**DARSHAN WAKHARIYA & CO**
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
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## 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,

Date : 16/04/2022

Babarao T. Jambhular & Uttara B. Jambhulkar
Ward no. 17, Malgujari Pura
Manapure road, Wardha
Ta.Dist., Wardha: 442001

Subject : Registration of New Project : **"JAIHIND NAGAR"** under MahaRERA.

Sir,

This cerficate is being issued for RERA compliance for the New Project **"JAIHIND NAGAR"** 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) | 2,06,78,927 |
| | 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 | 98,500 |
| | 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 : | **2,07,77,427** |



| Sr No. | Particulars | Amount (Rs.) Estimated |
|---|---|---|
| ii) | **Development Cost / Cost of Construction:** | 49,32,000 |
| (a) | Estimated Cost of Construction as certified by Engineer | |
| (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: | 49,32,000 |
| | **Total Cost of the Project (Estimated)** | **2,57,09,427** |



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). | 2,06,78,927 |
| | 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 | 98,500 |
| | 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 : | **2,07,77,427** |



| Sr No. | Particulars | | Amount (Rs.) Incurred |
|---|---|---|---|
| ii) | **Development Cost / Cost of Construction:** | | |
| (a) | Expenditure for construction. Minimum of (a) and (b) to be considered | | 30,03,000 |
| | (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer | 39,45,600 | |
| | (b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA. | 30,03,000 | |
| (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** | | **30,03,000** |
| 3 | **Total Cost of the Project (Actual incurred as on date of certificate)** | | 2,37,80,427 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A). | | 92.50% |
| 5 | Amount which can be withdrawn from the Designated Account | | 2,19,96,162 |
| 6 | Less: Amount withdrawn till date of this certificate from Designated account. | | 2,60,000 |
| 7 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate | | 2,17,36,162 |

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **22168426AHMAUJ4993**

Date: 16-04-2022
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 / Plot Area (in Sq. mts) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| 1 | 21 | 125.25 | 260000 | 260000 | 0 |

## Unsold Inventory Valuation

Ready reckoner rate : Rs. 2070/- Sq.mtr

| Sr No | Plot no. | Carpet Area / Plot Area (in Sq. mts) | Unit Consideration as per Ready Reckoner Rate : Rs.2070/- per sq.mtr |
|---|---|---|---|
| | | | |
| 1 | 1 | 327.33 | 677573 |
| 2 | 2 to 6 | 1500.00 | 3105000 |
| 3 | 7 to 8 | 601.30 | 1244691 |
| 4 | 9 to 10 | 600.00 | 1242000 |
| 5 | 11 | 301.60 | 624312 |
| 6 | 12 | 137.03 | 283652 |
| 7 | 13 to 18 | 630.00 | 1304100 |
| 8 | 19 | 132.40 | 274068 |
| 9 | 20 | 143.95 | 297977 |
| 10 | 22 to 29 | 1002.00 | 2074140 |
| 11 | 30 | 284.14 | 588170 |
| 12 | 31 | 203.54 | 421328 |
| 13 | Amenity plot no 32 | 737.00 | 1525590 |
| 14 | 33 | 85.59 | 177171 |
| 15 | 34 | 139.65 | 289076 |
| 16 | 35 | 141.38 | 292657 |
| 17 | 36 to 39 | 307.40 | 636318 |
| 18 | 40 | 140.65 | 291146 |
| 19 | 41 | 168.95 | 349727 |
| 20 | 42 to 45 | 350.00 | 724500 |
| 21 | 46 | 181.13 | 374939 |
| 22 | 47 | 173.25 | 358628 |
| 23 | 48 to 51 | 350.00 | 724500 |
| 24 | 52 | 168.95 | 349727 |
| 25 | 53 | 135.65 | 280796 |
| 26 | 54 to 57 | 385.00 | 796950 |
| 27 | 58 | 152.25 | 315158 |
| 28 | 59 | 130.90 | 270963 |
| 29 | 60 | 83.97 | 173818 |
| 30 | 61 | 84.51 | 174936 |
| 31 | 62 | 85.05 | 176054 |



# 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) | 19,29,000 |
| 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. | 9,864.57 |
| | (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 | 2,04,19,660 |
| 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 |

DARSHAN BAKHARIYA & CO. CHARTERED ACCOUNTANTS FRN No 141873W

## 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 07/03/2022** |
| 1 | **Opening Balance (Refer note below)** | **2,45,459.17** |
| 2 | **Deposits** | - |
| | From Allottees | - |
| 3 | **Withdrawal** | - |
| | From Allottees Amount<br>Development Expenses | -<br>- |
| 4 | **Closing Balance as on 07/03/2022** | **2,45,459.17** |

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 **Babarao Jambhulkar and Uttara B. Jambhulkar** 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: 16-04-2022
Place: Wardha

**Note :**

**Mr. Babarao Tulsiram Jambhukar** is an MBBS (MS) by profession , he has been in service before in many government medical colleges such as Government medical college of Nagpur/Yeotmal/Akola etc after that he has retired in 2007 and now he is getting pension.

**Mrs Uttara Babarao Jambhukar** was in service before as staff nurse and incharge sister in governement hospitals after that she has retired in 2009 and now she is getting pension.

As both are not a builder and developmer before ,hence they have not opened any separate bank account for plotting project but they are doing all the transactions with joint bank account opened on 19-05-1997 and from their individual bank accounts.

# 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 **(Refer Note below)** | 2,07,77,427 | 2,07,77,427 | 2,07,77,427 |
| 2 | Total Borrowed Funds (Secured) - Drawdown availed till date | 0 | 0 | 0 |
| 3 | Total Borrowed Funds (Unsecured) **A) Mohammad Juber pathan** | 27,00,000 | 27,00,000 | 27,00,000 |
| 4 | Customer Receipts used for Project | 22,32,000 | 22,32,000 | 2,60,000 |
| 5 | Total Funds for Project | 2,57,09,427 | 2,57,09,427 | 2,37,37,427 |
| 6 | Total Estimated Cost (As per Table A) | 2,57,09,427 | 2,57,09,427 | 2,57,09,427 |

Note:

1 The Estimated and Actual Cost of the plot taken on the basis of E-ASR value.

| | |
|---|---|
| E-ASR Value of each plot | Rs. 2070/- Sq.mtr |
| Total plot Area (incl. amenity area) | 9989.82 Sq.mtr |
| **E-ASR Value of plots** | 2,06,78,927 |

This certificate is being issued for RERA compliance for the **Babarao T. Jambhulkar and Uttara B. Jambhulkar** and is based on the records and documents produced before me and explanations provided to me by the **Babarao T. Jambhulkar and Uttara B. Jambhulkar.**



## Table G

## Any Comments/Observation of CA

| | |
|---|---|
| 1 | The Estimated and Actual Cost of the plots taken on the basis of E-ASR value. |
| 2 | Development expenses incurred taken on the basis of records and documents produced before me and explanations provided to me by the Babarao T. Jambhulkar and Uttara B. Jambhulkar. |
| 3 | Land purchased by promoters on 22/09/2014 and Cost incurred/paid for the same on various dates as mentioned in sale deed through their individual accounts other than desginated account, As the desginated account(joint) opened before application made for registration under Maharera. |
| 4 | As per registered sale deed before registration under maharera, amount received from allottee in cash details of which are mentioned in **Annexure 'A'** |

Agreed and accepted by:

For BABARAO T. JAMBHULKAR

For UTTARA B. JAMBHULKAR

Date: 16-04-2022

For Darshan Wakhariya & Co.
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
Date: 16/04/2022
Place: Wardha

## Annexure 'A'

## List of amount received from allottees before registration under MAHARERA

1 **Plot no. 21**

Date of sale deed : 28-02-2022

Name of allottee : Mr. Sanjay Harichandra Uikey

Sale deed Value : 260000

Receipt details as per Sale deed

| Date / Particulars as per deed | Amount | Ch no. / Cash |
|---|---|---|
| Time to time amount received in Cash | 130000.00 | Cash |
| | 130000.00 | Cash |
| | **260000.00** | |

