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 31/12/2023.

To,

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

Date : 15/03/2024

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**



Sr No.	Particulars	Amount (Rs.) Estimated
ii)	**Development Cost / Cost of Construction:**	7,500,000
(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.	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**



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.		6,894,588
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		34,259,854

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **24168426BKCUKY7155**

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Pratima Diliprao Shankarpale
WARDHA.

Dt: 15/03/24

Date: 15/03/2024
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 /	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
5	88	104.07	255000	255000.00	0.00
6	87	100.10	245000	245000.00	0.00
7	110	104.00	260000	260000.00	0.00
8	111	104.00	260000	260000.00	0.00
9	37	87.00	220000	220000.00	0.00
10	112	128.30	320000	320000.00	0.00
11	71	131.25	320000	320000.00	0.00
12	79	113.05	290000	290000.00	0.00
13	83	100.10	270000	270000.00	0.00
14	105	119.54	300000	300000.00	0.00
15	48	87.00	220000	220000.00	0.00
16	45	87.00	250000	250000.00	0.00
17	15	93.68	250000	250000.00	0.00
18	16	102.02	260000	260000.00	0.00
19	17	112.32	275000	275000.00	0.00
20	18	105.35	260000	260000.00	0.00
21	19	107.45	265000	265000.00	0.00
22	89	135.45	350000	350000.00	0.00
23	90	96.00	250000	250000.00	0.00
24	86	100.10	250000	250000.00	0.00
25	7	115.50	290000	290000.00	0.00
26	76	90.00	220000	220000.00	0.00
		2732.78	6905000.00	6905000.00	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	8	1	115.50	279510
8	9	1	115.50	279510
9	10	1	115.50	279510
10	11	1	115.50	279510
11	12	1	115.50	279510
12	13	1	115.50	279510

Dt: 15/03/24

Prerna Diliprao 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
13	14	1	169.67	410601
14	20	1	108.67	262981
15	21	1	110.42	267216
16	22	1	113.40	274428
17	23	1	102.92	249066
18	24	1	131.63	318545
19	25	1	100.51	243234
20	26	1	84.00	203280
21	27	1	84.00	203280
22	28	1	84.00	203280
23	29	1	84.00	203280
24	30	1	84.00	203280
25	31	1	84.00	203280
26	32	1	84.00	203280
27	33	1	84.00	203280
28	34	1	93.15	225423
29	35	1	125.55	303831
30	36	1	87.00	210540
31	38	1	87.00	210540
32	39	1	87.00	210540
33	40	1	87.00	210540
34	41	1	87.00	210540
35	42	1	87.00	210540
36	43	1	131.95	319319
37	44	1	139.31	337130
38	46	1	87.00	210540
39	47	1	87.00	210540
40	49	1	87.00	210540
41	51	1	87.00	210540
42	52	1	118.95	287859
43	54	1	90.00	217800
44	55	1	90.00	217800
45	56	1	90.00	217800
46	57	1	90.00	217800
47	58	1	90.00	217800
48	59	1	90.00	217800
49	60	1	90.00	217800
50	61	1	122.23	295797
51	62	1	129.55	313511
52	63	1	90.00	217800
53	64	1	90.00	217800
54	65	1	90.00	217800
55	66	1	90.00	217800
56	67	1	90.00	217800
57	68	1	90.00	217800
58	69	1	90.00	217800
59	72	1	90.00	217800
60	73	1	90.00	217800
61	74	1	90.00	217800

DARSHAN WAKHARIYA & CO. FRN NO 143613W CHARTERED ACCOUNTANTS

Dt: 15/03/24

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
62	75	1	90.00	217800
63	77	1	90.00	217800
64	78	1	90.00	217800
65	80	1	106.59	257948
66	81	1	100.10	242242
67	82	1	100.10	242242
68	84	1	100.10	242242
69	85	1	100.10	242242
70	91	1	96.00	232320
71	92	1	96.00	232320
72	93	1	96.00	232320
73	94	1	96.00	232320
74	95	1	96.00	232320
75	96	1	114.73	277647
76	97	1	122.17	295651
77	98	1	96.00	232320
78	100	1	96.00	232320
79	101	1	96.00	232320
80	102	1	96.00	232320
81	103	1	96.00	232320
82	104	1	120.09	290618
83	106	1	104.00	251680
84	107	1	104.00	251680
85	108	1	104.00	251680
86	109	1	104.00	251680
87	113	1	150.92	365226
88	114	1	122.00	295240
89	115	1	120.28	291078
90	116	1	118.04	285657
91	117	1	116.35	281567
92	118	1	115.15	278663
93	119	1	113.42	274476
94	120	1	111.73	270387
95	121	1	110.01	266224
96	122	1	108.29	262062
97	123	1	106.56	257875
98	124	1	104.84	253713
99	125	1	103.15	249623
100	126	1	101.43	245461
101	127	1	94.15	227843
102	128	1	85.31	206450
103	129	1	82.06	198585
104	130	1	102.87	248945
Total		**104**	**10676.17**	**25836331.40**

DARSHAN WAKHARIYA & CO. FRN No 143878W CHARTERED ACCOUNTANT

Dt: 15/03/24

Date : 15/03/2024
Place: Wardha

Pratima Diliprao 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.	10,676.17
	(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	25,836,331
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 : 15/03/2024
Place: Wardha

DARSHAN HARIHARIYA & CO. CHARTERED ACCOUNTANTS FRN No 143873W

Dt: 15/03/24

Purnima Diliprao Shankarpale
WARDHA.

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**	**7,354,000.00**
	Total Deposits_**Refer Annexure A**	7354000.00
3	**Withdrawal**	**6,894,587.97**
	Total Withdrawn_**Refer Annexure A**	6894587.97
4	**Closing Balance up to 31.12.2023**	**459,412.03**

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: 15/03/2024
Place: Wardha

Pratima Diliprao Shankarpale
WARDHA.

Date : 15/03/2024
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	34,259,854
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	6,894,588
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 31/12/2023.
2	The Estimated and Actual Cost of the plot taken on the basis of E-ASR value.
3	Annexure "A" forms part of Form 3.

Agreed and accepted by:

Pratima Dilliprao Shankarpale
WARDHA.

Date: 15/03/2024
Place: Wardha

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

DARSHAN WAKHARIYA
FRN No 143873W
CHARTERED ACCOUNTANT

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 24168426BKCUKY7155
Date: 15/03/2024
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 31/12/2023

ANNEXURE "A"

RECEIPTS		AMOUNT	PAYMENTS		AMOUNT
OPENING BANK BALANCE		0.00	Trf to other account_Own		1700000.00
Opening Balance	0.00				
Own account trf		10000.00	**EXPENSES**		3996743.97
			Bank Charges	433.97	
Plot Sale/ Booking Amount		6844000.00	Development Expenses	380832.00	
Plot no. 70	270000.00		Stamp duty paid	1200000.00	
Plot no. 53	300000.00		Brokerage Exp	255842.00	
Plot no. 99	240000.00		Other project Exp	2159636.00	
Plot no. 50	215000.00				
Plot no.98	100000.00		LIC premium paid		177844.00
Plot no.39	100000.00				
Plot no.71	320000.00				
Plot no.43	129000.00		Loan Repayment		
Plot no.40	60000.00		Satish Dhumne		990000.00
Plot no.55	100000.00				
Plot no.60	150000.00		Plot advance return		30000.00
Plot no.61	100000.00				
Plot no.62	100000.00				
Plot no. 57	100000.00				
Plot no. 56	100000.00				
Plot no. 88	255000.00				
Plot no. 87	245000.00				
Plot no. 11	100000.00				
Plot no. 110	100000.00				
Plot no. 111	260000.00				
Plot no. 58	100000.00				
Plot no. 37	220000.00				
Plot no. 112	320000.00				
Plot no. 13	150000.00				
Plot no. 83	270000.00				
Plot no. 48	220000.00				
Plot no. 44	150000.00				
Plot no. 101	61000.00				
Plot no. 78	35000.00				
Plot no. 46 & 47	200000.00				
Plot no. 45	250000.00				
Plot no. 15,16,17,18,19	15000.00				
Plot no. 89	350000.00				
Plot no. 103	100000.00				
Plot no. 102	100000.00				
Plot no. 90	250000.00				
Plot no. 14	400000.00				
Plot no. 75	89000.00				
Plot no. 76	220000.00				
Booking Reced. For other project plots		500000.00			459412.03
			Closing Balance	459412.03	
TOTAL		7354000.00	TOTAL		7354000.00

Date : 15/03/2024

Place: Wardha

Pratima Diliprao Shankarpale

WARDHA.

DARSHAN MAHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANTS