KASWA KOTHARI AND COMPANY
CHARTERED ACCOUNTANTS

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

Date: 09.12.2022

To,
Shri Snehal Bhaiyyaji Pissude
Ramnagar Ward, Hinganghat
Wardha ,MH, 442301

Subject: Certificate of Financial Progress of Plotted Development Work of land at Survey No. 705 - Part 1 admeasuring 2.5 hectares at Tehsil Deoli, District Wardha MH.
The land will be developed by Shri Snehal Bhaiyyaji Pissude under the project Name **"MAULI PARK"** registered with NARDECO with membership number RPM/MAH/NR504000050.

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).	1,66,79,250/- (In words One Crore Sixty six lacs seventy nine thousand two hundred and fifty only)
	(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	18,74,800/- (Cost Breakup Stamp Duty- 11,69,000/-; Registration Charges-30,000/-; Document Handling Charges-800/-; Challan for NA order 6,75,000/-)
	(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	

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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:	 1,85,54,050/-
	Development Cost/Cost of Construction of Building (a) Estimated Cost of Construction as certified by Engineer. (b) Cost incurred on additional items not included inestimated cost (As per engineer certificate) (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. (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:	Development Cost Rs. 44,10,000/- 4,55,000/-
	Total Cost of the Project (Estimated)	2,34,19,050/-

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

S. No	Particulars	Amount (Rs.) Incurred
(I)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	65,02,680/-
	(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).	-
	(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	18,74,800/- Cost Breakup (Stamp Duty : 11,69,000/- Registration Charges : 30,000/- Document Handling charges :800/- Challan For N.A : 6,75,000/-)
	(e) Land Premium paid for the redevelopment of land owned by public authorities.	
	(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.	
	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.	83,77,480/-
	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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(I)	(2)	(3)
2.	**Development Cost / Cost of Construction** (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 (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. (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. (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 :	23,25,000/- 19,24,560/- 2,25,500/- 21,49,560/-
3.	Total Cost of the Project (Actual incurred as on date of certificate)	1,05,27,040/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	44.9%
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. (I)	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.mtr)	Unit Consideration as Per Ready Reckoner Rate
1.	1	200.56	4,91,372/-
2.	2 - 9	1680	41,16,000/-
3.	10	200.09	4,90,220/-
4.	11	199.72	4,89,314/-
5.	12-18	1410.5	34,55,725/-
6.	19	214.9	5,26,505/-
7.	20	98.09	2,40,320/-
8.	21-37	1381.25	33,84,062/-
9.	38	81.76	2,00,312/-
10.	39	84.94	2,08,103/-
11.	40-56	1547	37,90,150/-
12.	57	130.92	3,20,754/-
13.	58	101.82	2,49,459/-
14.	59	103.79	2,54,285/-
15.	60	130.89	3,20,680/-
16.	61-68	784	19,20,800/-
17.	69	224.8	5,50,760/-
18.	70	104.97	2,57,177/-
19.	71	96.65	2,36,793/-
20.	72	93.89	2,30,031/-
21.	73	91.12	2,23,244/-
22.	74	88.36	2,16,482/-
23.	75	86.33	2,11,509/-
24.	76	87.27	2,13,812/-
25.	77	88.53	2,16,899/-
26.	78	89.79	2,19,985/-
27.	79	91.04	2,23,048/-
28.	80	92.3	2,26,135/-
29.	81	93.55	2,29,197/-
30.	82	94.81	2,32,284/-
31.	83	242.75	5,94,737/-
32.	84	168.3	4,12,335/-
33.	85-93	810	19,84,500/-
34.	94	94.26	2,30,937/-
35.	95	110.2	2,69,990/-
36.	96	89.76	2,19,912
37.	97	85.96	2,10,602/-
38.	98	82.16	2,01,292/-
39.	99	89.24	2,18,638/-
40.	100	84.48	2,06,976/-
41.	101	88.3	2,16,335/-
42.	102	212.76	5,21,262/-
	Total	11931.81	2,92,32,934/-

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Table D

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)	1,28,92,010/-
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	11931.81 2,92,32,934/-
4	Estimated receivables of ongoing Project. [Sum of 2 + 3(ii)]	2,92,32,934/-
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 I00°·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)
1.	Opening Balance	2000/-
2.	Deposits	35,000/-
3.	Withdrawals	00
4.	**Closing Balance**	37,000/-

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 (Name of Promoter) 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.)
1.	Own Funds	2,34,19,040/-	2,34,19,040/-	1,05,27,040/-
2.	Total Borrowed Funds (Secured) -Drawdown availed to date	00	00	00
3.	Total Borrowed Funds (Unsecured) -Drawdown availed to date	00	00	00
4.	Customer Receipts used for Project	00	00	00
5.	Total Funds for Project	2,34,19,040/-	2,34,19,040/-	-
6.	Total Estimated Cost (As per Table A)	2,34,19,040/-	2,34,19,040/-	1,05,27,040/-

Table G

Any Comments/Observations of CA

1.	**Land eASR value:** In the absence of the latest valuation report, the guideline value of land is considered as per the sale deed of Agriculture land dated 18.10.2022 vide sale deed no. प ल ग 2625/2022.
2.	For the Conversion of land from agriculture to residential, the promoter has obtained: NA order approval No. CCWDM/LT/2022/APL/00008 DT 21.11.2022 for survey no. 703& 704/1 & CCWDM/LT/2022/APL/00007 DT : 02.11.2022 against survey no. 705 Part-1, been issued by the Office of the Deoli Municipal Council.

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3.	We have not considered any borrowing cost in the project cost and the same was not informed to us by the promoter.
4.	The promoters have not provided us with the books of accounts; details of Table F are on the basis of information provided to us by the promoter.
5.	We don't vouch for the accuracy of any estimated cost, the estimated cost mentioned above is as per the details provided by the promoter.
6.	Promoters do not hold any designated bank account for the same.
7.	Only part payments are made against the land, and PDC(Post-dated Cheques) are issued for the balance payments.

UDIN: 22429650BFDFLF9802

For, KASWA KOTHARI AND COMPANY
FRN: 025169C

KASWA KOTHARI AND COMPANY Chartered Accountants FRN:025169C HINGANGHAT

CA PALLAVI AKSHAY KASWA
Proprietor
M.No. 429650
Date: 09.12.2022
Place: Hinganghat

Agreed and Accepted By:

Signature of Promoter

Name : Snehal Bhaiyyaji Pissude
Date : 09.12.2022

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