



FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Abhijit Subhash Bidkar and Amol Subhash Bidkar
Near Karanja Chouk, Nehru Ward,
Hinganghat, 442301.

Sub: Certificate of financial progress of work of "**Subhash Residency**" having Maharashtra Registration No. _____ being developed by **Abhijit Subhash Bidkar and Amol Subhash Bidkar**.

Sir,

This certificate is being issued for RERA compliance for the project "**Subhash Residency**" having Maharashtra Registration No. _____ being developed by **Abhijit Subhash Bidkar and Amol Subhash Bidkar** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Table A - Estimated cost of the Project (at the time of registration of the project)

Sr. No (1)	Particulars (2)	Estimated cost (at the time of registration of the project) (3)
1	i Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	2,17,13,614
	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 or any Statutory Authority.	26,23,700
	c. Estimated Acquisition Cost of TDR (if any).	-
	d. Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government, toward stamp duty, transfer charges, registration 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 accommodation or rent in lieu of transit Accommodation overhead cost, amount 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 deposit , or any amount whatsoever payable to any authorities toward and in project of rehabilitation .	-
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub-Total of LAND COST	2,43,37,314
	ii	Development Cost/Cost of Construction of building:	
	a.	Estimated Cost of Constrution as certified by Engineer.	5,50,00,000
	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 (a) above ,i.e. salaries , consultants fees, site overheads, development works, cost of services (including water , electricity,sewerage, drainage, layout roads etc), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	9,12,513
	d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	1,00,000
	e.	Interest payable 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	5,60,12,513
		Total Cost of the Project (Estimated)	8,03,49,827



Table B - Estimated cost of the Project (at the time of registration of the project)		
Sr. No (1)	Particulars (2)	Amount (Rs.)
		Incurred (3)
1	Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	2,17,13,614
	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 or any Statutory Authority.	16,22,700
	c. Incurred expenditure for Acquisition of TDR (if any).	
	d. Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration 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 rehab building. Minimum of (a) or (b) to be considered.	-
	(a) Cost incurred for construction of rehab 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 verified 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 accommodation or rent in lieu of transit Accommodation overhead cost, amount paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	(iii) Incurred expenditure towards ASR linked premium , fees, charges and security deposits or maintenance deposit , or any amount whatsoever paid to any authorities toward 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	2,33,36,314
2	Development Cost / Cost of Construction:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	50,94,539.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	51,14,235.00



	(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	50,94,539.00
(ii)	Cost incurred on additional items not included in estimated cost (as per engineer certificate)	-
(iii)	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,sewerage, 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 project registered.	-
(iv)	Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	-
(v)	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	50,94,539
3	Total Cost of the Project (Actual incurred as on date of certificate)	2,84,30,853
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	35%
5	Amount which can be withdrawn from the Designated Account.	2,84,30,853
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	2,84,30,853



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

SOLD INVENTORY					
Sr.no (1)	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
NIL					

(Unsold Inventory)				
Ready Recknor Rate as on the date of certificate of the Residential premises is Rs.520/- Sq Mtrs.				
Sr. No	Floor/W ing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	-	1	688.80	3,58,176.00
2	-	2	120.45	62,634.00
3	-	3	117.15	60,918.00
4	-	4	117.15	60,918.00
5	-	5	117.15	60,918.00
6	-	6	125.95	65,494.00
7	-	7	107.00	55,640.00
8	-	8	84.00	43,680.00
9	-	9	84.00	43,680.00
10	-	10	84.00	43,680.00
11	-	11	84.00	43,680.00
12	-	12	84.00	43,680.00
13	-	13	84.00	43,680.00
14	-	14	88.20	45,864.00
15	-	15	102.90	53,508.00
16	-	16	102.20	53,144.00
17	-	17	102.20	53,144.00
18	-	18	102.20	53,144.00
19	-	19	102.20	53,144.00
20	-	20	102.20	53,144.00
21	-	21	131.10	68,172.00
22		22	134.78	70,085.60
23		23	102.00	53,040.00
24		24	102.00	53,040.00
25		25	102.00	53,040.00
26		26	102.00	53,040.00
27		27	102.00	53,040.00
28		28	102.00	53,040.00
29		29	102.00	53,040.00
30		30	102.00	53,040.00



