M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Mob. No. +91 7020387041
email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

Mrs. Rupali Pramod Gharde

Sub.:- Certificate of Financial Progress of Work of **DEV HEIGHTS** MahaRERA Registration Number- **P50500018109** being developed by Mrs. Rupali Pramod Gharde

Sir,

This certificate is being issued for RERA compliance for the Project **DEV HEIGHTS** having MahaRERA Registration Number - **P50500018109** being developed by Mrs. Rupali Pramod Gharde and is based on the records and documents produced before me and explanations provided to me by the Proprietor

For the Quarter Ended : 30TH September 2023

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	74,87,288
	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.	28,38,077
	c) Estimated Acquisition cost of TDR (if any)	-
	d) Estimated Amounts payable to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	3,51,224
	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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards 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	1,06,76,589
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	13,12,48,871
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	2,97,49,744
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,86,020
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	16,11,84,635
	Total Cost of The project (Estimated)	17,18,61,224

G A D & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	74,87,288
	b) Incurred expenditure on Premiums 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.	28,38,077
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts paid to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	3,51,224
	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 of rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture 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 accommodation or rent in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable 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	1,06,76,589
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	4,59,37,105
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	8,02,156
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	4,67,39,261
3	Total Cost of The project (Actual incurred as on date of certificate)	5,74,15,850
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	33.41
5	Amount which can be withdrawn from the Designated Account.	5,74,15,850
6	Less: Amount withdrawn till date of this certificate from the Designated Account	2,71,43,358
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,02,72,492

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
28th December 2023
UDIN : 23177608BGSMZE9556

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

Date:-28/12/2023
Place:-Nagpur

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	11,44,45,374
2	Balance amount of receivables from sold apartments as per Table C of this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	2,00,86,642
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,664.98
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (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	12,96,77,126
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	14,97,63,768
5	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)	10,48,34,637

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	1,90,00,351
3	Withdrawals	1,90,00,351
4	Closing Balance	-

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 M/s RUPALI PRAMOD GHARDE has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W





CA. Ankit Talreja
Nagpur
28th December 2023
UDIN : 23177608BGSMZE9556

Date:-28/12/2023
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	C 101 2BHK	50.89	14,50,000.00	14,00,000.00	50,000.00
2	C 102 2BHK	50.89	14,00,000.00	3,25,000.00	10,75,000.00
3	C103 2BHK	50.95	14,50,000.00	14,00,000.00	50,000.00
4	A201 2BHK	49.96	19,50,000.00	1601000	3,49,000.00
5	B 201 2BHK	49.96	27,00,000.00	349000	23,51,000.00
6	B 203 2BHK	50.95	24,50,000.00	1475000	9,75,000.00
7	C 201 2BHK	50.89	24,00,000.00	125000	22,75,000.00
8	C 202 2BHK	50.89	25,25,000.00	1654464	8,70,536.00
9	C203 2BHK	50.95	14,50,000.00	1300000	1,50,000.00
10	B 301 2BHK	49.96	18,50,000.00	500000	13,50,000.00
11	B 302 2BHK	49.96	18,50,000.00	1600000	2,50,000.00
12	B 401 2BHK	49.96	24,00,000.00	250000	21,50,000.00
13	B 402 2BHK	49.96	24,00,000.00	2081000	3,19,000.00
14	C 401 2BHK	50.89	24,50,000.00	2270358	1,79,642.00
15	C 402 2BHK	50.89	24,00,000.00	2001000	3,99,000.00
16	C403 2BHK	50.95	14,50,000.00	1300000	1,50,000.00
17	C 502 2BHK	50.89	27,55,000.00	2755000	-
18	C 503 2BHK	50.95	14,50,000.00	1300000	1,50,000.00
19	C 602 2BHK	50.89	25,50,000.00	786536	17,63,464.00
20	C 702 2BHK	50.89	55,00,000.00	568000	49,32,000.00
21	C 802 2BHK	50.89	24,00,000.00	2102000	2,98,000.00
	TOTAL	**1,063.38**	**4,72,30,000**	**2,71,43,358**	**2,00,86,642**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential Project is Rs 85,624 per sm. at Carpet Area (Rs.77840*1.1 for Upto 4th Floor) (+5% From 5th Floor to 10th Floor & 7.5% From 11th Floor to 20th Floor)

