FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT UNDER MAHA-RERA

Date: 10/07/24

To,
SKY DEVELOPERS AND PROMOTERS INDIA PVT. LTD.
Sukkarwadri Talao Road, Empress Mall,
Nagpur-440018

Subject: **Certificate of Financial Progress of Work of "KASTURI HEIGHTS" having MAHARERA Registration No. "P50500004982" being developed by Sky Developers and Promoters India Pvt.Ltd.**

Sir,

This certificate is being issued for RERA compliance for the project **"P50500004982"** being developed by **Sky Developers and Promoters India Pvt.Ltd** 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

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 3,50,00,000/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	Rs. 1,30,00,000/-
c.	Acquisition of Cost of TDR (if any)	Rs. 3,00,00,000/-
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.	Rs. 22,75,000/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	nil
f.	Under Rehabilitation Scheme	nil
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	nil

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	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	nil
	(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 project of rehabilitation.	nil
	(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	nil
Sub – Total of LAND COST			**Rs. 8,02,75,000/-**
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	Estimated cost of development as Certified by Engineer		Rs. 25,12,00,000/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.		Rs. 3,50,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.		Rs. 10,00,000/-
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction		-
Sub – Total of DEVELOPMENT COST			**Rs. 28.72,00,000/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)			**Rs. 36,74,75,000/-**

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs 3,50,00,000/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	Rs.1,30,00,000/-
c.	Incurred expenditure for Acquisition of TDR (if any)	Rs. 73,99,761/-
d.	Amounts paid to State Government / UT Administration or Competent	Rs. 22,75,000/-

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	Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.	
e.	Land Premium paid for redevelopment of land owned by public authorities	Nil
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 constriction of rehab building as per the books of accounts as verified by the CA.	Nil
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
	(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.	Nil
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	Nil
Sub – Total of LAND COST		**Rs. 5,76,74,761/-**
2.	**DEVELOPMENT COST / COST OF CONSTRUCTION**	
i.	Expenditure for construction. Minimum of (a) and (b) to be considered. (a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A.	Rs. 19,10,21,548/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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.	Rs. 87,01,498/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 1,68,02,439/-
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	-
Sub – Total of DEVELOPMENT COST		**Rs. 21,65,25,485/-**

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3.	Total Cost of the Project (Actual incurred as on date of Certificate)	Rs. 27,42,00,246/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).3/2%	**74.61%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 27,42,00,246/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	Rs. 20,73,44,009/-
7.	Net Amount which can be withdrawn from the Designated Account.	Rs. 6,68,56,237/-

TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No.	Owner Name	Flat No.	Carpet Area (in Sq.Mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	*Mahesh Dhomne*	101	87.79	2,150,000	2,150,000	-
2	*Dr. Netra Pravin Thate*	103	116.59	3,300,000	3,300,000	-
3	*Lata Murlidhar Telmasre*	104	87.79	2,835,000	2,835,000	-
4	*Amit Kumar Pal*	104	87.79	3,350,000	1,629,001	1,720,999
5	*Sham Vitthalrao Shete*	105	87.79	2,800,000	2,800,000	-
6	*Ritesh Vijay Durne*	106	116.59	3,890,500	3,880,500	10,000
7	*Anuj K. Atewar*	107	116.59	4,078,750	4,078,750	-
8	*Ravindra Chaitram Bokde*	108	87.79	2,800,000	2,188,500	611,500
9	*Prakash Narhari Pakhan*	108	87.79	3,307,000	1,996,000	1,311,000
10	*Sanket Praphul Gala*	201	86.40	2,310,000	2,310,000	-
11	*Rakeshkumar jagnath Gupta*	202	116.59	3,000,000	3,000,000	-
12	*Huma Nikesh Kodape*	204	85.01	2,786,500	2,786,500	-
13	*Hemant Suchak*	205	85.01	2,562,000	2,562,000	-
14	*Padma S Bansod*	206	116.59	3,463,250	3,463,250	-
15	*Rinku Ramesh Nimbharkar*	207	116.59	3,700,000	3,700,000	-
16	*Murtaza Bhai Dhamangaowala*	208	86.40	2,221,000	1,000,000	1,221,000
17	*Sanjay Appaji Harde*	208	86.40	3,300,000	100,000	3,200,000
18	*Yuwraj Madhukar Shidekar*	301	87.79	2,646,000	2,646,000	-

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19	Snehal Kumbhare	302	116.59	3,765,000	3,765,000	-
20	Anupriya Sonu Mathew	303	116.59	2,660,000	2,660,000	-
21	Bhushan Ramesh Padmagiriwar	304	87.79	2,787,750	2,787,750	-
22	Dilip Suchak	305	87.79	2,400,000	2,340,000	60,000
23	Kumuduni Arvind Khobragade	305	87.79	2,633,000	1,400,000	1,233,000
24	Prashant Bhagwatkar	306	116.59	3,737,400	3,737,400	-
25	Bharti Chandrakant kapse	307	116.59	3,890,500	3,890,500	-
26	Shabbir K Sewa	307	116.59	3,890,500	21,000	3,869,500
27	Sunil Shahu	308	87.79	2,197,125	2,197,125	-
28	Sushma Rakesh Ramteke	308	86.40	3,307,000	11,000	3,296,000
29	Pooja Anil Gaidhane	401	86.40	1,910,000	1,910,000	-
30	Shubhangi Narendra Ninawe	402	116.59	3,050,000	3,050,000	-
31	Aman Majethia	403	116.59	3,500,000	3,500,000	-
32	Anand Jariwala	404	85.01	2,836,500	2,836,500	-
33	Amool Bhagat	405	85.01	2,745,000	2,745,000	-
34	Laxman Kumbhare	406	116.59	2,500,000	2,375,000	125,000
35	Sanjay Bhamre	407	116.59	2,500,000	2,386,300	113,700
36	Somnath Yadav	408	86.40	2,300,000	2,300,000	-
37	Bhabani Sankar Dash	408	86.40	2,929,500	11,000	2,918,500
38	Dr.Mohnish Prakashrao Manchalwar	501	87.79	2,636,550	2,636,550	-
39	Pradhnya Milind Nakade	501	87.79	3,300,000	1,779,000	1,521,000
40	Rashmi K. Bajirao	502	116.59	2,500,000	2,500,000	-
41	Abhinav Surela	503	116.59	2,761,000	2,761,000	-
42	Sourav Arya	504	87.79	2,197,125	2,197,125	-
43	Sumit Khadke	504	87.79	2,745,000	1,229,000	1,516,000
44	Ujwala Meshram	505	87.79	2,563,313	2,563,313	-
45	Sharad V. Bagde	505	87.79	2,799,900	1,488,160	1,311,740
46	Bhavini Deepak kamdar	507	116.59	3,300,000	3,300,000	-

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47	Shrikant Dnyaneshwar Dalal	508	87.79	2,800,507	2,800,507	-
48	Archana Janardhan Dharmik	508	87.79	3,024,000	1,000,000	2,024,000
49	Vishwas Katekai	602	116.59	2,953,000	2,428,000	525,000
50	Roshan Purushottam Admane	603	116.59	4,016,000	4,016,000	-
51	Priya Kunal Tembhare	604	85.01	2,882,250	2,882,250	-
52	Atul Wasnik	605	85.01	2,580,300	2,580,300	-
53	Usha Himanshu Shah	606	116.59	3,000,000	3,000,000	-
54	Saurabh Agrawal	607	116.59	4,100,000	4,100,000	-
55	Mukesh Pachkawadilal Banode	608	86.40	2,790,000	2,790,000	-
56	Vinay Manikant Gaglani	701	87.79	2,000,000	2,000,000	-
57	Radheshyam Sharma	701	87.79	3,200,000	20,000	3,180,000
58	Palash Ashok Moundekar	702	116.59	3,000,000	3,000,000	-
59	Saradha K. Shetty	703	116.59	4,016,000	4,016,000	-
60	Vrushali Sumit Rannaware	704	87.79	2,929,500	1,504,000	1,425,500
61	Jyoti Pratap Hemnani	705	87.79	2,079,000	2,079,000	-
62	Keyur Chetan Mirani	705	87.79	3,300,000	800,000	2,500,000
63	Srikant Nimbarte	706	116.59	2,886,500	2,886,500	-
64	Rohit Ramesh Mallaiya	707	116.59	3,610,000	3,610,000	-
65	Shitau Mangesh Burghate	708	87.79	2,500,000	2,500,000	-
66	Vishal C. Thakre	801	86.40	2,883,000	2,883,000	-
67	Chetan P. Moundekar	802	116.59	3,765,000	3,191,600	573,400
68	Vishal Ashok Katara	803	116.59	3,000,000	3,000,000	-
69	Amit Ratilal Mehta	804	87.79	2,347,625	2,347,625	-
70	Pooja Vinod Kumar Suchak	805	85.01	2,100,000	2,100,000	-
71	Roopesh Ratilal Mehta	806	116.59	3,347,375	3,347,375	-
72	Kshitij Pramod Deshmukh	806	116.59	4,500,000	2,209,000	2,291,000
73	Nilesh Rajkumar Yadav	807	116.59	4,200,000	4,200,000	-
74	Nikhil Khanorkar	808	86.40	2,745,000	2,745,000	-

