Ayush S. Kankariya

Chartered Accountant

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FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 09-03-2022

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

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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)		9597779
(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**	**10977921**
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]*		15207231
4	% completion of Construction Work *(As per Project Architect's Certificate)*	65%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	84%	
6	Amount Which can be withdrawn from the Designated Account *(Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)*	15207231	
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	15207231	

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- **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)

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

UDIN- 22125968AEMNUD8551

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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)*	4865421
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)*	12261693
3	i.	Balance Unsold area *(to be certified by Management and to be verified by CA from there records and books of accounts)*	12262.33
	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*	36051250
4		Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	48312943
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%

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(Name - Ayush S. Kankariya)

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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	2	77.00	766659	300002	466657
2	3	77.00	779098	50003	729095
3	4	121.52	1275339	100000	1175339
4	5	125.05	1312387	100000	1212387
5	9	81.90	793414	300000	493414
6	10	77.00	779098	60110	718988
7	11	77.00	745945	100000	645945
8	12	146.49	1537400	100000	1437400
9	24	116.60	1229978	100048	1129930
10	28	117.78	1267780	50000	1217780
11	32	77.00	745938	30032	715906
12	35	118.17	1211030	500035	710995
13	36	77.00	745938	200036	545902
14	55	118.39	1161955	100000	1061955
		1407.90	14351959	2090266	12261693
		Total Carpet Area		Total Received Amount	Total Receivable Amount

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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	6	77.00	226380
3	7	77.00	226380
4	8	81.90	240786
5	13	451.87	1328498
6	14	507.87	1493138
7	15	553.71	1627907
8	16	154.68	454759
9	17	77.00	226380
10	18	77.00	226380
11	19	121.76	357974
12	20	122.32	359621
13	21	77.00	226380
14	22	77.00	226380
15	23	120.84	355270
16	25	77.00	226380
17	26	77.00	226380
18	27	77.00	226380
19	29	149.83	440500
20	30	77.00	226380
21	31	77.00	226380
22	33	77.00	226380
23	34	128.90	378966
24	37	77.00	226380
25	38	77.00	226380
26	39	124.93	367294
27	40	122.97	361532
28	41	77.00	226380
29	42	77.00	226380
30	43	77.00	226380
31	44	120.14	353212
32	45	167.00	490980
33	46	110.00	323400
34	47	77.00	226380
35	48	77.00	226380
36	49	77.00	226380
37	50	125.71	369587
38	51	125.29	368353

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39	52	77.00	226380
40	53	77.00	226380
41	54	77.00	226380
42	56	130.94	384964
43	57	77.00	226380
44	58	77.00	226380
45	59	77.00	226380
46	60 .	77.00	226380
47	61	77.00	226380
48	62	147.00	432180
49	63	124.00	364560
50	64	77.00	226380
51	65	77.00	226380
52	66	80.14	235612
53	67	80.14	235612
54	68	77.00	226380
55	69	77.00	226380
56	70	137.28	403603
57	71	113.63	334072
58	72	77.00	226380
59	73	77.00	226380
60	74	114.38	336277
61	75	113.59	333955
62	76	77.00	226380
63	77	77.00	226380
64	78	77.00	226380
65	79	175.44	515794
66	80	203.00	596820
67	81	77.00	226380
68	82	81.50	239610
69	83	80.50	236670
70	84	77.00	226380
71	85	77.00	226380
72	86	126.68	372439
73	87	115.53	339658
74	88	77.00	226380
75	89	77.00	226380
76	90	115.96	340922
77	91	115.50	339570
78	92	77.00	226380
79	93	77.00	226380
80	94	115.83	340540
81	95	123.49	363061
82	96	77.00	226380
83	97	77.00	226380
84	98	77.00	226380
85	99 .	115.00	338100

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86	100	114.31	336071
87	101	77.00	226380
88	102	77.00	226380
89	103	125.17	368000
90	104	114.38	336277
91	105	77.00	226380
92	106	77.00	226380
93	107	77.00	226380
94	108	153.56	451466
95	109	153.35	450849
96	110	77.00	226380
97	111	122.00	358680
98	112	113.45	333543
99	113	77.00	226380
100	114	77.00	226380
101	115	77.00	226380
102	116	77.00	226380
103	117	77.00	226380
104	118	222.78	654973
105	119	260.44	765694
106	120	131.17	385640
107	121	128.89	378937
108	122	145.67	428270
109	123	187.75	551985
		12262.33	**36051250**
		Total Carpet Area	Total Receivable Amount

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