no. 1			
1	1/1	108.54	420050
2	1/2	97.64	377867
3	1/3	100.68	389632
4	1/4	103.64	401087
5	1/5	106.65	412736
6	1/6	109.73	424655
7	1/7	112.77	436420
8	1/8	135.55	524579
9	1/9	103.68	401242
10	1/10 to 1/15	554.40	2145528
11	1/16	107.95	417767
12	1/17	119.35	461885
13	1/18 to 1/20	279.00	1079730
14	1/21 to 1/22	185.72	718736
15	1/23	97.14	375932
16	1/24	93.36	361303
17	1/25 to 1/26	185.72	718736
18	1/27 to 1/29	279.00	1079730
19	1/30	119.35	461885
20	1/31	123.40	477558
21	1/32	102.95	398417
22	1/33	107.55	416219
23	1/34	110.72	428486
24	1/35	119.04	460685
25	1/36	112.45	435182



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)	5,630,392
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.	3,675.98
	(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	14,226,043
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



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)_**From 10/03/2022**
1	**Opening Balance** (by depositing self cash)_As on 10/03/2022	**5,000.00**
2	**Deposits**	**1,356,000.00**
	From Allottees	-
	Manmode Town_Unit 1 (Refer **'Annexure A'**)	1,071,000.00
	Unsecured Loan	
	Gunvant Patmase	285,000.00
3	**Withdrawal**	**520,248.00**
	Bank Charges	365.00
	Development Expenses	
	Manmode Town Unit 1	245,521.00
	Manmode Town Unit 2	128,106.00
	Manmode Town Unit 3	146,256.00
	(Refer note below)	
4	**Closing Balance _18/04/2022**	**840,752.00**

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 **Sanjay Manmode and Mohan Manmode** 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

FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426

Date: 04/05/2022
Place: Wardha

NOTE:-

WORKING OF UTILIZATION OF DEVELOPMENT EXPENSES

Promoters has obtained layout approval from, Sub-Divisional Officer, Dist: Wardha on 20/11/2015 via reference no. N.A.P-34/Pipri – 02/2015-16. For a total of 3 plots having plot area 9110.01 Sq.mtr. Later on those 3 plots further subdivided as residential plot having Survey no. 64/4_Bhukhand kr. 1, Survey no. 64/4_Bhukhand kr. 2 and Survey no. 64/4_Bhukhand kr. 3., Hence promoters are doing development of the said layout jointly, therefore development expenses of the same are bifrcated as per plot area.

Total Development Expenses **519,883.00**

(Out of some received from allottees)

Sr no	Project Name	Bifurcated Development Exp	Plot Area
1	Manmode Town_Unit 1	245521	3675.98
2	Manmode Town_Unit 2	128106	1918.02
3	Manmode Town_Unit 3	146256	2189.77
		519883	**7783.77**

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN NO 14[illegible]3W

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)**	14,261,585	14,261,585	14,261,585
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) 1) Gunvant Patmase	285,000	285,000	285,000
4	Customer Receipts used for Project	6,091,386	6,091,386	245,521
5	Total Funds for Project	20,637,971	20,637,971	14,792,106
6	Total Estimated Cost (As per Table A)	20,637,971	20,637,971	20,637,971

Note:

1 The Estimated and Actual Cost of the plot taken on the basis of E-ASR value of 2021-2022.

E-ASR Value of each plot	Rs. 3870/- Sq.mtr
Total plot Area	3675.98 Sq.mtr
E-ASR Value of plot	14,226,043



Table G

Any Comments/Observation of CA

1	The Estimated and Actual Cost of the plot taken on the basis of E-ASR value of 2021-2022.
2	Land purchased by promoters on 15/01/2011 and Cost incurred/paid for the same on various dates as mentioned in sale deed through their individual accounts other than desginated account, As the desginated account(joint) opened before application made for registration under Maharera.
3	Copy of Receipts/Registered agreement to sale for booking of plot not received for verification.
4	Promoters has obtained layout approval from, Sub-Divisional Officer, Dist: Wardha on 20/11/2015 via reference no. N.A.P-34/Pipri – 02/2015-16. For a total of 3 plots having plot area 9110.01 Sq.mtr. Later on those 3 plots further subdivided as residential plot having Survey no. 64/4_Bhukhand kr. 1, Survey no. 64/4_Bhukhand kr. 2 and Survey no. 64/4_Bhukhand kr. 3., Hence promoters has opened single designated account for all the units of project.

Agreed and accepted by:

For SANJAY MANMODE

For MOHAN MANMODE

Date: 04/05/2022

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
Date: 04/05/2022
Place: Wardha

Sanjay Manmode & Mohan Manmode

Details of advance received from customer

Annexure 'A'

MANMODE TOWN_UNIT 1			
Sr no.	**Customer Name**	**Plot no**	**Advance Received**
1	Anil M. Pethe	1/8	250000
2	Dipak M. Nagpure	1/6	500000
3	Sharda S. Naitam	1/1	321000
			1071000

Jeep. Jain

Manmode

DARMESH WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 1[illegible]3W