M/S. A. H. SAHU & ASSOCIATES
CHARTERED ACCOUNTANT

Office Address:
Near Yashraj Corner
Patwa Chowk, Morbag
Amravati 444601
Mobile: +91- 7769083590 ; Email: casahuaman01@yahoo.com

Form-3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To: Tathey Realty

Date : 11/05/2024

Subject: Certificate of Financial Progress of Work of **Advik Two** for MahaRERA No. **P50300050585** Registration being developed by **Tathey Realty**.

This certificate is being issued for RERA compliance for the Advik Two being developed by Tathey Realty and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

As on 31/03/2024

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 land as ascertained from the Annual Statement of Rates (ASR).	1,10,00,000.00
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	20,66,230.00
	c)	Estimated Acquisition cost of TDR (if any)	5,00,000.00
	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	7,41,740.00
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 lien of Transit accommodation, 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 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 Rs	1,43,07,970.00

AMAN H. SAHU MEM No. 193773 CHARTERED ACCOUNTANTS

ii) Development Cost / Cost of Construction:		
a)	Estimated Cost of Construction as certified by Engineer	4,35,72,539.00
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, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	43,57,253.00
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	10,00,000.00
	Sub-Total of Development Cost	**4,89,29,792.00**
	Total Cost of the Project (Estimated)	**6,32,37,762.00**

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

Sr No.	Particulars	Amount (Rs.) Incurred
i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,10,00,000.00
b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	20,66,230.00
c)	Incurred Expenditure for Acquisition of TDR (if any)	5,00,000.00
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	7,41,740.00
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 books of accounts as verified by the CA.	
	ii. Incurred 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 lien of Transit accommodation, 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. 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 Rs	**1,43,07,970.00**



2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	4,28,15,211.00
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	5,35,19,014.00
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	4,28,15,211.00
	(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, consultants fees, site overheads, cost of services (including water, electricity, sewerage), 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 project registered.	1,88,000.00
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(e)	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.	7,13,265.00
		Sub-Total of Development Cost	**4,37,16,476.00**
3		Total Cost of the Project (Actual incurred as on date of certificate)	**5,80,24,446.00**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	91.76
5		Amount which can be withdrawn from the Designated Account	5,80,24,446.00
6		Less: Amount withdrawn till date of this certificate from Designated Bank Account (SBI 8206 - 70% Account)	1,42,97,508.00
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,37,26,938.00

AMAN H. SAHU
MEM NO. 193773
CHARTERED ACCOUNTANTS

Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1	203	64.46	32,45,000.00	10,50,000.00	21,95,000.00
2	202	56.33	25,00,000.00	13,00,000.00	12,00,000.00
3	302	56.33	35,00,000.00	26,75,000.00	8,25,000.00
4	402	49.61	25,00,000.00	20,00,000.00	5,00,000.00
5	301	58.37	35,00,000.00	28,50,000.00	6,50,000.00
6	503	58.37	38,00,000.00	28,50,000.00	9,50,000.00
7	303	58.37	40,00,000.00	30,00,000.00	10,00,000.00
8	502	49.61	30,50,000.00	15,50,000.00	15,00,000.00
9	403	58.37	42,00,000.00	31,50,000.00	10,50,000.00
	Total		**3,02,95,000.00**	**2,04,25,000.00**	**98,70,000.00**

Unsold Inventory Valuation (Flat - 24900 in Sq. Mtr)

Sr. No.	Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	101	58.37	14,53,413.00
2	102	56.33	14,02,617.00
3	103	32.63	8,12,487.00
4	104	49.61	12,35,289.00
5	201	58.37	14,53,413.00
6	204	49.61	12,35,289.00
7	304	56.33	14,02,617.00
8	401	32.63	8,12,487.00
9	404	56.33	14,02,617.00
10	501	32.63	8,12,487.00
11	504	56.33	14,02,617.00
Total		**539.17**	**1,34,25,333.00**

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)	52,13,316.00
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)	98,70,000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	539.17
	(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.	1,34,25,333.00
4	Estimated receivables of on-going project. [Sum of 2 + 3(ii)]	2,32,95,333.00
5	(To Be Filled for On-going 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 on-going project will be deposited in designated Account If 4 is lesser than 1, then 100% of the balance receivables of on-going project will be deposited in designated Account	70%



Table E
Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details (SBI 1193)
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	2,04,25,012.00
3	Withdrawals	2,04,25,012.00
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 been deposited in Designated RERA Bank account.

I hereby certify that **Tathey Realty** 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 date of this certificate)	Actual (As on date of this certificate) (in Rs.)
1	Own Funds	4,67,37,762.00	2,17,37,762.00	1,68,13,976.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date		2,50,00,000.00	1,71,61,468.00
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	36,24,002.00
4	Customer Receipts used For The Project	1,65,00,000.00	1,65,00,000.00	2,04,25,000.00
5	Total Fund For The Project	6,32,37,762.00	6,32,37,762.00	5,80,24,446.00
6	Total Estimated Cost (As per Table A)	6,32,37,762.00	6,32,37,762.00	6,32,37,762.00

Table G
Any Comments / Observations of CA

Sr. No.	Comments
1	N.A.

Date : 11/05/2024
Place : Amravati
UDIN :24193773BKAHZQ4993

AMAN H. SAHU * MEM NO. 193773 * CHARTERED ACCOUNTANTS

Yours Faithfully,
M/s. A.H. Sahu & Associates
Chartered Accountant

CA Aman H. Sahu
Proprietor
Mem. No. 193773

Agree And Accepted By :

FOR TATHEY REALTY

For, Tathey Realty PARTNER
Date-