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75	*Sagar Tukaram Patkar*	901	87.79	3,071,000	3,071,000	-
76	*Namrata K. Rairakhia*	902	116.59	3,800,000	3,800,000	-
77	*Giriraj Naranyanrao Dammani*	903	116.59	4,021,000	4,021,000	-
78	*Shahrukh Rizwan Patel*	904	87.79	2,400,000	2,400,000	-
79	*Anjana Shrikant Ghiya*	904	87.79	2,929,500	1,424,500	1,505,000
80	*Jagruti Kishor Kamani*	905	87.79	2,200,000	2,200,000	-
81	*Snehalata Gajbhiye*	907	116.59	2,600,000	2,600,000	-
82	*Suman Vinod Sharma*	908	87.79	3,118,500	3,118,500	-
	Total		**8,144.81**	**245,537,220**	**207,474,381**	**38,062,839**

UNSOLD INVENTORY

Sr. No.	Flat No.	Carpet Area(in Sq.Mtrs)	Unit Consideration as per Ready Reckoner
1	101	87.79	3,200,000
2	102	116.59	3,300,000
3	102	116.59	3,890,500
4	103	116.59	3,890,500
5	105	87.79	2,835,000
6	106	116.59	3,890,500
7	107	116.59	3,024,000
8	201	87.79	3,300,000
9	202	116.59	3,890,500
10	203	116.59	3,000,000
11	203	116.59	3,890,500
12	204	85.01	2,745,000
13	205	85.01	2,799,900
14	206	116.59	3,890,500
15	207	116.59	2,929,500

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16	301	87.79	2,929,500
17	302	116.59	3,890,500
18	303	116.59	3,890,500
19	304	87.79	2,929,500
20	306	116.59	3,890,500
21	401	87.79	2,929,500
22	402	116.59	3,890,500
23	403	116.59	2,917,875
24	404	85.01	2,836,500
25	405	85.01	2,836,500
26	406	116.59	3,890,500
27	407	116.59	3,765,000
28	502	116.59	3,890,500
29	503	116.59	3,890,500
30	506	116.59	3,300,000
31	506	116.59	3,890,500
32	507	116.59	3,953,250
33	601	86.40	2,300,000
34	601	86.40	2,883,000
35	602	121.70	4,061,000
36	603	117.52	3,921,500
37	604	85.01	2,836,500
38	605	85.01	2,836,500
39	606	116.59	3,953,650
40	607	116.59	3,890,500
41	608	86.40	2,929,500
42	702	116.59	3,890,500
43	703	116.59	3,890,500

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44	704	87.79	2,079,000
45	706	116.59	3,890,500
46	707	116.59	3,890,500
47	708	87.79	2,929,500
48	801	86.40	2,883,000
49	802	121.70	4,061,000
50	803	117.52	3,921,500
51	804	85.01	2,836,500
52	805	85.01	2,836,500
53	807	116.59	3,890,500
54	808	86.40	2,883,000
55	901	87.79	2,929,500
56	902	116.59	3,890,500
57	903	116.59	3,890,500
58	905	87.79	2,929,500
59	906	116.59	2,600,000
60	906	116.59	3,890,500
61	907	116.59	3,840,300
62	908	87.79	2,929,500
Total		**6,520.39**	**210,392,975**

TABLE D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	Rs.9,32,74,754 /-
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)	Rs.3,80,62,839 /-
3	(i) Balance Unsold area (to be certified by Management	**Rs.21,03,92,975 /-**

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	and to be verified by CA from the records and books of accounts), (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	
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	Rs.24,84,55,814 /-
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.	

TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	1,11,091/-
2	Deposits	20,74,74,381 /-
3	Withdrawals	20,73,44,009/-
4	Closing Balance	19,281/-

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 **M/s. Sky Developers & Promoters India Pvt Ltd** 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.

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 the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds			90,51,104/-
2	Total Borrowed Funds (Secured) Drawdown availed till date			0
3	Total Borrowed Funds (Unsecured)			0

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	Drawdown availed till date			
4	Customer Receipts used for Project			20,74,74,381 /-
5	Total Funds for Project			21,65,25,485/-
6	Total Estimated Cost (As per Table A)	36,74,75,000/-		27,42,00,246/-

TABLE G

Any Comments/Observations of C.A.

1.	**Audit report prepared on the Basis of**
2.	**Information and Documents Provided by the Client.**
3.	
4.	

Yours Faithfully

Signature of the Chartered Accountant
(Membership Number: 44019)
(UDIN: 24044019BKCWVI7467)
Name: PARVEZ ALI

Agreed and accepted by:

Signature of Promoter
Name: **Sky Developers and Promoters India Pvt.Ltd**
Date: 10/07/24

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