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)

Certificate issued for the period from start of the project to 30/06/2023.

To,

Date : 11/03/2024

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

Subject : Certificate of Financial Progress of work of **"GANESH NAGAR PART - 4"** having MahaRERA Registration number **P50400049993** being developed by **Pratima Diliprao Shankarpale (Promoter).**

Sir,

This cerficate is being issued for RERA compliance for the project **"GANESH NAGAR PART - 4"** having MahaRERA Registration number **P50400049993** being developed by **Pratima Diliprao Shankarpale (Promoter)** 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.		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**



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		7,349,488
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	7,500,000	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	7,349,488	
(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		460,000.00
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		**7,809,488**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		41,154,442
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		99.54%
5	Amount which can be withdrawn from the Designated Account		41,154,442
6	Less: Amount withdrawn till date of this certificate from Designated account.		4,844,977
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		36,309,465

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **24168426BKCUKZ2256**

FRN No 143873W
DARSHAN WAKHARIYA * CHARTERED ACCOUNTANT *

Pratiksha Diliprao Shankarpale
WARDHA.

Date: 11/03/2024
Place: Wardha

Dt: 11/03/24

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
1	50	87.00	215000	215000.00	0.00
2	53	116.55	300000	300000.00	0.00
3	70	109.95	270000	270000.00	0.00
4	99	96.00	240000	240000.00	0.00
5	88	104.07	255000	255000.00	0.00
6	87	100.10	245000	245000.00	0.00
7	110	104.00	260000	260000.00	0.00
8	111	104.00	260000	260000.00	0.00
9	37	87.00	220000	220000.00	0.00
10	112	128.30	320000	320000.00	0.00
11	71	131.25	320000	320000.00	0.00
		1168.22	2905000.00	2905000.00	0.00

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	1	115.50	279510
3	3	1	115.50	279510
4	4	1	115.50	279510
5	5	1	115.50	279510
6	6	1	115.50	279510
7	7	1	115.50	279510
8	8	1	115.50	279510
9	9	1	115.50	279510
10	10	1	115.50	279510
11	11	1	115.50	279510
12	12	1	115.50	279510
13	13	1	115.50	279510
14	14	1	169.67	410601
15	15	1	93.68	226706
16	16	1	102.02	246888
17	17	1	112.32	271814
18	18	1	105.35	254947
19	19	1	107.45	260029
20	20	1	108.67	262981
21	21	1	110.42	267216
22	22	1	113.40	274428
23	23	1	102.92	249066
24	24	1	131.63	318545
25	25	1	100.51	243234
26	26	1	84.00	203280
27	27	1	84.00	203280

Dt: 11/03/24

Pratima Dilipras Shankarpate

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
28	28	1	84.00	203280
29	29	1	84.00	203280
30	30	1	84.00	203280
31	31	1	84.00	203280
32	32	1	84.00	203280
33	33	1	84.00	203280
34	34	1	93.15	225423
35	35	1	125.55	303831
36	36	1	87.00	210540
37	38	1	87.00	210540
38	39	1	87.00	210540
39	40	1	87.00	210540
40	41	1	87.00	210540
41	42	1	87.00	210540
42	43	1	131.95	319319
43	44	1	139.31	337130
44	45	1	87.00	210540
45	46	1	87.00	210540
46	47	1	87.00	210540
47	48	1	87.00	210540
48	49	1	87.00	210540
49	51	1	87.00	210540
50	52	1	118.95	287859
51	54	1	90.00	217800
52	55	1	90.00	217800
53	56	1	90.00	217800
54	57	1	90.00	217800
55	58	1	90.00	217800
56	59	1	90.00	217800
57	60	1	90.00	217800
58	61	1	122.23	295797
59	62	1	129.55	313511
60	63	1	90.00	217800
61	64	1	90.00	217800
62	65	1	90.00	217800
63	66	1	90.00	217800
64	67	1	90.00	217800
65	68	1	90.00	217800
66	69	1	90.00	217800
67	72	1	90.00	217800
68	73	1	90.00	217800
69	74	1	90.00	217800
70	75	1	90.00	217800
71	76	1	90.00	217800
72	77	1	90.00	217800
73	78	1	113.05	273581
74	79	1	106.59	257948
75	80	1	100.10	242242
76	81	1		

