Ayush S. Kankariya
Chartered Accountant
1302, Shantinagar Co. Op. Hsg. Society, Near VIT hostel,
Kondhwa (Budruk), Pune 411048.
Mobile: +91 94227 01809
E-mail: ayushkankariya@gmail.com

FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Quarterly Update - Of a Registered Project & Subsequent withdrawal of Money) Sep 2021

Date: 04-12-2021

Chhoriya Township,Sindhi
Cost Of Real Estate Project Meghe Wardha Plotting - Phase 1

MahaRERA Registration No.-P50400027889

Sr. No	Particular	Amount (Rs.)	
		Estimated	Incurred
1 i.	**Land Cost**		
a	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, intersest cost incurred or payable on Land Cost and legal cost	4062755	4062755
b	Amount of Premium payable to obtain development rights, FSI, additional FSI,Fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	166555	166555
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
f	Under Rehabilitation scheme:	0	0
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	0	0
(iii)	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 rentin lieu of Transit Accommodation, overhead cost.	0	0
(iv)	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.	0	0
	Sub-Total of LAND COST	**4229310**	**4229310**

AYUSH S. KANKARIYA * M.NO. 125968 * CHARTERED ACCOUNTANT *

Scanned with CamScanner

ii.	**Development Cost/ Cost of Construction :**		
a. (i)	Estimated Cost of Construction as certified by Engineer	13901203	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		8533178
(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	0	31215
b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	0	1348927
c.	Principal sum and 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	**13901203**	**9913320**
2	Total Estimated Cost of the Real Estate Project *[1(i) +1(ii)] of Estimated Column]*	18130513	
3	Total Cost Incurred of the Real Estate Project *[1(i) +1(ii)] of Incurred Column]*		14142630
4	% completion of Construction Work *(As per Project Architect's Certificate)*	60%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	78%	
6	Amount Which can be withdrawn from the Designated Account *(Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)*	14142630	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14142630	

AYUSH S. KANKARIYA
M.NO. 125968
CHARTERED ACCOUNTANT

Scanned with CamScanner

Designated Bank Account under this certificate

State Bank of India	
A/C No	4010 1315 883
IFSC Code	SBIN0000500
Add -	Wardha

This certificate is being issued for RERA compliance for the Company

Dhariwal and Chhoriya Developers LLP

and is based on there records and documents produced before me and explanations provided to me by the management of the Company.

Your's Faithfully,



Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)

UDIN - 21125968AAAACU9017

Scanned with CamScanner

FORM-3 (TABLE 2)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No		Particular	Amount
1		Estimated Balance Cost to Complete the Real Estate Project. *(Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)*	5560481
2		Balance amount of receivables from sold apartments as per Annexure A to this certificate *(as certified by Chartered Accountant as verified from the records and books of Accounts)*	0
3	i.	Balance Unsold area *(to be certified by Management and to be verified by CA from there records and books of accounts)*	13670.23
	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 Annexure A to this certificate*	40190476
4		Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	40190476
5		Amount to be deposited in Designated Account– 70% or 100% *IF 4 is greater than1, then 70%of the balance receivables of Ongoing project will be deposited in designated Account* IF 4is lesser than1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the Company

Dhariwal and Chhoriya Developers LLP

and is based on there records and documents produced before me and explanations provided to me by the management of the Company.

Your's Faithfully,

Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)

AYUSH S. KANKARIYA * M.NO. 125968 * CHARTERED ACCOUNTANT *

UDIN - 21125968AAAACU9017.

Scanned with CamScanner

FORM-3 (Annexure A)					
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project					
(Sold Inventory)					
Sr. No.	Plot No.	Carpet Area Sq. Mts.	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	0	0	0	0	0
		0.00	0	0	0
		Total Carpet Area		Total Receivable Amount	

Scanned with CamScanner

Unsold Inventory Valuation			
Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs. 2940 per sm.			
Sr. No.	Plot No	Carpet Area / Plot Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	124.16	365030
2	2	77.00	226380
3	3	77.00	226380
4	4	121.52	357269
5	5	125.05	367647
6	6	77.00	226380
7	7	77.00	226380
8	8	81.90	240786
9	9	81.90	240786
10	10	77.00	226380
11	11	77.00	226380
12	12	146.49	430681
13	13	451.87	1328498
14	14	507.87	1493138
15	15	553.71	1627907
16	16	154.68	454759
17	17	77.00	226380
18	18	77.00	226380
19	19	121.76	357974
20	20	122.32	359621
21	21	77.00	226380
22	22	77.00	226380
23	23	120.84	355270
24	24	116.60	342804
25	25	77.00	226380
26	26	77.00	226380
27	27	77.00	226380
28	28	117.78	346273
29	29	149.83	440500
30	30	77.00	226380
31	31	77.00	226380
32	32	77.00	226380
33	33	77.00	226380
34	34	128.90	378966
35	35	118.17	347420
36	36	77.00	226380
37	37	77.00	226380
38	38	77.00	226380
39	39	124.93	367294
40	40	122.97	361532
41	41	77.00	226380

Scanned with CamScanner

42	42	77.00	226380
43	43	77.00	226380
44	44	120.14	353212
45	45	167.00	490980
46	46	110.00	323400
47	47	77.00	226380
48	48	77.00	226380
49	49	77.00	226380
50	50	125.71	369587
51	51	125.29	368353
52	52	77.00	226380
53	53	77.00	226380
54	54	77.00	226380
55	55	118.39	348067
56	56	130.94	384964
57	57	77.00	226380
58	58	77.00	226380
59	59	77.00	226380
60	60	77.00	226380
61	61	77.00	226380
62	62	147.00	432180
63	63	124.00	364560
64	64	77.00	226380
65	65	77.00	226380
66	66	80.14	235612
67	67	80.14	235612
68	68	77.00	226380
69	69	77.00	226380
70	70	137.28	403603
71	71	113.63	334072
72	72	77.00	226380
73	73	77.00	226380
74	74	114.38	336277
75	75	113.59	333955
76	76	77.00	226380
77	77	77.00	226380
78	78	77.00	226380
79	79	175.44	515794
80	80	203.00	596820
81	81	77.00	226380
82	82	81.50	239610
83	83	80.50	236670
84	84	77.00	226380
85	85	77.00	226380
86	86	126.68	372439
87	87	115.53	339658
88	88	77.00	226380
89	89	77.00	226380
90	90	115.96	340922
91	91	115.50	339570

Scanned with CamScanner

92	92	77.00	226380
93	93	77.00	226380
94	94	115.83	340540
95	95	123.49	363061
96	96	77.00	226380
97	97	77.00	226380
98	98	77.00	226380
99	99	115.00	338100
100	100	114.31	336071
101	101	77.00	226380
102	102	77.00	226380
103	103	125.17	368000
104	104	114.38	336277
105	105	77.00	226380
106	106	77.00	226380
107	107	77.00	226380
108	108	153.56	451466
109	109	153.35	450849
110	110	77.00	226380
111	111	122.00	358680
112	112	113.45	333543
113	113	77.00	226380
114	114	77.00	226380
115	115	77.00	226380
116	116	77.00	226380
117	117	77.00	226380
118	118	222.78	654973
119	119	260.44	765694
120	120	131.17	385640
121	121	128.89	378937
122	122	145.67	428270
123	123	187.75	551985
	TOTAL	**13670.23**	**40190476**

Scanned with CamScanner