31		31	94.52	49,150.40
32		32	81.26	42,255.20
33		33	119.95	62,374.00
34		34	100.50	52,260.00
35		35	100.50	52,260.00
36		36	100.50	52,260.00
37		37	100.50	52,260.00
38		38	100.50	52,260.00
39		39	100.50	52,260.00
40		40	100.50	52,260.00
41		41	100.50	52,260.00
42		42	100.50	52,260.00
43		43	100.50	52,260.00
44		44	100.50	52,260.00
45		45	100.50	52,260.00
46		46	100.50	52,260.00
47		47	100.50	52,260.00
48		48	100.50	52,260.00
49		49	100.50	52,260.00
50		50	100.50	52,260.00
51		51	100.50	52,260.00
52		52	100.50	52,260.00
53		53	100.50	52,260.00
54		54	184.45	95,914.00
55		55	105.95	55,094.00
56		56	99.40	51,688.00
57		57	99.40	51,688.00
58		58	99.40	51,688.00
59		59	96.60	50,232.00
60		60	93.45	48,594.00
61		61	99.40	51,688.00
62		62	99.40	51,688.00
63		63	99.40	51,688.00
64		64	105.95	55,094.00
65		65	117.33	61,011.60
66		66	100.50	52,260.00
67		67	100.50	52,260.00
68		68	100.50	52,260.00
69		69	100.50	52,260.00
70		70	100.50	52,260.00
71		71	100.50	52,260.00
72		72	100.50	52,260.00
73		73	100.50	52,260.00
74		74	100.50	52,260.00
75		75	100.50	52,260.00
76		76	100.50	52,260.00
77		77	100.50	52,260.00

78		78	100.50	52,260.00
79		79	100.50	52,260.00
80		80	100.50	52,260.00
81		81	100.50	52,260.00
82		82	100.50	52,260.00
83		83	100.50	52,260.00
84		84	100.50	52,260.00
85		85	100.50	52,260.00
86		86	187.08	97,281.60
87		87	117.33	61,011.60
88		88	94.50	49,140.00
89		89	94.50	49,140.00
90		90	94.50	49,140.00
91		91	94.50	49,140.00
92		92	94.50	49,140.00
93		93	94.50	49,140.00
94		94	94.50	49,140.00
95		95	94.50	49,140.00
96		96	94.50	49,140.00
97		97	94.50	49,140.00
98		98	94.50	49,140.00
99		99	94.50	49,140.00
100		100	94.50	49,140.00
101		101	94.50	49,140.00
102		102	94.50	49,140.00
103		103	94.50	49,140.00
104		104	94.50	49,140.00
105		105	94.50	49,140.00
106		106	94.50	49,140.00
107		107	94.50	49,140.00
108		108	94.50	49,140.00
109		109	94.50	49,140.00
110		110	118.08	61,401.60
111		111	105.95	55,094.00
112		112	99.40	51,688.00
113		113	99.40	51,688.00
114		114	99.40	51,688.00
115		115	88.20	45,864.00
116		116	207.23	1,07,759.60
117		117	196.35	1,02,102.00
118		118	211.46	1,09,959.20
119		119	257.58	1,33,941.60
120		120	200.00	1,04,000.00
121		121	200.00	1,04,000.00
122		122	200.00	1,04,000.00
123		123	200.00	1,04,000.00
124		124	200.00	1,04,000.00

125		125	200.00	1,04,000.00
126		126	200.00	1,04,000.00
127		127	200.00	1,04,000.00
128		128	200.00	1,04,000.00
129		129	200.00	1,04,000.00
130		130	200.00	1,04,000.00
131		131	200.00	1,04,000.00
132		132	200.00	1,04,000.00
133		133	224.58	1,16,781.60
134		134	204.08	1,06,121.60
135		135	200.00	1,04,000.00
136		136	200.00	1,04,000.00
137		137	200.00	1,04,000.00
138		138	200.00	1,04,000.00
139		139	256.08	1,33,161.60
140		140	210.96	1,09,699.20
141		141	204.00	1,06,080.00
142		142	204.00	1,06,080.00
143		143	204.00	1,06,080.00
144		144	203.40	1,05,768.00
145		145	204.00	1,06,080.00
146		146	204.00	1,06,080.00
147		147	202.88	1,05,497.60
148		148	109.85	57,122.00
149		149	88.40	45,968.00
150		150	88.40	45,968.00
151		151	88.40	45,968.00
152		152	88.40	45,968.00
153		153	88.40	45,968.00
154		154	88.45	45,994.00
155		155	84.50	43,940.00
156		156	84.50	43,940.00
157		157	84.50	43,940.00
158		158	84.50	43,940.00
159		159	84.50	43,940.00
160		160	84.50	43,940.00
161		161	84.50	43,940.00
162		162	84.50	43,940.00
163		163	109.98	57,189.60
164		164	101.95	53,014.00
165		165	81.60	42,432.00
166		166	81.60	42,432.00
167		167	81.60	42,432.00
168		168	81.60	42,432.00
169		169	81.60	42,432.00
170		170	81.60	42,432.00
171		171	81.60	42,432.00



172		172	81.60	42,432.00
173		173	81.60	42,432.00
174		174	111.85	58,162.00
175		175	117.85	61,282.00
176		176	96.60	50,232.00
177		177	96.60	50,232.00
178		178	96.60	50,232.00
179		179	96.60	50,232.00
180		180	96.60	50,232.00
181		181	96.60	50,232.00
182		182	96.60	50,232.00
183		183	96.60	50,232.00
184		184	96.60	50,232.00
185		185	121.00	62,920.00
186		186	121.00	62,920.00
187		187	92.40	48,048.00
188		188	92.40	48,048.00
189		189	92.40	48,048.00
190		190	92.40	48,048.00
191		191	92.40	48,048.00
192		192	92.40	48,048.00
193		193	92.40	48,048.00
194		194	116.50	60,580.00
195		195	109.90	57,148.00
196		196	97.50	50,700.00
197		197	97.50	50,700.00
198		198	97.50	50,700.00
199		199	97.50	50,700.00
200		200	97.50	50,700.00
201		201	109.88	57,137.60
202		202	102.75	53,430.00
203		203	97.50	50,700.00
204		204	92.70	48,204.00
205		205	88.05	45,786.00
206		206	83.40	43,368.00
207		207	79.35	41,262.00
208		208	101.00	52,520.00
209		209	86.47	44,964.40
210		210	88.20	45,864.00
211		211	88.20	45,864.00
212		212	88.20	45,864.00
213		213	88.20	45,864.00
214		214	88.20	45,864.00
215		215	88.20	45,864.00
216		216	88.20	45,864.00
217		217	88.20	45,864.00
218		218	121.00	62,920.00



219		219	159.15	82,758.00
220		220	96.60	50,232.00
221		221	96.60	50,232.00
222		222	96.60	50,232.00
223		223	96.60	50,232.00
224		224	96.60	50,232.00
225		225	96.60	50,232.00
226		226	96.60	50,232.00
227		227	96.60	50,232.00
228		228	176.30	91,676.00
229		229	104.00	54,080.00
230		230	80.60	41,912.00
231		231	80.60	41,912.00
232		232	80.60	41,912.00
233		233	80.60	41,912.00
234		234	80.60	41,912.00
235		235	80.60	41,912.00
236		236	80.60	41,912.00
237		237	130.45	67,834.00
238		238	85.40	44,408.00
239		239	85.40	44,408.00
240		240	85.40	44,408.00
241		241	85.40	44,408.00
242		242	85.40	44,408.00
243		243	85.40	44,408.00
244		244	85.40	44,408.00
245		245	85.40	44,408.00
246		246	85.40	44,408.00
247		247	85.40	44,408.00
248		248	123.45	64,194.00
249		249	114.35	59,462.00
250		250	86.80	45,136.00
251		251	86.80	45,136.00
252		252	86.80	45,136.00
253		253	86.80	45,136.00
254		254	86.80	45,136.00
255		255	86.80	45,136.00
256		256	86.80	45,136.00
257		257	86.80	45,136.00
258		258	86.80	45,136.00
259		259	86.80	45,136.00
260		260	125.55	65,286.00
261		261	147.85	76,882.00
262		262	84.00	43,680.00
263		263	84.00	43,680.00
264		264	86.10	44,772.00
265		265	84.60	43,992.00



266		266	84.00	43,680.00
267		267	84.00	43,680.00
268		268	106.65	55,458.00
269		269	108.15	56,238.00
270		270	86.40	44,928.00
271		271	87.00	45,240.00
272		272	166.20	86,424.00
273		273	145.80	75,816.00
274		274	110.25	57,330.00
275		275	108.36	56,347.20
276		276	130.35	67,782.00
277		277	106.50	55,380.00
278		278	103.50	53,820.00
279		279	100.50	52,260.00
280		280	97.25	50,570.00
281		281	94.00	48,880.00
282		282	93.75	48,750.00
283		283	103.31	53,721.20
284		284	87.00	45,240.00
285		285	87.00	45,240.00
286		286	87.00	45,240.00
287		287	87.00	45,240.00
288		288	87.00	45,240.00
289		289	87.00	45,240.00
290		290	87.00	45,240.00
291		291	87.00	45,240.00
292		292	87.00	45,240.00
293		293	87.00	45,240.00
294		294	87.00	45,240.00
295		295	87.00	45,240.00
296		296	213.63	1,11,087.60
297		297	96.34	50,096.80
298		298	80.33	41,771.60
299		299	80.33	41,771.60
300		300	80.33	41,771.60
301		301	80.33	41,771.60
302		302	80.33	41,771.60
303		303	80.33	41,771.60
304		304	80.33	41,771.60
305		305	80.33	41,771.60
306		306	80.33	41,771.60
307		307	102.33	53,211.60
308		308	102.33	53,211.60
309		309	80.33	41,771.60
310		310	80.33	41,771.60
311		311	80.33	41,771.60
312		312	80.33	41,771.60