Sr. No.	Shop/ Commerical Space	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	A101 2BHK	49.96	11,43,725.92
2	A102 2BHK	49.96	11,43,725.92
3	A 103 2BHK	49.96	11,43,725.92
4	A104 1.5BHK	47.82	10,94,556.06
5	A105 1BHK	36.40	8,33,186.62
6	A106 2BHK	51.56	11,80,305.74
7	B 101 2BHK	49.96	11,43,725.92
8	B 102 2BHK	49.96	11,43,725.92
9	B 103 2BHK	50.95	11,66,273.56
10	B 104 1.5BHK	47.82	10,94,578.95
11	B 105 1BHK	36.40	8,33,186.62
12	B 106 2BHK	51.16	11,71,057.78
13	A202 2BHK	49.96	11,43,725.92
14	A203 2BHK	49.96	11,43,725.92
15	A204 1.5BHK	47.82	10,94,556.06
16	A205 1BHK	36.40	8,33,186.62
17	A206 2BHK	51.56	11,80,305.74
18	B 202 2BHK	49.96	11,43,725.92
19	B 204 1.5BHK	47.82	10,94,578.95
20	B 205 1BHK	36.40	8,33,186.62
21	B 206 2BHK	51.16	11,71,057.78



22	A301 3BHK	49.96	11,43,725.92
23	A302 3BHK	49.96	11,43,725.92
24	A303 2BHK	49.96	11,43,725.92
25	A304 1.5BHK	47.82	10,94,556.06
26	A305 1BHK	36.40	8,33,186.62
27	A306 2BHK	51.56	11,80,305.74
28	B 303 2BHK	50.95	11,66,273.56
29	B 304 1.5BHK	47.82	10,94,578.95
30	B 305 1BHK	36.40	8,33,186.62
31	B 306 2BHK	51.16	11,71,057.78
32	C 301 2BHK	50.89	11,64,808.54
33	C 302 2BHK	50.89	11,64,808.54
34	C 303 2BHK	50.95	11,66,273.56
35	A401 2BHK	49.96	11,43,725.92
36	A402 2BHK	49.96	11,43,725.92
37	A403 2BHK	49.96	11,43,725.92
38	A404 1.5BHK	47.82	10,94,556.06
39	A405 1BHK	36.40	8,33,186.62
40	A406 2BHK	51.56	11,80,305.74
41	B 403 2BHK	50.95	11,66,273.56
42	B 404 1.5BHK	47.82	10,94,578.95
43	B 405 1BHK	36.40	8,33,186.62
44	B 406 2BHK	51.16	11,71,057.78
45	A501 2BHK	49.96	11,43,725.92
46	A502 2BHK	49.96	11,43,725.92
47	A503 2BHK	49.96	11,43,725.92
48	A504 1.5BHK	47.82	10,94,556.06
49	A505 1BHK	36.40	8,33,186.62
50	A506 2BHK	51.56	11,80,305.74
51	B501 2BHK	49.96	11,43,725.92
52	B502 2BHK	49.96	11,43,725.92
53	B503 2BHK	50.95	11,66,273.56
54	B504 1.5BHK	47.82	10,94,578.95
55	B505 1BHK	36.40	8,33,186.62
56	B506 2BHK	51.16	11,71,057.78
57	C 501 2BHK	50.89	11,64,808.54
58	A601 2BHK	49.96	11,43,725.92
59	A602 2BHK	49.96	11,43,725.92
60	A603 2BHK	49.96	11,43,725.92
61	A604 1.5BHK	47.82	10,94,556.06
62	A605 1BHK	36.40	8,33,186.62
63	A606 2BHK	51.56	11,80,305.74
64	B 601 2BHK	49.96	11,43,725.92
65	B 602 2BHK	49.96	11,43,725.92
66	B 603 2BHK	50.95	11,66,273.56
67	B 604 1.5BHK	47.82	10,94,578.95
68	B 605 1BHK	36.40	8,33,186.62
69	B 606 2BHK	51.16	11,71,057.78
70	C 601 2BHK	50.89	11,64,808.54
71	C603 2BHK	50.95	11,66,273.56
72	A701 3BHK	49.96	11,43,725.92
73	A702 3BHK	49.96	11,43,725.92
74	A703 2BHK	49.96	11,43,725.92
75	A704 1.5BHK	47.82	10,94,556.06
76	A705 1BHK	36.40	8,33,186.62
77	A706 2BHK	51.56	11,80,305.74
78	B 701 2BHK	49.96	11,43,725.92
79	B 702 2BHK	49.96	11,43,725.92
80	B 703 2BHK	50.95	11,66,273.56
81	B 704 1.5BHK	47.82	10,94,578.95
82	B 705 1BHK	36.40	8,33,186.62
83	B 706 2BHK	51.16	11,71,057.78
84	C 701 2BHK	50.89	11,64,808.54
85	C 703 2BHK	50.95	11,66,273.56
86	A801 2BHK	49.96	11,43,725.92
87	A802 2BHK	49.96	11,43,725.92
88	A803 2BHK	49.96	11,43,725.92
89	A804 1.5BHK	47.82	10,94,556.06

