SONAM THAKUR
Chartered Accountant

Period : October To December 2024

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date : 17/01/2025

To
M/S TIRUPATI DEVELOPERS
3rd floor, NKY Tower, Ajni square,
Nagpur - 440015

Subject : Certiticate of Financial Progress of Work of **SILVER CITY - 2** having MahaRERA Registration Number **P50500029462** (Only Applicable after project Registration) being developed by **M/s TIRUPATI DEVELOPERS.**

Sir,

This certificate is being issued for RERA compliance for the Project **SILVER CITY -2** having MahaRERA Registration Number **P50500029462** (Only Applicable after project Registration) being developed by **M/s. TIRUPATI DEVELOPERS** 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 Project)

Sr. No. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	50550000.00
	(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.	17876100.00
	(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	4062000.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 appropriate authority or government or concessionaire which are not refundable and so on.	-

Flat No.1401 C Tower, Godrej Anandam, Ganeshpeth, Near Model Mill Square, Nagpur-440018

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	iii. Estimated Cost of 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 estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land Cost :	**72488100.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	25146807.00
	(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. sewerage, 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.	-
	(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 :	**25146807.00**
	Total cost of the Project (Estimated)	**97634907.00**

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

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	50550000.00
	(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.	17876100.00
	(c) Incurred Expenditure for Acquisition 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	4062000.00
	(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 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 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 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 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	**72488100.00**
2	**ii. Development Cost/Cost of Construction**	
	(a) Expenditure for construction. Minimum of (a) or (b) to be considered	-
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	23889467.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by 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, 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.	-
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(e) 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	**23889467.00**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**96377567.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	98.71%
5	Amount which can be withdrawn from the Designated Account	96377567.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	164913203.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-68535636.00

Table C

Statement for calculation of Receivables from the Sales of The 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 Receivables
1	2	3	4	5	6
1	1	135.38	1203650.00	1203650.00	0.00
2	2	111.47	1823793.00	1823793.00	0.00
3	3	110.22			
4	4	109.16	623700.00	623700.00	0.00
5	5	107.92	910000.00	910000.00	0.00
6	6	106.69	944650.00	944650.00	0.00
7	7	133.65	1050000.00	1050000.00	0.00
8	8	131.62	560000.00	560000.00	0.00
9	9	102.41	1157450.00	1157450.00	0.00
10	10	101.35	700000.00	700000.00	0.00
11	11	100.11	812500.00	812500.00	0.00
12	12	98.86	812500.00	812500.00	0.00
13	13	97.80	810600.00	810600.00	0.00
14	14	134.81	1226400.00	1226400.00	0.00
15	15	128.90	752000.00	752000.00	0.00
16	16	103.51	1225600.00	1225600.00	0.00
17	17	103.51	428960.00	428960.00	0.00
18	18	103.51	1900000.00	1900000.00	0.00
19	19	103.51			
20	20	103.51	714000.00	714000.00	0.00
21	21	103.51	555100.00	555100.00	0.00
22	22	103.51	490000.00	490000.00	0.00
23	23	103.51	1058641.00	1058641.00	0.00
24	24	128.58	581297.00	581297.00	0.00
25	25	140.34	1134000.00	1134000.00	0.00
26	26	101.59	420000.00	420000.00	0.00
27	27	101.59	420000.00	420000.00	0.00
28	28	101.59	511000.00	511000.00	0.00
29	29	101.59	721000.00	721000.00	0.00
30	30	101.59	1284243.00	1284243.00	0.00
31	31	101.59	1466000.00	1466000.00	0.00
32	32	135.26			
33	33	135.26	1600000.00	1600000.00	0.00
34	34	94.82	444500.00	444500.00	0.00
35	35	94.82	821800.00	821800.00	0.00
36	36	94.82	525000.00	525000.00	0.00
37	37	94.82	857360.00	857360.00	0.00
38	38	94.82	772652.00	772652.00	0.00
39	39	94.82	385028.00	385028.00	0.00

