MANOJ VINOD GUPTA & COMPANY

CHARTERED ACCOUNTANTS

Manoj V. Gupta
CA, B.Com

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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: **Tejas Associates**

Date : 18/10/2024

Subject: Certificate of Financial Progress of Work of **Sai Park** for MahaRERA Registration No. **P50300052820** being developed by **Tejas Associates**.

This certificate is being issued for RERA compliance for the **Sai Park** being developed by **Tejas Associates** and having MAHARERA No. **P50300052820** is based on the records and documents produced before me and explanations provided to me by the management of the Firm for the period ending on 30th june. 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).	37,00,000.00
	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.	7,89,515.00
	c)	Estimated Acquisition cost of TDR (if any)	2,23,557.00
	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	2,65,220.00
	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	**49,78,292.00**

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ii) Development Cost / Cost of Construction:		
a)	Estimated Cost of Construction as certified by Engineer	2,25,00,000.00
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.	20,00,000.00
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.	
	Sub-Total of Development Cost	**2,45,00,000.00**
	Total Cost of the Project (Estimated)	**2,94,78,292.00**

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).	37,00,000.00
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.	7,89,515.00
c)	Incurred Expenditure for Acquisition of TDR (if any)	2,23,557.00
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	2,65,220.00
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	**49,78,292.00**

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2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	1,01,99,175.00
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	1,13,21,084.00
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	1,01,99,175.00
	(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.	1,95,000.00
	(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.	-
		Sub-Total of Development Cost	**1,03,94,175.00**
3		Total Cost of the Project (Actual incurred as on date of certificate)	**1,53,72,467.00**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	52.15
5		Amount which can be withdrawn from the Designated Account	1,53,72,467.00
6		Less: Amount withdrawn till date of this certificate from Designated Bank Account	25,71,100.00
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,28,01,367.00

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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	301	61.24	21,51,000.00	17,12,150.00	4,38,850.00
2	401	61.24	25,00,000.00	19,26,634.00	5,73,366.00
			Total	**36,38,784.00**	**10,12,216.00**

Unsold Inventory Valuation (Shop Rs 28800 Per SQM and Flat Rs. 23000 Per SQM)

Sr. No.	Flat No. /Shop No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Shop No. 1	9.51	2,73,888.00
2	2	9.51	2,73,888.00
3	3	10.86	3,12,768.00
4	4	10.86	3,12,768.00
5	5	10.86	3,12,768.00
6	Flat No. 101	61.24	14,08,520.00
7	102	49.61	11,41,030.00
8	103	49.40	11,36,200.00
9	201	61.24	14,08,520.00
10	202	49.61	11,41,030.00
11	203	49.40	11,36,200.00
12	302	49.61	11,41,030.00
13	303	49.40	11,36,200.00
14	402	49.61	11,41,030.00
15	403	49.40	11,36,200.00
16	501	52.47	12,06,810.00
17	502	39.34	9,04,820.00
18	503	44.51	10,23,730.00
	Total	**706.44**	**1,65,47,400.00**

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)	1,41,05,825.00
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)	10,12,216.00
3	(i) Balance Unsold area (to be certified by Management 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.	706.4 1,65,47,400.0
4	Estimated receivables of on-going project. [Sum of 2 + 3(ii)]	1,75,59,616.00
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 6046 (70%)
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	25,71,521.00
3	Withdrawals	25,71,100.00
4	Closing Balance	421.00

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 b Designated RERA Bank account.

I hereby certify that **Tejas Associates** has utilized the required proportion of money, as specified in the act, collected from allottees for this projec 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		1,44,78,292.00	44,78,292.00	53,94,269.00
2	(Secured) - Drawdown availed till date				-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date		-	1,00,00,000.00	63,39,414.00
4	Customer Receipts used For The Project		1,50,00,000.00	1,50,00,000.00	36,38,784.00
5	Total Fund For The Project		2,94,78,292.00	2,94,78,292.00	1,53,72,467.00
6	Total Estimated Cost (As per Table A)		2,94,78,292.00	2,94,78,292.00	2,94,78,292.00

Table G
Any Comments / Observations of CA

Sr. No.	Comments
1	N.A.

Date - 18-10-2024
Place - Amravati
UDIN- 24608367BKEHHN1832

For MANOJ VINOD GUPTA & COMPANY
CHARTERED ACCOUNTANTS
FRN 156581W

MANOJ VINOD GUPTA & CO. FRN 156581W AMRAVATI. CHARTERED ACCOUNTANTS

CA Manoj Gupta
(Proprietor)
M.No. 608367

Agree And Accepted By :

For, Tejas Associates
Date- 18-10-2024

Partner Partner
TEJAS ASSOCIATES