313		313	80.33	41,771.60
314		314	80.33	41,771.60
315		315	80.33	41,771.60
316		316	80.33	41,771.60
317		317	80.33	41,771.60
318		318	94.14	48,952.80
319		319	90.32	46,966.40
320		320	80.33	41,771.60
321		321	80.33	41,771.60
322		322	80.33	41,771.60
323		323	80.33	41,771.60
324		324	80.33	41,771.60
325		325	80.33	41,771.60
326		326	80.33	41,771.60
327		327	80.33	41,771.60
328		328	80.33	41,771.60
329		329	102.33	53,211.60
330		330	102.33	53,211.60
331		331	80.33	41,771.60
332		332	80.33	41,771.60
333		333	80.33	41,771.60
334		334	80.33	41,771.60
335		335	80.33	41,771.60
336		336	80.33	41,771.60
337		337	80.33	41,771.60
338		338	80.33	41,771.60
339		339	80.33	41,771.60
340		340	88.09	45,806.80
341		341	140.60	73,112.00
342		342	87.15	45,318.00
343		343	101.85	52,962.00
344		344	116.55	60,606.00
345		345	125.03	65,015.60
346		346	261.33	1,35,891.60
347		347	203.00	1,05,560.00
348		348	203.00	1,05,560.00
349		349	228.60	1,18,872.00
350		350	209.24	1,08,804.80
351		351	201.20	1,04,624.00
352		352	200.00	1,04,000.00
353		353	200.00	1,04,000.00
354		354	208.98	1,08,669.60
355		355	205.16	1,06,683.20
356		356	94.50	49,140.00
357		357	94.50	49,140.00
358		358	94.50	49,140.00
359		359	94.50	49,140.00



360		360	94.50	49,140.00
361		361	94.50	49,140.00
362		362	94.50	49,140.00
363		363	94.50	49,140.00
364		364	219.00	1,13,880.00
365		365	116.25	60,450.00
366		366	93.00	48,360.00
367		367	93.00	48,360.00
368		368	93.00	48,360.00
369		369	93.00	48,360.00
370		370	93.00	48,360.00
371		371	93.00	48,360.00
372		372	93.00	48,360.00
373		373	93.00	48,360.00
374		374	93.00	48,360.00
375		375	93.00	48,360.00
376		376	203.46	1,05,799.20
Total			41756.95	2,17,13,614.00



Table D
Comparison Between Balance Cost & Receivable

S.No (1)	Particulars (2)	Amount (3)
1	Estimated balance Cost to Complete the Real Estate Project (Difference Of Total Estimated Project Cost less Cost Incurred)	5,19,18,974
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	-
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	41,756.95
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	2,17,13,614
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)]	-
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	-

Table E
Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details Bank Of Baroda (A/c No 09280200001889)
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I hereby certify that required proportion of money, as specified In the Act, collected from alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **Abhijit Subhash Bidkar and Amol Subhash Bidkar** has utilized the required proportion of money, as specified In the Act, collected from alloters of this project only For Land and Construction of this project.



Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & Indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	5,00,00,000	5,00,00,000	2,84,30,853
2	Total Borrowed Fund (Secured drawdown Available till date			
3	Total Borrowed Fund (unsecured) drawdown Available till date			
4	Customer Receipt used for Project	5,00,00,000	5,00,00,000	
5	Total Funds for Project	10,00,00,000	10,00,00,000	2,84,30,853
6	Total Estimated Cost (As per table A)	8,03,49,827	8,03,49,827	8,03,49,827

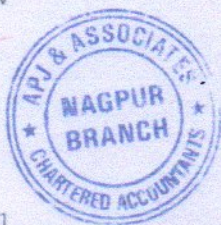
Table G
Any Comments/Observations of CA

1	ASR Rate (NA Plots) for FY 23-24 taken as per Rural Area non agricultural land Sr. No. 9.9.2 Mouza-Shahalangadi, Taluka-Hinganghat District-Wardha for FY 23-24.
2	Table A alongwith Estimated Column and Proposed column in Table F has been feeded as per the information provided by the Promoter.
3	This certificate cover the receipts & expenditure upto 29-02-2024.
4	

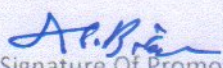
Yours faithfully

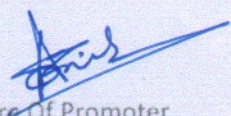
For, APJ & Associates
Chartered Accountants
FRN:124810W

Atul Bhaiyya
(Partner)
M. No.128681
UDIN :24128681BKCRP3442
Date:06/03/2024



Agreed & Accepted By :


Signature Of Promoter
Name : Abhijit Subhash Bidkar


Signature Of Promoter
Name : Amol Subhash Bidkar