40	40	140.34	1417826.00	1417826.00	0.00
41	41	141.93	658000.00	658000.00	0.00
42	42	100.84	775417.00	775417.00	0.00
43	43	100.84	696489.00	696489.00	0.00
44	44	100.84	696489.00	696489.00	0.00
45	45	100.84	1250000.00	1250000.00	0.00
46	46	100.84	1250000.00	1250000.00	0.00
47	47	135.26	611491.00	611491.00	0.00
48	48	135.26	1852511.00	1852511.00	0.00
49	49	90.30			
50	50	90.30	420000.00	420000.00	0.00
51	51	90.30	799400.00	799400.00	0.00
52	52	90.30	1496950.00	1496950.00	0.00
53	53	90.30			
54	54	147.49	1113855.00	1113855.00	0.00
55	55	145.98	1791315.00	1791315.00	0.00
56	56	92.56	840000.00	840000.00	0.00
57	57	92.56			
58	58	92.56	802200.00	802200.00	0.00
59	59	92.56	722534.00	722534.00	0.00
60	60	135.26	1197560.00	1197560.00	0.00
61	61	135.26	2130100.00	2130100.00	0.00
62	62	105.35			
63	63	105.35	935542.00	935542.00	0.00
64	64	105.35	1170000.00	1170000.00	0.00
65	65	150.50	1134000.00	1134000.00	0.00
66	66	129.02	2721982.00	2721982.00	0.00
67	67	100.62			
68	68	100.62			
69	69	100.62	742400.00	742400.00	0.00
70	70	201.24	1600000.00	1600000.00	0.00
71	71				
72	72	129.32	654640.00	654640.00	0.00
73	73	141.36	1690498.00	1690498.00	0.00
74	74	122.98	656950.00	656950.00	0.00
75	75	112.00	1659000.00	1659000.00	0.00
76	76	103.60			
77	77	106.17	408800.00	408800.00	0.00
78	78	108.90	943600.00	943600.00	0.00
79	79	130.83	980000.00	980000.00	0.00
80	80	178.42	1432436.00	1432436.00	0.00
81	81	164.47	1115327.00	1115327.00	0.00
82	82	174.56	1831986.00	1831986.00	0.00
83	83	181.09	1890000.00	1890000.00	0.00
84	84	130.41	1053572.00	1053572.00	0.00
85	85	90.39	408800.00	408800.00	0.00
86	86	90.39	1360779.00	1360779.00	0.00
87	87	90.39			

88	88	90.39	408643.00	408643.00	0.00
89	89	90.39	682500.00	682500.00	0.00
90	90	90.39	800450.00	800450.00	0.00
91	91	135.80	822500.00	822500.00	0.00
92	92	131.66	1500000.00	1500000.00	0.00
93	93	90.39	800450.00	800450.00	0.00
94	94	90.39	490000.00	490000.00	0.00
95	95	90.39	930000.00	930000.00	0.00
96	96	90.39	812000.00	812000.00	0.00
97	97	90.39	700000.00	700000.00	0.00
98	98	90.39			
99	99	133.17	551874.00	551874.00	0.00
100	100	129.03	1118040.00	1118040.00	0.00
101	101	90.39	779450.00	779450.00	0.00
102	102	90.39	802689.00	802689.00	0.00
103	103	90.39	1500000.00	1500000.00	0.00
104	104	90.39			
105	105	90.39	490000.00	490000.00	0.00
106	106	90.39	748300.00	748300.00	0.00
107	107	134.76	609700.00	609700.00	0.00
108	108	136.65	1488360.00	1488360.00	0.00
109	109	100.50			
110	110	100.50	1779540.00	1779540.00	0.00
111	111	100.50			
112	112	100.50	889770.00	889770.00	0.00
113	113	100.50	889700.00	889700.00	0.00
114	114	100.50	919513.00	919513.00	0.00
115	115	137.25	1133971.00	1133971.00	0.00
116	116	135.32	1198400.00	1198400.00	0.00
117	117	100.50	987152.00	987152.00	0.00
118	118	100.50	908600.00	908600.00	0.00
119	119	100.50	870800.00	870800.00	0.00
120	120	100.50	555001.00	555001.00	0.00
121	121	100.50	1200000.00	1200000.00	0.00
122	122	100.50	387100.00	387100.00	0.00
123	123	140.03	980000.00	980000.00	0.00
124	124	137.99	585320.00	585320.00	0.00
125	125	101.17	455700.00	455700.00	0.00
126	126	101.17	760900.00	760900.00	0.00
127	127	101.17	1170000.00	1170000.00	0.00
128	128	101.17	420000.00	420000.00	0.00
129	129	101.17	700700.00	700700.00	0.00
130	130	101.17	895720.00	895720.00	0.00
131	131	148.35	1079744.00	1079744.00	0.00
132	132	150.24	1259757.00	1259757.00	0.00
133	133	101.17	1677043.00	1677043.00	0.00
134	134	101.17			

