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)

To,

Date : 03/02/2023

Pratima Diliprao Shankarpale
Near Water Tank,
Kunghatkar Layout, Ward No. 5
Sindi (Meghe), Wardha_442001

Subject : Registration of New Project : **"GANESH NAGAR PART- 4"** under MahaRERA.

Sir,
This cerficate is being issued for RERA compliance for the New Project **"GANESH NAGAR PART - 4"** 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)	32,449,659
	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.	895,295
	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	-
	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 :	**33,344,954**

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	7,500,000
(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.	500,000
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:	8,000,000
	Total Cost of the Project (Estimated)	**41,344,954**



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).	32,449,659
	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.	895,295
	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	-
	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 :	**33,344,954**



Sr No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		5,298,928
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	5,625,000	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	5,298,928	
(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		**5,298,928**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		38,643,882
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		93.47%
5	Amount which can be withdrawn from the Designated Account		38,643,882
6	Less: Amount withdrawn till date of this certificate from Designated account.		-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		38,643,882

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 23168426BUWEHI9940

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Date: 03/02/2023
Place: Wardha

Pratima Diliprao Shankarpale
WARDHA.

01:03/02/2023

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 /	Received Amount	Balance Receivable
NIL					

Unsold Inventory Valuation

Ready reckoner rate : Rs.2420/- Sq.mtr

Sr No	Plot no.	Number of Plot	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2420/- per sq.mtr
1	1	1	159.22	385312
2	2 to 13	12	1386.00	3354120
3	14	1	169.67	410601
4	15	1	93.68	226706
5	16	1	102.02	246888
6	17	1	112.32	271814
7	18	1	105.35	254947
8	19	1	107.45	260029
9	20	1	108.67	262981
10	21	1	110.42	267216
11	22	1	113.40	274428
12	23	1	102.92	249066
13	24	1	131.63	318545
14	25	1	100.51	243234
15	26 to 33	8	672.00	1626240
16	34	1	93.15	225423
17	35	1	125.55	303831
18	36 to 42	7	609.00	1473780
19	43	1	131.95	319319
20	44	1	139.31	337130
21	45 to 51	7	609.00	1473780
22	52	1	118.95	287859
23	53	1	116.55	282051
24	54 to 60	7	630.00	1524600
25	61	1	122.23	295797
26	62	1	129.55	313511
27	63 to 69	7	630.00	1524600
28	70	1	109.95	266079
29	71	1	131.25	317625
30	72 to 78	7	630.00	1524600
31	79	1	113.05	273581
32	80	1	106.59	257948
33	81 to 87	7	700.70	1695694
34	88	1	104.07	251849
35	89	1	135.45	327789
36	90 to 95	6	576.00	1393920
37	96	1	114.73	277647

FRN NO 143873W

Dt: 03/02/2023

Dt: 03/02/23

Prafulla Diliprao Shankarpale
WARDHA.

Unsold Inventory Valuation

Ready reckoner rate : Rs.2420/- Sq.mtr

Sr No	Plot no.	Number of Plot	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2420/- per sq.mtr
38	97	1	122.17	295651
39	98 to 103	6	576.00	1393920
40	104	1	120.09	290618
41	105	1	119.54	289287
42	106 to 111	6	624.00	1510080
43	112	1	128.30	310486
44	113	1	150.92	365226
45	114	1	122.00	295240
46	115	1	120.28	291078
47	116	1	118.04	285657
48	117	1	116.35	281567
49	118	1	115.15	278663
50	119	1	113.42	274476
51	120	1	111.73	270387
52	121	1	110.01	266224
53	122	1	108.29	262062
54	123	1	106.56	257875
55	124	1	104.84	253713
56	125	1	103.15	249623
57	126	1	101.43	245461
58	127	1	94.15	227843
59	128	1	85.31	206450
60	129	1	82.06	198585
61	130	1	102.87	248945
Total		130	13408.95	32449659.00

DARSHAN WARHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Dt: 03/02/23

Pratima Dilipraj Shankarpale
WARDHA

Dt: 03/02/2023

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)	2,701,072
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.	13,408.95
	(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	32,449,659
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 WADHARIYA & CO. ★ CHARTERED ACCOUNTANT ★ FRN No 143873W

Pratima Dilipraо Shankarpale

Dt: 03/02/2023

Dt: 03/02/2023

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 27/01/2023
1	**Opening Balance**	-
2	**Deposits**	10,000.00
	From Promoters	10000.00
3	**Withdrawal**	-
	Bank Charges	0.00
4	**Closing Balance _As on 27/01/2023**	**10,000.00**

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 **Pratima Diliprao Shankarpale** 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: 03/02/2023
Place: Wardha

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Pratima Diliprao Shankarpale
WARDHA.

Dt: 03/02/2023

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)**	38,643,882	38,643,882	38,643,882
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4	Customer Receipts used for Project	2,701,072	2,701,072	-
5	Total Funds for Project	41,344,954	41,344,954	38,643,882
6	Total Estimated Cost (As per Table A)	41,344,954	41,344,954	41,344,954

Table G

Any Comments/Observation of CA

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

Agreed and accepted by:

Pratima Dilipraо Shankarpale
WARDHA.

Date: 03/02/2023
Place: Wardha

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 23168426BGWEHI9940
Date: 03/02/2023
Place: Wardha

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT