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)

Certificate issued for the period from start of the project to 31/03/2023.

To,

Date : 04/02/2024

Pratima Diliprao Shankarpale
Near Water Tank,
Kunghatkar Layout, Ward No. 5
Sindi (Meghe), Wardha_442001

Subject : Certificate of Financial Progress of work of **"GANESH NAGAR PART - 4"** having MahaRERA Registration number **P50400049993** being developed by **Pratima Diliprao Shankarpale (Promoter).**

Sir,

This cerficate is being issued for RERA compliance for the project **"GANESH NAGAR PART - 4"** having MahaRERA Registration number **P50400049993** being developed by **Pratima Diliprao Shankarpale (Promoter)** and is based on the records and documents produced before me and explanations provided to me by the Promoter.

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)	32,449,659
	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.	895,295
	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 :	**33,344,954**

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Sr No.		Particulars	Amount (Rs.) Estimated
ii)		**Development Cost / Cost of Construction:**	
	(a)	Estimated Cost of Construction as certified by Engineer	7,500,000
	(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.	500,000
	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:	8,000,000
		Total Cost of the Project (Estimated)	**41,344,954**

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

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).	32,449,659
	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.	895,295
	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 :	**33,344,954**



Sr No.	Particulars		Amount (Rs.) Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered		7,349,488
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	7,500,000	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA.	7,349,488	
(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		460,000.00
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		**7,809,488**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		41,154,442
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).		99.54%
5	Amount which can be withdrawn from the Designated Account		41,154,442
6	Less: Amount withdrawn till date of this certificate from Designated account.		1,850,330
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		39,304,112

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **24168426BKCUKL9286**

Date: 04/02/2024
Place: Wardha

Pratima Dilipraо Shankarpale
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 /	Received Amount	Balance Receivable
1	50	87.00	215000	215000.00	0.00
2	53	116.55	300000	300000.00	0.00
3	70	109.95	270000	270000.00	0.00
4	99	96.00	240000	240000.00	0.00
		409.50	1025000.00	1025000.00	0.00

Unsold Inventory Valuation

Ready reckoner rate : Rs.2420/- Sq.mtr

Sr No	Plot no.	Number of Plot	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2420/- per sq.mtr
1	1	1	159.22	385312
2	2	1	115.50	279510
3	3	1	115.50	279510
4	4	1	115.50	279510
5	5	1	115.50	279510
6	6	1	115.50	279510
7	7	1	115.50	279510
8	8	1	115.50	279510
9	9	1	115.50	279510
10	10	1	115.50	279510
11	11	1	115.50	279510
12	12	1	115.50	279510
13	13	1	115.50	279510
14	14	1	169.67	410601
15	15	1	93.68	226706
16	16	1	102.02	246888
17	17	1	112.32	271814
18	18	1	105.35	254947
19	19	1	107.45	260029
20	20	1	108.67	262981
21	21	1	110.42	267216
22	22	1	113.40	274428
23	23	1	102.92	249066
24	24	1	131.63	318545
25	25	1	100.51	243234
26	26	1	84.00	203280
27	27	1	84.00	203280
28	28	1	84.00	203280
29	29	1	84.00	203280
30	30	1	84.00	203280
31	31	1	84.00	203280
32	32	1	84.00	203280
33	33	1	84.00	203280
34	34	1	93.15	225423
35	35	1	125.55	303831

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Pratima Dilipras Shankarpale
WARDHA

Unsold Inventory Valuation

Ready reckoner rate : Rs.2420/- Sq.mtr

Sr No	Plot no.	Number of Plot	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2420/- per sq.mtr
36	36	1	87.00	210540
37	37	1	87.00	210540
38	38	1	87.00	210540
39	39	1	87.00	210540
40	40	1	87.00	210540
41	41	1	87.00	210540
42	42	1	87.00	210540
43	43	1	131.95	319319
44	44	1	139.31	337130
45	45	1	87.00	210540
46	46	1	87.00	210540
47	47	1	87.00	210540
48	48	1	87.00	210540
49	49	1	87.00	210540
50	51	1	87.00	210540
51	52	1	118.95	287859
52	54	1	90.00	217800
53	55	1	90.00	217800
54	56	1	90.00	217800
55	57	1	90.00	217800
56	58	1	90.00	217800
57	59	1	90.00	217800
58	60	1	90.00	217800
59	61	1	122.23	295797
60	62	1	129.55	313511
61	63	1	90.00	217800
62	64	1	90.00	217800
63	65	1	90.00	217800
64	66	1	90.00	217800
65	67	1	90.00	217800
66	68	1	90.00	217800
67	69	1	90.00	217800
68	71	1	131.25	317625
69	72	1	90.00	217800
70	73	1	90.00	217800
71	74	1	90.00	217800
72	75	1	90.00	217800
73	76	1	90.00	217800
74	77	1	90.00	217800
75	78	1	90.00	217800
76	79	1	113.05	273581
77	80	1	106.59	257948
78	81	1	100.10	242242
79	82	1	100.10	242242
80	83	1	100.10	242242
81	84	1	100.10	242242
82	85	1	100.10	242242
83	86	1	100.10	242242
84	87	1	100.10	242242

DARSHAN SARDHA ★ CHARTERED ACCOUNTANT ★ FRN No 143873W

Prerana Bhatia Sharma
For SARDHA

Unsold Inventory Valuation

Ready reckoner rate : Rs.2420/- Sq.mtr

Sr No	Plot no.	Number of Plot	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.2420/- per sq.mtr
85	88	1	104.07	251849
86	89	1	135.45	327789
87	90	1	96.00	232320
88	91	1	96.00	232320
89	92	1	96.00	232320
90	93	1	96.00	232320
91	94	1	96.00	232320
92	95	1	96.00	232320
93	96	1	114.73	277647
94	97	1	122.17	295651
95	98	1	96.00	232320
96	100	1	96.00	232320
97	101	1	96.00	232320
98	102	1	96.00	232320
99	103	1	96.00	232320
100	104	1	120.09	290618
101	105	1	119.54	289287
102	106	1	104.00	251680
103	107	1	104.00	251680
104	108	1	104.00	251680
105	109	1	104.00	251680
106	110	1	104.00	251680
107	111	1	104.00	251680
108	112	1	128.30	310486
109	113	1	150.92	365226
110	114	1	122.00	295240
111	115	1	120.28	291078
112	116	1	118.04	285657
113	117	1	116.35	281567
114	118	1	115.15	278663
115	119	1	113.42	274476
116	120	1	111.73	270387
117	121	1	110.01	266224
118	122	1	108.29	262062
119	123	1	106.56	257875
120	124	1	104.84	253713
121	125	1	103.15	249623
122	126	1	101.43	245461
123	127	1	94.15	227843
124	128	1	85.31	206450
125	129	1	82.06	198585
126	130	1	102.87	248945
Total		**126**	**12999.45**	**31458669.00**

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

Date : 04/02/2024
Place: Wardha

Prafima Dilipraо Shankarpale
WARDHA.

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)	190,512
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.	12,999.45
	(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	31,458,669
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

Date : 04/02/2024
Place: Wardha

Pratima Dilipras Shankarpale
WARDHA.

DARSHAN WAKHARIYA & CO.
FRN No 143873W
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)_**From 27/01/2023**
1	**Opening Balance**	-
2	**Deposits**	**2,024,000.00**
	Total Deposits_**Refer Annexure A**	2024000.00
3	**Withdrawal**	**1,850,329.97**
	Total Withdrawn_**Refer Annexure A**	1850329.97
4	**Closing Balance**	**173,670.03**

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 **Pratima Diliprao Shankarpale** 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: 04/02/2024
Place: Wardha

DARSHAN WAKHARIYA ★ FRN No 143873W ★ CHARTERED ACCOUNTANT

Pratima Diliprao Shankarpale
WARDHA.

Date : 04/02/2024
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 **(Refer Note below)**	38,643,882	38,643,882	40,773,530
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	2,701,072	2,701,072	380,912
5	Total Funds for Project	41,344,954	41,344,954	41,154,442
6	Total Estimated Cost (As per Table A)	41,344,954	41,344,954	

Table G

Any Comments/Observation of CA

1	Certificate issued for the period from start of the project to 31/03/2023.
2	The Estimated and Actual Cost of the plot taken on the basis of E-ASR value.
3	Annexure "A" and Annexure "B" forms part of Form 3.

Agreed and accepted by:

Pratima Dilipraо Shankerpale
WARDHA.

Date: 04/02/2024
Place: Wardha

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

FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 24168426BKCUKL9286
Date: 04/02/2024
Place: Wardha

Pratima Diliprao Shankarpale

DETAILS OF DESIGNATED BANK ACCOUNT

STATE BANK OF INDIA, DEOLI, WARDHA

(A/C NO. 41620499087)

RECEIPTS & PAYMENT STATEMENT

From Start of the Project up to 31/03/2023

ANNEXURE "A"

RECEIPTS		AMOUNT	PAYMENTS		AMOUNT
OPENING BANK BALANCE		0.00	Trf to other account_Own		200000.00
Opening Balance	0.00				
Own account trf		10000.00	**EXPENSES**		1580911.97
			Bank Charges	79.97	
Plot Sale/ Booking Amount Received		2014000.00	Development Expenses	380832.00	
Plot no. 70	270000.00		Stamp duty paid	1200000.00	
Plot no. 53	300000.00				
Plot no. 99	240000.00		LIC premium paid		69418.00
Plot no. 50	215000.00				
Plot no.98	100000.00				
Plot no.39	100000.00				
Plot no.71	150000.00				
Plot no.43	129000.00				
Plot no.40	60000.00				
Plot no.55	100000.00				
Plot no.60	150000.00				
Plot no.61	100000.00				
Plot no.62	100000.00				
					173670.03
			Closing Balance	173670.03	
TOTAL		2024000.00	TOTAL		2024000.00

Date : 04/02/2024

Place: Wardha

Pratima Diliprao Shankarpale
WARDHA.

DARSHAN H. JAJHARIYA
FRN No 143873W
CHARTERED ACCOUNTANT

PRATIMA DILIPRAO SHANKARPALE

Details of advance received from allottees against plot

Annexure 'B'

Sr no	Plot No	Plot Area	Particulars	Amount Received
1	98	96.00	Nana Bhalchandra Bhosle	100000.00
2	39	87.00	Durga Pravin Bade	100000.00
3	71	131.25	Rina Gajanan Naghate	150000.00
4	43	131.95	Samiksha Umesh Katait	129000.00
5	40	87.00	Ramesh Ashokrao Kadu	60000.00
6	55	90.00	Priti Pravin Mude	100000.00
7	60	90.00	Vijay Niranjan Dongre	150000.00
8	61	122.23	Mohammad Sajid Abdul Sattar	100000.00
9	62	129.55	Mohammad Sajid Abdul Sattar	100000.00
Total		**964.98**		**989000.00**

Date : 04/02/2024
Place: Wardha

Pratima Dilipraо Shankarpale
WARDHA.

DARSHAN WAKHARIYA & CO.
FRN No 143873W
CHARTERED ACCOUNTANT