DARSHAN NARAYAN KATTA
FRN No. 143[illegible]W
CHARTERED ACCOUNTANT

Dt: 11/03/24

Pratibha Dilipraо 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
77	82	1	100.10	242242
78	83	1	100.10	242242
79	84	1	100.10	242242
80	85	1	100.10	242242
81	86	1	100.10	242242
82	89	1	135.45	327789
83	90	1	96.00	232320
84	91	1	96.00	232320
85	92	1	96.00	232320
86	93	1	96.00	232320
87	94	1	96.00	232320
88	95	1	96.00	232320
89	96	1	114.73	277647
90	97	1	122.17	295651
91	98	1	96.00	232320
92	100	1	96.00	232320
93	101	1	96.00	232320
94	102	1	96.00	232320
95	103	1	96.00	232320
96	104	1	120.09	290618
97	105	1	119.54	289287
98	106	1	104.00	251680
99	107	1	104.00	251680
100	108	1	104.00	251680
101	109	1	104.00	251680
102	113	1	150.92	365226
103	114	1	122.00	295240
104	115	1	120.28	291078
105	116	1	118.04	285657
106	117	1	116.35	281567
107	118	1	115.15	278663
108	119	1	113.42	274476
109	120	1	111.73	270387
110	121	1	110.01	266224
111	122	1	108.29	262062
112	123	1	106.56	257875
113	124	1	104.84	253713
114	125	1	103.15	249623
115	126	1	101.43	245461
116	127	1	94.15	227843
117	128	1	85.31	206450
118	129	1	82.06	198585
119	130	1	102.87	248945
Total		**119**	**12240.73**	**29622566.60**

DARSHAN H. SHAH ARIYA & CO. FRN NO 143801W CHARTERED ACCOUNTANT

Date : 11/03/2024
Place: Wardha

Pratibha Dilipraо Shankarpaо
WARDHA

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)	190,512
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.	12,240.73
	(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	29,622,567
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

Date : 11/03/2024
Place: Wardha

Pratima Dilipraо Shankarpale
WARDHA.

Dt: 11/03/24

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**	**4,914,000.00**
	Total Deposits_**Refer Annexure A**	4914000.00
3	**Withdrawal**	**4,844,976.97**
	Total Withdrawn_**Refer Annexure A**	4844976.97
4	**Closing Balance up to 30.06.2023**	**69,023.03**

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

FRN NO 143873W
DARSHAN D. WAKHARIYA * CHARTERED ACCOUNTANT *

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
Date: 11/03/2024
Place: Wardha

Pratima Diliprao Shankarpale
WARDHA.

Date : 11/03/2024
Place: Wardha

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	36,309,465
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	4,844,977
5	Total Funds for Project	41,344,954	41,344,954	41,154,442
6	Total Estimated Cost (As per Table A)	41,344,954	41,344,954	

Table G

Any Comments/Observation of CA

1	Certificate issued for the period from start of the project to 30/06/2023.
2	The Estimated and Actual Cost of the plot taken on the basis of E-ASR value.
3	Annexure "A" forms part of Form 3.

Agreed and accepted by:

Pratima Dilipraо Shankarpale
WARDHA.

Date: 11/03/2024
Place: Wardha

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

DARSHAN WAKHARIYA * CHARTERED ACCOUNTANT *
FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 24168426BKCUKZ2256
Date: 11/03/2024
Place: Wardha

Pratima Diliprao Shankarpale

DETAILS OF DESIGNATED BANK ACCOUNT

STATE BANK OF INDIA, DEOLI, WARDHA

(A/C NO. 41620499087)

RECEIPTS & PAYMENT STATEMENT

From Start of the Project up to 30/06/2023

ANNEXURE "A"

RECEIPTS		AMOUNT	PAYMENTS		AMOUNT
OPENING BANK BALANCE		0.00	Trf to other account_Own		1700000.00
Opening Balance	0.00				
Own account trf		10000.00	**EXPENSES**		3075558.97
			Bank Charges	79.97	
Plot Sale/ Booking Amount Received		4404000.00	Development Expenses	380832.00	
Plot no. 70	270000.00		Stamp duty paid	1200000.00	
Plot no. 53	300000.00		Brokerage Exp	87500.00	
Plot no. 99	240000.00		Other project Exp	1407147.00	
Plot no. 50	215000.00				
Plot no.98	100000.00		LIC premium paid		69418.00
Plot no.39	100000.00				
Plot no.71	320000.00				
Plot no.43	129000.00				
Plot no.40	60000.00				
Plot no.55	100000.00				
Plot no.60	150000.00				
Plot no.61	100000.00				
Plot no.62	100000.00				
Plot no. 57	100000.00				
Plot no. 56	100000.00				
Plot no. 88	255000.00				
Plot no. 87	245000.00				
Plot no. 11	100000.00				
Plot no. 110	100000.00				
Plot no. 111	260000.00				
Plot no. 58	100000.00				
Plot no. 37	220000.00				
Plot no. 112	320000.00				
Plot no. 13	150000.00				
Plot no. 83	270000.00				
Booking Reced. For other project plots		500000.00			
					69023.03
			Closing Balance	69023.03	
TOTAL		4914000.00	TOTAL		4914000.00

Pratima Diliprao Shankarpale
WARDHA.

FRN No 143873W
CHARTERED ACCOUNTANT

Date : 11/03/2024
Place: Wardha