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)

Date : 06/09/2023

To,
Vastu Land Developers and Builders
Swami Printers,
Behind Dhnyaneshwar Mandir
Arvi Naka, Wardha 442001

Subject : Certificate of Financial Progress of work of **"LITTLE EARTH UNIT-7"** having MahaRERA Registration number **P50400049784** being developed by partner of **VASTU LAND DEVELOPERS AND BUILDERS.**

Sir,
This certicate is being issued for RERA compliance for the project **"LITTLE EARTH UNIT-7"** having MahaRERA Registration number **P50400049784** being developed by partner of **VASTU LAND DEVELOPERS AND BUILDERS** and is based on the records and documents produced before me and explanations provided to me by the partners of Firm.

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)	10,718,077
	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.	-
	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	852,600
	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 :	11,570,677

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

Sr No.	Particulars	Amount (Rs.) Estimated
ii)	**Development Cost / Cost of Construction:**	
(a)	Estimated Cost of Construction as certified by Engineer	9,320,000
(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.	-
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:	9,320,000
	Total Cost of the Project (Estimated)	**20,890,677**

DARSHAN WALHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

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).	10,718,077
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 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	852,600
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 :	11,570,677

DARSHAN WAGHARIYA & CO. CHARTERED ACCOUNTANTS FRN No 143873W

Sr No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		7,833,708
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	7,922,000	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	7,833,708	
(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		**7,833,708**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		19,404,385
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		92.89%
5	Amount which can be withdrawn from the Designated Account		19,404,385
6	Less: Amount withdrawn till date of this certificate from Designated account.		8,182,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		11,222,385

Yours Faithfully

For Darshan Wakhariya & Co.
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M No. 168426
UDIN: **23168426BGWEJN9774**

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Vastu Land Developers & Builders

Partner

Date: 06/09/2023
Place: Wardha

Table C

Statement for calculation of Receivables from the sales of the Real Estate Project

Sold Inventory

Sr No	Plot No.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	6	101.52	600000	150000	450000
2	7	101.52	600000	150000	450000
3	8	101.52	656000	656000	0
4	9	111.62	725000	725000	0
5	10	107.46	800000	800000	0
6	11	101.52	800000	800000	0
7	12	101.52	700000	700000	0
8	13	101.52	700000	700000	0
9	21	151.45	980000	980000	0
		979.65	**6561000**	**5661000**	**900000**

Unsold Inventory Valuation

Ready reckoner rate : Rs.1,890/- Sq.mtr

Sr No	Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs. 1890/- per sq.mtr
1	1	251.38	475108
2	2	101.52	191873
3	3	101.52	191873
4	4	101.52	191873
5	5	101.52	191873
6	14	101.52	191873
7	15	101.52	191873
8	16	101.52	191873
9	17	101.52	191873
10	18	253.56	479228
11	19	243.80	460782
12	20	139.20	263088
13	22	148.75	281138
14	23	148.75	281138
15	24	148.75	281138
16	25	148.75	281138
17	26	148.75	281138
18	27	148.75	281138
19	28	150.50	284445
20	29	122.05	230675
21	30	99.40	187866
22	31	99.40	187866
23	32	99.40	187866
24	33	99.40	187866
25	34	99.40	187866
26	35	99.40	187866
27	36	99.40	187866
28	37	99.40	187866
29	38	99.40	187866
30	39	261.28	493819
31	40	203.68	384955
32	41	91.00	171990
33	42	91.00	171990
34	43	91.00	171990
35	44	91.00	171990
36	45	102.58	193876
Total		**4691.29**	**8866538**

Vastu Land Developers & Builders

Partner

PARSHAN WADHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

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)	1,486,292
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	900,000
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.	4,691.29
	(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	8,866,538
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 WARHADIYA & CO. CHARTERED ACCOUNTANTS FRN No 143873W

Vastu Land Developers & Builders

Partner

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)
1	**Opening Balance**	-
2	**Deposits**	**6,525,000**
	Total Deposits **(Refer Annexure A)**	6,525,000
3	**Withdrawal**	**6,048,213**
	Total Withdrawn **(Refer Annexure A)**	6,048,213
4	**Closing Balance as on 30/06/2023**	**476,787**

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 **Vastu Land Developers and Builders** 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: 06/09/2023
Place: Wardha

DARSHAN WAKHARIYA * FRN No 143873W * CHARTERED ACCOUNTANT

Vastu Land Developers & Builders

Partner

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	13,163,975	11,222,385	11,222,385
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	7,726,702	8,182,000	8,182,000
5	Total Funds for Project	20,890,677	19,404,385	19,404,385
6	Total Estimated Cost (As per Table A)	20,890,677	20,890,677	20,890,677

Table G

Any Comments/Observation of CA

1	Certificate issued for the period from start of the project to 30/06/2023.
2	Details of amount received from allottees & observation theron is mentioned in **Annexure "C'.**
3	The Estimated and Actual Cost of the plot taken on the basis of E-ASR value.
4	The Annexure "A", "B" and "C" forms part of Form 3.

