DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
Near Lohiya Clinic, Wardha-442001
Ph. No.+91 9422964428, +91 7020817579
email id : darshan.wakhariya@gmail.com

Annexure D

Form-3

(See **Regulation-3)**

CHARTERED ACCOUNTANT CERTIFICATE

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

To,
Haribhau W. Wazurkar
Ward no. 5, Krushnadham mandir
Gopal Nagar, Wazurkar Lay-out,
Karla Road, Pipri (Meghe)
Ta.Dist., Wardha: 442001

Date : 12/02/2022

Subject : Registration of New Project : **"DATTADHAM PART 3"** under MahaRERA.

Sir,
This cerficate is being issued for RERA compliance for the New Project **"Dattadham Part - 3"** under MahaRERA.

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 the land as ascertained from the Annual Statement of Rates (ASR)	1,09,78,131
	b)	Estimated Amount of Premium payable to obtain development rights, FSI,additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	-
	c)	Estimated Acquisition cost of TDR (if any)	-
	d)	Estimated Amounts payable to State Government or UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and	-
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment 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 accomodation or rent in lieu of Transit accomodation, 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 deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv)	Any other cost including interest estimted on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost :	**1,09,78,131**



Sr No.	Particulars	Amount (Rs.) Estimated
ii)	**Development Cost / Cost of Construction:**	
(a)	Estimated Cost of Construction as certified by Engineer	65,50,000
(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, consultants fees, site overheads, development works,cost of services (including water, electricity, swerage,drainage layout roads etc),absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any statutory Authority.	-
c)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Developement Cost:	65,50,000
	Total Cost of the Project (Estimated)	**1,75,28,131**



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

Sr No.		Particulars	Amount (Rs.) Incurred
1. i)	**Land Cost:**		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,09,78,131
	b)	Incurred Expenditure on Premiums to obtain development rights, FSI,additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	-
	c)	Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d)	Amount paid to State Government or UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and	-
	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 if rehabililitation building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verfied by the CA	-
	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 accomodation or rent in lieu of Transit Accomodation, overhead cost,amounts paid 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 :	**1,09,78,131**



Sr No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		24,12,557
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	26,20,000	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	24,12,557	
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)		-
(c)	Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works,cost of services (including water, electricity, swerage,drainage layout roads 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 projecct registered		-
d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		-
c)	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		**24,12,557**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		1,33,90,687
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		76.40%
5	Amount which can be withdrawn from the Designated Account		1,02,29,871
6	Less: Amount withdrawn till date of this certificate from Designated account.		-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,02,29,871

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN 143873W

Darshan D Wakhariya
(Proprietor)
M.No 168426
UDIN 22168426ACOAQD8945

FRN No 143873W

Date: 12-02-2022
Place: Wardha

Table C

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

Sold Inventory

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
			NIL		

Unsold Inventory Valuation

Ready reckoner rate : Rs. 1820/- Sq.mtr

Sr No	Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.1820/- per sq.mtr
1	1	139.63	254127
2	2	110.47	201055
3	3	110.00	200200
4	4	113.06	205769
5	5	122.62	223168
6	6	141.60	257712
7	7	114.75	208845
8	8 to 11	405.00	737100
9	12	147.86	269105
10	13	107.68	195978
11	14 to 17	405.00	737100
12	18	114.75	208845
13	19	143.95	261989
14	20 to 31	1530.00	2784600
15	32	130.65	237783
16	33	137.81	250814
17	34	194.75	354445
18	35	130.20	236964
19	36	130.98	238384
20	37	128.45	233779
21	38	127.88	232742
22	39	130.05	236691
23	40	127.92	232814
24	41	128.90	234598
25	42	129.40	235508
26	43	129.61	235890
27	44	129.37	235453
28	45	133.12	242278
29	46	137.06	249449
30	47	141.00	256620
31	48	158.42	288324

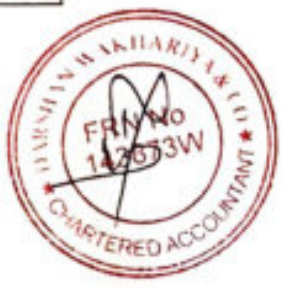


Table D

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)	41,37,443
2	**Balance amount of receivables from sold** apartments/**plots** as per Table C of this certificate (as certified by Chartered Accountant as verfied from the records and books of Accounts	-
3	(i) **Balance Unsold area (in Sq.mtr)** (to be certified by Managament and to be verfied by CA from the records and books of accounts.	6,031.34
	(ii) Estimated amount of **sales proceeds in respect of unsold** apartments/**plots** (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	1,09,78,131
4	Estimated receivables of ongoing project . [Sum of 2+3(ii)]	N.A
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	N.A



Table E

Designated Bank Account Details

Sr no	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)_**From 16/09/2021**
1	**Opening Balance** (by depositing self cash)_As on 16/09/2021	**10,000.00**
2	**Deposits**	-
	From Allottees	-
3	**Withdrawal**	-
	From Allottees Amount	-
	Development Expenses	-
4	**Closing Balance**	**10,000.00**

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 been deposited in Designated RERA Bank Account.

I hereby certify that **Haribhau W. Wazurkar** 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.

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M No. 168426

Date: 12-02-2022
Place: Wardha

Table F

Means of Finance

SR. NO	PARTICULARS	ESTIMATED* (At time of Registraton) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds [Actual Incurred_As per Books_Rs.36,70,740/- As per E-ASR Value_Rs. 1,09,78,131/-] **(Higher of the above is considered)**	1,35,98,131	1,35,98,131	1,33,90,687
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0	0	0
4	Customer Receipts used for Project	39,30,000	39,30,000	-
5	Total Funds for Project	1,75,28,131	1,75,28,131	1,33,90,687
6	Total Estimated Cost (As per Table A)	1,75,28,131	1,75,28,131	1,75,28,131





Table G
Any Comments/Observation of CA

1	E-ASR value is considered for Land Cost [Estimated & Incurred].
2	As per some confirmations received and as informed by promotor the balance of agreement money shown in Balancesheet as on 31/03/2021 is not for the said project (i.e for Dattadham Part - 3). List of balance in agreement money with details of confimation is attached herewith. **(Refer Schedule 'A')**
3	Promoter has open Single Current account for All Phase wise project **(i.e Dattadham Part 1,Dattadham Part 2 and Dattadham Part 3)** , As informed by promoter bank is not ready to open separate current account for each part of project.
4	As informed by promoter the balance of unsecured loan shown in Balancesheet as on 31/03/2021 , is from friends & relatives and no amount received as advance for the said project.

Agreed and accepted by:
For HARIBHAU W. WAZURKAR

(PROPRIETOR)
Date: 12-02-2022

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
Date: 12/02/2022
Place: Wardha

DARSHAN WAKHARIYA FRN No 143873W CHARTERED ACCOUNTANT

Name of Promoter : Shri Haribhau W. Wazurkar

Schedule 'A'

List of balance in agreement money with details of confimation

Sr. No	PARTICULARS	Balance As per B/s 31.03.2021	Whether Confirmation Received? Yes or No
1	ABHINAV KAPSE	1250000.00	No
2	ANJALI MHASKE	500000.00	Yes
3	APURVA KONDALKAR	527000.00	Yes
4	AVINASH DESHMUKH	350000.00	Yes
5	BHAGWAN JAKKULWAR	1000000.00	Yes
6	BHARTI PILWATKAR	251000.00	Yes
7	DIPAK TIJARE	450000.00	Yes
8	GANESH PILWATKAR	500000.00	Yes
9	GANESH SINGH INGLE	300000.00	Yes
10	GOURI MORANKAR	636000.00	No
11	GYANESHWAR MUDE	100000.00	Yes
12	JAYANAND PANSE	1010002.00	Yes
13	KALPANA MISHRA	100000.00	Yes
14	KISHOR KANHE	100000.00	Yes
15	MADHUKAR RUNDHE	441000.00	Yes
16	MAHADEO NATTHUJI UMATE	320000.00	Yes
17	MUKTA NADGUADA	100000.00	Yes
18	NANDKISHOR CHINCHGHARE	70000.00	Yes
19	NARESH TIPLE	27077.00	No
20	PRABHAKAR RAJGIRE	250000.00	Yes
21	PRANJALI MULEY	400000.00	Yes
22	PRAVIN BORKAR	150000.00	Yes
23	PRAVIN DESHMUKH	100000.00	Yes
24	PRAVIN KAWALE	500000.00	Yes
25	PRITI BHARDWAJ	60000.00	Yes
26	RAMESH YADAV	50000.00	Yes
27	RAVI KUMAR	181000.00	Yes
28	RAVIKUMAR-NAGPUR	75000.00	Yes
29	RAVINDRA PACHARE	701000.00	Yes
30	SANJAY CHAWARE	400000.00	Yes
31	SANJAY DHONGADE	11000.00	Yes
32	SANJAY KAKDE	119000.00	Yes
33	SANJAY KINGAONKAR	250000.00	Yes
34	SARITA KUTE	500000.00	Yes
35	SAVITA JAWLEKAR	400000.00	No
36	SHIVARPAN BUILDERS	1000000.00	No
37	SHOBHA N WAZURKAR	7256500.00	Yes
38	SHRIKANT KORDE	1350000.00	No
39	SHRIKANT P WAZURKAR	20000.00	Yes
40	SUBHASH KONDALKAR	100000.00	Yes
41	SUCHITRA PANSE	75000.00	Yes



Name of Promoter : Shri Haribhau W. Wazurkar

Schedule 'A'

List of balance in agreement money with details of confimation

Sr. No	PARTICULARS	Balance As per B/s 31.03.2021	Whether Confirmation Received? Yes or No
42	SUDHAKAR S PADOLE	21000.00	Yes
43	SUHAS HALDURKAR	20000.00	Yes
44	SUHAS JOSHI	300000.00	No
45	SUNIL JAWLEKAR	1500000.00	No
46	SWATI SHENWAI	500000.00	Yes
47	UMESH UTTAMRAO BOTKULE	850002.00	No
48	VAISHNAVI BLDG SUPPLIERS	230000.00	Yes
49	VISHAL SATHWANE	72000.00	Yes
50	VIVEK SATHE	220000.00	No
51	SACHIN BUTE	-200000.00	Yes
52	BHAGYASHREE KANHE	-40000.00	Yes
53	SUDHAKAR JOSHI	-30000.00	No
		25423581.00	

For HARIBHAU W. WAZURKAR

(PROPRIETOR)

Date: 12-02-2022

For Darshan Wakhariya & Co

Chartered Accountants

FRN: 143873W

Darshan D. Wakhariya

(Proprietor)

M.No. 168426

Date: 12/02/2022

Place: Wardha

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT