KASWA KOTHARI AND COMPANY
CHARTERED ACCOUNTANTS

Mob No. 8236877712; Mail : KASWAKOTHARI@GMAIL.COM

Date: 14/03/2023

To,

Rupali Pravin Ghurde,
Near ShivSena Quarter, Sant Tukdoji Ward , Hinganghat
Wardha ,MH, 442301

Subject: Certificate of Financial Progress of Plotted Development Work of land at Survey No. **51** admeasuring 2.5 H.R. at Mauja -**Renkapur**, Tehsil - **Samudrapur**
The land will be developed by **Rupali Pravin Ghurde Under Project Name :**
"MAULI PARK" with NARDECO with membership number RPM/MAH/ NR504000051

Sir/Madam,
This certificate is being issued for RERA registration compliance for the Plotted development work of the above-mentioned land being developed by the promoters 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. (1)	Particulars (2)	Estimated Cost(At the time of Registration of Project) (3)
I.	**Land Cost** (a) Value of the land as ascertained from the Annual Statement of Rates (ASR). (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 the 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/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees, etc; and (e) Estimated Land Premium payable as per the annual statement of rates (ASR) for the redevelopment of land owned by public authorities. (f) Under the 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	Cost Of Aquisition: 1,64,00,000/- Stamp Duty : 10,14,000/- Challan For N.A : 4,12,000/- Document Handling Charges : 800/-

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	of legal/illegal occupants, cost for providing temporary transit accommodation, or rent in lieu of Transit Accommodation. overhead cost, amounts payable to slum dwellers. tenants, apartment owners or appropriate authorities or government or concessionaires which are not refundable, and so on. (iii) Estimated Cost of ASR linked premium, fees, charges, and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in the project of rehabilitation.	

(1)	(2)	(3)
	(iv) Any other cost including interest estimated on the borrowing done specifically for the construction of the rehabilitation component	
	Sub - Total of Land Cost:	1,78,26,800/-
	Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	Development Cost
	(b) Cost incurred on additional items not included inestimated cost (As per engineer certificate)	Rs. 37,55,000/-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, 1.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.	4,55,000/-
	(d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	
	(e) 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:	Rs. 42,10,000/-
	Total Cost of the Project (Estimated)	2,20,36,800/-

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

S. No	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	Cost Of Aquisition : 1,64,00000/-
	(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 of TDR (if any).	Stamp Duty : 10,14,000/-
	(d) Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	Challan For N.A.: 4,12,000/-
	(e) Land Premium paid for the redevelopment of land owned by public authorities.	Document Handling Charges : 800/-
	(f) Under the Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	
	(a) Cost Incurred for construction of rehab 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 verifiedby 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 accommodation or rent m lieu of Transit Accommodation. overhead cost, amounts paid to slum dwellers. Tenant, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Total Of Land Cost: 1,78,26,800/-
	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:	

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(1)	(2)	(3)
2.	**Development Cost / Cost of Construction**	Development Cost :
	(i) Expenditure for construction. Minimum of (a) and (b) to beconsidered	
	(a) Construction cost incurred including site development and infrastructure for the same as certified hy Fne,ineer	37,55,000/-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	32,23,500/-
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(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 costs incurred to complete the construction of the entire phase of the project registered.	4,55,000/-
	(iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority.	
	(v) 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 :	36,78,500/-
3.	Total Cost of the Project (Actual incurred as on date of certificate)	2,15,05,300/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	97.58%
5.	Amount which can be withdrawn from the Designated Account.	-
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-

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Table C

Statement for calculation of Receivables from the Sales of the Real Estate ProjectSold Inventory
Sold Inventory

S. No. (1)	Flat No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Agreement/Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables 16)
1	NOT TAKEN				
2	ANY BOOKING				
3					
4					
	Total	00	00	00	00

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No.	Plot No.	Plot Area in sq. mtrs	Unit Consideration as per Ready Reckoner Rate
1.	1	111.75	223500/-
2.	2	112.5	225000/-
3.	3	125.95	251900/-
4.	4	162.35	324700/-
5.	5	160.96	321920/-
6.	6	159.58	319160/-
7.	7	158.20	316400/-
8.	8	157.01	314020/-
9.	9	155.43	310860/-
10.	10	152.67	305340/-
11.	11	148.92	297840/-
12.	12	145.16	290320/-
13.	13	138.45	276900/-
14.	14-24	1178.10	2356200/-
15.	25	140.15	280300/-
16.	26	138.45	276900/-
17.	27-37	1178.10	2356200/-
18.	38	136.75	273500/-
19.	39	116.95	233900/-
20.	40-52	1170.00	2340000/-
21.	53-57	562.50	1125000/-
22.	58	114.00	228000/-
23.	59	112.50	225000/-
24.	60-64	562.50	1125000/-
25.	65-77	1170.00	2340000/-
26.	78-79	237.30	474600/-
27.	80-92	1170.00	2340000/-
28.	93-97	615.00	1230000/-
29.	98	111.00	222000/-
30.	99	104.75	209500/-
31.	100-104	562.50	1125000/-
32.	105-117	1170.00	2340000/-
33.	118	116.95	233900/-
	TOTAL	12556.43	25112860/-

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Comparison between Balance Cost and Receivables

S. No. (I)	Particulars (21	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project(Difference of Total Estimated Project cost less Cost incurred)	5,31,500/-
2	Balance amount of receivables from sold apartments as per Table Cof this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	00
3	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 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 ocr Table C to this certificate	12556.43 Sq. Mtrs. 2,51,12,860/-
4	Estimated receivables of ongoing Project. [Sum of 2 + 3(ii)]	2,51,12,860/-
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70°/4, or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than 1, then 100°·o of the balance receivables of ongoing project will be deposited in designated Account	

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Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From staltof bank account to till date)
I.	Opening Balance	20,000/-
2.	Deposits	00
3.	Withdrawals	00
4.	Closing Balance	20,000/-

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 Snehal B. Pissudde has utilized the required proportion of money, as specified in theact, collected from allottees for this project only for land and construction of this project.

Table F

Means of Finance

S. No.	Particulars	Estimated* (At time of Registration) (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.)
I.	Own Funds	2,20,36,800/-	2,20,36,800/-	2,15,05,300/-
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	00	00	00
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	00	00	00
4.	Customer Receipts used for Project	00	00	00
5.	Total Funds for Project	2,20,36,800/-	2,20,36,800/-	-
6.	Total Estimated Cost (As per Table A)	2,20,36,800/-	2,20,36,800/-	2,15,05,300/-

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Table G

Any Comments/Observations of CA

1.	Cost of acquisition of property and stamp duty paid there on is as per sale deed No. SMD/2267/2022.
2.	Clearance charges are as per NA order 657 dated 20/02/2023 issued by Directorate of Town Planning and Valuation, Maharashtra.

UDIN : 22429650AKOPFJ4101

For, KASWA KOTHARI AND COMPANY
FRN: 025169C

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Chartered Accountants
FRN:025169C
HINGANGHAT

CA PALLAVI KOTHARI KASWA
Proprietor
M.No. 429650
Date: 14/03/2023
Place: Hinganghat

Agreed and Accepted By:

Signature Of Promoter

Name : Rupali Pravin Ghurde

Date : 14/03/2023

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