135	135	101.17	1523200.00	1523200.00	0.00
136	136	101.17			
137	137	101.17	2350000.00	2350000.00	0.00
138	138	101.17			
139	139	141.77	560000.00	560000.00	0.00
140	140	140.56	1098217.00	1098217.00	0.00
141	141	116.19	1050350.00	1050350.00	0.00
142	142	116.19	770700.00	770700.00	0.00
143	143	116.19	1028720.00	1028720.00	0.00
144	144	116.19	963200.00	963200.00	0.00
145	145	116.19	984903.00	984903.00	0.00
146	146	116.19	925820.00	925820.00	0.00
147	147	136.91	973700.00	973700.00	0.00
148	148	139.34	1199860.00	1199860.00	0.00
149	149	116.19	966833.00	966833.00	0.00
150	150	116.19	1390494.00	1390494.00	0.00
151	151	116.19	1212522.00	1212522.00	0.00
152	152	116.19	1031803.00	1031803.00	0.00
153	153	116.19	3266715.00	3266715.00	0.00
154	154	116.19			
155	155	144.62			
156	156	140.61	1190000.00	1190000.00	0.00
157	157	119.00			
158	158	238.00	2177556.00	2177556.00	0.00
159	159				
160	160	138.48	850000.00	850000.00	0.00
161	161	142.73	728000.00	728000.00	0.00
162	162	115.60	522614.00	522614.00	0.00
163	163	115.60	522614.00	522614.00	0.00
164	164	115.60	647500.00	647500.00	0.00
165	165	115.60	490000.00	490000.00	0.00
166	166	115.60	522614.00	522614.00	0.00
167	167	115.60	560016.00	560016.00	0.00
168	168	115.60	700000.00	700000.00	0.00
169	169	115.60	1268906.00	1268906.00	0.00
170	170	142.73	1127481.00	1127481.00	0.00
171	171	145.28	1657617.00	1657617.00	0.00
172	172	119.00	1088782.00	1088782.00	0.00
173	173	119.00	2549000.00	2549000.00	0.00
174	174	119.00			
175	175	119.00	1031100.00	1031100.00	0.00
176	176	119.00	2455928.00	2455928.00	0.00
177	177	119.00			
178	178	119.00	987000.00	987000.00	0.00
179	179	182.26	1349740.00	1349740.00	0.00
180	180	175.46	1018136.00	1018136.00	0.00
181	181	170.00	1014315.00	1014315.00	0.00
182	182	170.00	1014315.00	1014315.00	0.00

183	183	170.00	1787504.00	1787504.00	0.00
184	184	169.35	2000168.00	2000168.00	0.00
Total			**164913203.00**	**164913203.00**	**0.00**

*unit consideration as per agreement /letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr.No. (1)	Plot No. (2)	Carpet Area (in sq. mtrs.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
NIL			
Total		**0.00**	**0..00**

Table D

Comparison between Balance Cost and receivable

Sr.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)	12,57,340.00
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)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of Table C to this certificate	0.00 0.00
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	0.00
5	(iv) (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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	-

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	0.00
2.	Deposits	164913203.00
3.	Withdrawals	164913203.00
4.	Closing Balance	0.00

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

I hereby certify that M/s Tirupati Developers has utilized the required proportion of money, as specified in the act, collected from allottees for this project only.

Table F

Means Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (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	59641400.00	59641400.00	59641400.00
2.	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	-
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	-	-	-
4.	Customer Receipts used for Project	37993507.00	37993507.00	36736167.00
5.	Total Funds for project	97634907.00	97634907.00	96377567.00
6.	Total Estimated cost (As per Table A)	97634907.00	97634907.00	96377567.00

Table G

Any Comments /Observations of CA

1.	The assessee has multiple projects but no separate designated bank account for each project. All receipts from customers of various projects are deposited in the common bank account.

Agree and accepted by

Nagpur

SONAM THAKUR * Chartered Accountant * Nagpur

Date :17/01/2025

Partner
M/S Tirupati Developers

Tirupati Developers 3rd Floor, NKY Tower Ajni Square, Wardha Road, Nagpur

S. thakur

(Sonam Thakur)
Chartered Accountant
Mem. No.: 622427
UDIN: 25622427BMOEND9270