DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
Near Lohiya Clinic, Wardha-442001
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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 : 25/03/2023

Shubhlaxmi Land Developers
Plot No. 26,
Near Dhnyaneshwar Mandir,
Arvi Naka, Wardha_442001

Subject : Registration of New Project : **"LITTLE EARTH - UNIT 8"** under MahaRERA.

Sir,

This cerficate is being issued for RERA compliance for the New Project **"LITTLE EARTH - UNIT 8"** 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)	10,787,858
	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	1,108,160
	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 :	**11,896,018**

DARSHAN WAKHARIYA & CO * CHARTERED ACCOUNTANT * FRN No 143873W

Sr No.	Particulars	Amount (Rs.) Estimated
ii)	**Development Cost / Cost of Construction:**	
(a)	Estimated Cost of Construction as certified by Engineer	11,830,000
(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:	11,830,000
	Total Cost of the Project (Estimated)	**23,726,018**



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).	10,787,858
	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	1,108,160
	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 :	**11,896,018**



Sr No.	Particulars	Amount (Rs.) Incurred	
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		-
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	1,183,000	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	-	
(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		-
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		11,896,018
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		50.14%
5	Amount which can be withdrawn from the Designated Account		11,896,018
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		11,896,018

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN 143873W

FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **23168426BGWEIC5058**

Shubhlaxmi Land Developers

Partner

Date: 25/03/2023
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.950/- Sq.mtr

Sr No	Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs. 950/- per sq.mtr
1	1	2579.11	2450155
2	1	148.13	140724
3	2	255.00	242250
4	1	130.65	124118
5	1	283.12	268964
6	10	980.00	931000
7	1	123.20	117040
8	4	392.00	372400
9	1	106.05	100748
10	1	88.90	84455
11	4	392.00	372400
12	1	123.20	117040
13	9	882.00	837900
14	1	254.77	242032
15	1	138.95	132003
16	12	1209.60	1149120
17	1	121.80	115710
18	1	128.45	122028
19	7	725.20	688940
20	1	266.67	253337
21	1	269.12	255664
22	7	725.20	688940
23	1	109.20	103740
24	1	106.75	101413
25	3	294.00	279300
26	1	100.65	95618
27	1	159.45	151478
28	1	262.47	249347
Total	**77**	**11355.64**	**10787858.00**

Shubhlaxmi Land Developers

Partner

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

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)	11,830,000
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.	11,355.64
	(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	10,787,858
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

Shubhlaxmi Land Developers

Partner

DARSHAN WAKHARIA & CO. FRN No 143673W CHARTERED ACCOUNTANT

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)
1	**Opening Balance**	-
2	**Deposits**	-
	From Promoters	0.00
3	**Withdrawal**	-
	Bank Charges	0.00
4	**Closing Balance _As on 24/03/2023**	-

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 **Shubhlaxmi Land Developers** 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: 25/03/2023
Place: Wardha

FRN No 143873W

Shubhlaxmi Land Developers

Partner

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	15,396,018	15,396,018	11,896,018
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4	Customer Receipts used for Project	8,330,000	8,330,000	-
5	Total Funds for Project	23,726,018	23,726,018	11,896,018
6	Total Estimated Cost (As per Table A)	23,726,018	23,726,018	23,726,018

Table G

Any Comments/Observation of CA

1	Own funds in Table F (Means of Finance) taken on the basis of ASR value instead of Actual cost incurred, to match Total funds for project with Total Estimated Cost.

Agreed and accepted by:

Shubhlaxmi Land Developers

Partner

Date: 25/03/2023
Place: Wardha

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN:23168426BGWEIC5058
Date: 25/03/2023
Place: Wardha