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90	A805 2BHK	51.56	11,80,305.74
91	B 801 2BHK	49.96	11,43,725.92
92	B 802 2BHK	49.96	11,43,725.92
93	B 803 2BHK	50.95	11,66,273.56
94	B 804 1.5BHK	47.82	10,94,578.95
95	B 805 2BHK	51.56	11,80,305.74
96	C 801 2BHK	50.89	11,64,808.54
97	C803 2BHK	50.95	11,66,273.56
98	A901 2BHK	49.96	11,43,725.92
99	A902 2BHK	49.96	11,43,725.92
100	A903 2BHK	49.96	11,43,725.92
101	A904 1.5BHK	47.82	10,94,556.06
102	A905 2BHK	51.56	11,80,305.74
103	B 901 2BHK	49.96	11,43,725.92
104	B 902 2BHK	49.96	11,43,725.92
105	B 903 2BHK	50.95	11,66,273.56
106	B 904 1.5BHK	47.82	10,94,578.95
107	B 905 2BHK	51.56	11,80,305.74
108	C 901 2BHK	50.89	11,64,808.54
109	C 902 2BHK	50.89	11,64,808.54
110	C 903 2BHK	50.95	11,66,273.56
111	B 1001 2BHK	49.96	11,43,725.92
112	B 1002 2BHK	49.96	11,43,725.92
113	B 1003 2BHK	50.95	11,66,273.56
114	B 1004 1.5BHK	47.82	10,94,578.95
115	C 1001 2BHK	50.89	11,64,808.54
116	C 1002 2BHK	50.89	11,64,808.54
117	C 1003 2BHK	50.95	11,66,273.56
			-
TOTAL		**5,664.98**	**12,96,77,125.85**

GAD & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	3,00,00,000	3,00,00,000	3,13,72,492
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	15,40,18,935	17,69,07,126	2,71,43,358
5	Total Funds for Project	18,40,18,935	20,69,07,126	5,85,15,850
6	Total Estimated Cost (As per Table A)	17,18,61,224	17,18,61,224	5,74,15,850

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 23177608BGSMZE9556

GAD & ASSOCIATES ★ Chartered Accountants ★ FRN-146550W NAGPUR

Agreed and accepted by:

R P Gharde

Name: Smt. Rupali Pramod Gharde
Promoter

Date:-28/12/2023