

M/S G A D & ASSOCIATES	
Shop no. 19, Upper Ground Floor, Mahaveer Market,	
Mob. No. +91 7020387041	email id - cagadassociates@gmail.com, caankittalreja@gmail.com

FORM-3
[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao & Shri Sunil S/o Purushottamrao
Sub:- Certificate of Financial Progress of Work of Mauli Park MahaRERA Registration Number-**P50400049727** being
developed by Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao & Shri Sunil S/o
Purushottamrao Dhoble.

Sir,

This certificate is being issued for RERA compliance for the Mauli Park having MahaRERA Registration Number -
For the Quarter Ended : 30th Sep,2023

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

Sr. No.	Particulars	Amount in Rs.
	Estimated Cost	
	(At the time of Registration of project)	
1	Land Cost	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	50,00,000
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.	5,45,110
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	3,01,020
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 accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	58,46,130
	Development Cost/ Cost of Construction of Building:	
(a)	Estimated Cost of Construction as certified by Engineer	-
(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, consultant 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.	58,76,949
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	55,602
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	59,32,551
	Total Cost of The project (Estimated)	1,17,78,681

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

Sr. No.	Particulars	Amount in Rs.
	Incurred	
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	50,00,000
	b) Incurred expenditure on Premiums 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.	5,45,110
	c) Incurred Expenditure for Acquisition cost 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	3,01,020
	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 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 verified 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 accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable 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	58,46,130
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the Estimated Cost of Construction as certified by Engineer	-
	(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, consultant 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.	40,75,263
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	55,130
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	41,30,393
3	Total Cost of The project (Actual incurred as on date of certificate)	99,76,523
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	84.70
5	Amount which can be withdrawn from the Designated Account.	99,76,523
6	Less: Amount withdrawn till date of this certificate from the Designated Account	32,88,950
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	66,87,573

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W




CA. Ankit Talreja
Nagpur
20th February 2024
UDIN : 24177608BKBI2G9612

Date:-20/02/2024
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	18,02,158
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	13,781.90
	(ii) 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 per Table C to this certificate	1,18,58,088
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,18,58,088
5	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)	83,00,662

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	32,88,950
3	Withdrawals	32,88,950
4	Closing Balance	-

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
I hereby certify that Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao & Shri Sunil S/o Purushottamrao Dhoble

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit



CA. Ankit Talreja
Nagpur
20th February 2024
UDIN : 24177608BKBIZG9612

Date:-20/02/2024
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Plot No	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	1	339.45	11,00,000.00	11,00,000.00	-
2	4	108.00	2,91,000.00	2,91,000.00	-
3	5	108.00	2,91,000.00	2,91,000.00	-
4	6	108.00	2,91,000.00	2,91,000.00	-
5	71	97.50	2,63,000.00	2,63,000.00	-
6	75	89.78	2,42,000.00	2,42,000.00	-
7	66	169.75	3,10,500.00	3,10,500.00	-
8	79	181.06	3,32,000.00	3,32,000.00	-
9	74	90.13	1,70,000.00	1,70,000.00	-
10	3	108.00	1,98,000.00	1,98,000.00	-
11	73	407.32	7,00,000.00	7,00,000.00	-
12	42	150.70	3,00,000.00	3,00,000.00	-
13	12	114.40	2,10,000.00	2,10,000.00	-
	TOTAL	2,072	46,98,500	46,98,500	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential premises Rs

27,720 per sm. at Carpet Area

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	2	108.00	1,32,840
2	7	108.00	1,32,840
3	8	108.00	1,32,840
4	9	525.75	6,46,673
5	10	257.06	3,16,184
6	11	114.40	1,40,712
7	13	114.40	1,40,712
8	14	114.40	1,40,712
9	15	114.40	1,40,712
10	16	114.40	1,40,712
11	17	114.40	1,40,712
12	18	114.40	1,40,712
13	19	114.40	1,40,712
14	20	114.40	1,40,712
15	21	114.40	1,40,712
16	22	114.40	1,40,712
17	23	114.40	1,40,712
18	24	114.40	1,40,712
19	25	114.40	1,40,712
20	26	114.40	1,40,712
21	27	114.40	1,40,712
22	28	114.40	1,40,712
23	29	254.80	3,13,404
24	30	136.20	1,67,526
25	31	85.00	1,04,550
26	32	85.00	1,04,550
27	33	85.00	1,04,550
28	34	85.00	1,04,550
29	35	85.21	1,04,808
30	36	82.41	1,01,364



31	37	89.95	1,10,639
32	38	100.38	1,23,467
33	39	99.00	1,21,770
34	40	99.00	1,21,770
35	41	99.00	1,21,770
36	43	177.10	2,17,833
37	44	110.00	1,35,300
38	45	115.23	1,41,733
39	46	149.89	1,84,365
40	47	87.59	1,07,736
41	48	88.74	1,09,150
42	49	89.90	1,10,577
43	50	91.05	1,11,992
44	51	92.21	1,13,418
45	52	93.36	1,14,833
46	53	94.52	1,16,260
47	54	95.67	1,17,674
48	55	93.05	1,14,452
49	56	84.20	1,03,566
50	57	81.30	99,999
51	58	84.00	1,03,320
52	59	84.00	1,03,320
53	60	84.00	1,03,320
54	61	84.00	1,03,320
55	62	84.00	1,03,320
56	63	84.00	1,03,320
57	64	84.00	1,03,320
58	65	84.00	1,03,320
59	67	179.26	2,20,490
60	68	97.50	1,19,925
61	69	97.50	1,19,925
62	70	97.50	1,19,925
63	72	97.50	1,19,925
64	76	89.43	1,09,999
65	77	89.08	1,09,568
66	78	88.73	1,09,138
67	Amenity Plot No.80	2,150.85	26,45,546
TOTAL		13,781.90	1,18,58,088.00

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Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	70,00,000	70,00,000	52,78,023
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	25,00,000	25,00,000	-
4	Customer Receipts under for Project	1,44,06,760	1,65,56,588	46,98,500
5	Total Funds for Project	2,39,06,760	2,60,56,588	99,76,523
6	Total Estimated Cost (As per Table A)	1,17,78,681	1,17,78,681	99,76,523

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
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Yours Faithfully,
For G A D & Associates
FRN - 146550W




CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 24177608BKBIZG9612

Agreed and accepted by:



Name: Shri Vinod S/o Purushottamrao Dhoble
Proprietor
Place: Wardha
Date:-20/02/2024



Shri Dhanraj S/o Ramkrushnrao Bhalerao
Place: Wardha
Date:-20/02/2024