Agreed and accepted by:

Vastu Land Developers & Builders

Partner

Date: 06/09/2023
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: 23168426BGWEJN9774
Date: 06/09/2023
Place: Wardha

Vastu Land Developers and Builders

DETAILS OF DESIGNATED BANK ACCOUNT

AU SMALL FINANCE BANK LTD

(A/C NO. 2221237140717425)

RECEIPTS & PAYMENT STATEMENT UP TO 30/06/2023

ANNEXURE "A"

RECEIPTS		AMOUNT	PAYMENTS		AMOUNT
OPENING BANK BALANCE		0.00	Cash Withdrawn from Bank		49000.00
Opening Balance	0.00				
			PARTNERS FUND (WITHDRAWN)		870000.00
Amount trf from Bank of Baroda A/c No:00451		25000.00	SANJAY MANMODE	290000.00	
			MOHAN MANMODE	290000.00	
Cash Deposited in Bank		0.00	GANESH ATKAR	290000.00	
PLOT SALE / BOOKING AMOUNT RECEIVED FROM ALLOTTEE		6500000.00	**INTER BANK FUND FUND**		1500000.00
Swapnil Yeyane Plot 28	300000.00		Bank of Baroda A/c No:00451	1500000.00	
Swapnil Yeyane Plot 28	100000.00				
Premila Awasthi Plot 6 & 7	129000.00		**EXPENSES**		3629213.00
Premila Awasthi Plot 6 & 7	150000.00		Bank Charges	115.00	
Ajay V. Charpe Plot 21	100000.00		Building Material & Labour Expenses	3253698.00	
Ajay V. Charpe Plot 21	400000.00		Stamp duty paid on plot sales	375400.00	
Ajay V. Charpe Plot 21	480000.00				
Sagar S. Gaurkar Plot 44 & 45	650000.00				
Sagar S. Gaurkar Plot 44 & 45	350000.00				
Nitin V. Thakare Plot 10 & 11	640000.00				
Nitin V. Thakare Plot 10 & 11	640000.00				
Pramod Bhute Plot 9	725000.00				
Pramod T. Bhute Plot 8	656000.00				
Swapnil Yeyane Plot 28	100000.00				
Jyoti P. Timande Plot 12 & 13	90000.00				
Jyoti P. Timande Plot 12 & 13	90000.00				
Jyoti P. Timande Plot 12 & 13	450000.00				
Jyoti P. Timande Plot 12 & 13	450000.00				
PARTNERS FUND (RECEIVED)		0.00			
SANJAY MANMODE	0.00				
MOHAN MANMODE	0.00				
GANESH ATKAR	0.00				
UNSECURED LOAN		0.00			476787.00
			Closing Balance as on 30.06.2023	476787.00	
TOTAL		**6525000.00**	**TOTAL**		**6525000.00**

DARSHAN WAMAHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

Vastu Land Developers & Builders

Partner

Vastu Land Developers and Builders

Booked Inventory

Annexure "B"

Sr No	Plot No.	Carpet Area / Plot Area (in Sq. mts)	Booking Amt Received
1	27	148.75	521000
2	28	150.50	1000000
3	44 & 45	193.58	1000000
		492.83	**2521000**

DARSHAN MAKHARIYA
FRN No 143873W
CHARTERED ACCOUNTANT

Vastu Land Developers & Builders

Partner

Vastu Land Developers and Builders
Details of amount received from Allottees & observations thereon.
Annexure 'C'

Sr no.	Plot no	Plot Area (In Sq.mtrs)	OBSERVATIONS			
			AMOUNT RECEIVED BEFORE RERA REG. DATE??	AMOUNT RECEIVED BEFORE REG. AGREEMENT TO SALE / SALE DATE??	AMOUNT RECEIVED MORE THAN 10% BEFORE REGD AGREEMENT TO SALE / SALE??	AMOUNT RECEIVED IN DESGINATED ACCOUNT??
1	6	101.52	YES	YES	YES	NO
2	7	101.52	YES	YES	YES	YES
3	8	101.52	NO	YES	YES	YES
4	9	111.62	NO	YES	YES	YES
5	10	107.46	YES	YES	YES	NO
6	11	101.52	YES	YES	YES	NO
7	12	101.52	YES	YES	YES	NO
8	13	101.52	YES	YES	YES	NO
9	21	151.45	NO	YES	YES	YES
10	27	148.75	YES	YES	YES	NO
11	28	150.50	YES	YES	YES	NO
12	44	91.00	NO	YES	YES	YES
13	45	102.58	NO	YES	YES	YES
Total						

DARSHAN WADHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Vastu Land Developers & Builders

Partner