

98, Sindhi Colony
Nanak Nagar, Bhusawal- 425201.
Dist - Jalgaon (M.H)
Email: casumitchandwani1@gmail.com



CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT

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))

Date: 15-07-2024

To: OZEN DEVELOPERS, Block No. 6, Chandraprastha, Padole Square, Dindayal Nagar, Nagpur- 440022

Subject: Certificate of Financial Progress of Work of OZEN FLORENCE having MahARERA Registration Number: P50500030802 being developed by OZEN DEVELOPERS.

Sir,

This certificate is being issued for RERA compliance for the OZEN FLORENCE having MahARERA Registration Number P50500030802 being developed by OZEN DEVELOPERS and is based on the records and documents produced before me and explanations provided by the management of 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)(INR)
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	134,190,000
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	7,272,150
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	4,057,180
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 lien 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	
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	145,519,330

ii) Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	33,936,700
(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, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	
	Sub Total of Development Cost	33,936,700
	Total Cost of the Project (Estimated)	179,456,030



9/14

Table B - Actual Cost Incurred on the Project (For the Quarter Ending June 2024)

Sr No.	Particulars	Amount (INR)	Incurred
1 i) Land Cost:			
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).		88,251,000
b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.		
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		4,057,180
e)	Land premium paid for redevelopment of land owned by public authorities.		
f)	Under Rehabilitation scheme		
f)	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 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, 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 of 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		92,308,180

2 Development Cost / Cost of Construction:

i)	Expenditure for construction. Minimum of (a) or (b) to be considered		23,725,745
	(a) Construction cost incurred including site development and Infrastructure for the same as certified by Engineer.		
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.		
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 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, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	Sub Total of Development Cost		23,725,745
	Total Cost of the Project (Incurred)		116,033,925

3	Total Cost of the Project (Actual Incurred as on date of certificate)		116,033,925
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)		64.66%
5	Amount which can be withdrawn from the Designated Account		116,033,925
6	Less: Amount withdrawn till date of this certificate from Designated Account		66,198,408
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		49,835,517

*Pass through charges or indirect taxes not included in incurred cost of the project



B 214

Table C - Statement of calculation of receivables from Sale of the Real Estate project

Sold Inventory					
Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	1	132.651	3,101,000.000	3,101,000.000	-
2	2	99.880	3,010,252.000	1,560,000.000	1,450,252.000
3	3	99.878	2,590,959.000	730,000.000	1,860,959.000
4	4	99.878	1,800,000.000	1,800,000.000	-
5	5	99.878	2,795,000.000	2,795,000.000	-
6	6	99.878	2,051,000.000	2,051,000.000	-
7	7	99.878	2,741,500.000	2,741,500.000	-
8	8	198.232	4,500,000.000	4,500,000.000	-
9	9	125.085	2,000,000.000	2,000,000.000	-
10	11	96.100	2,653,700.000	2,653,700.000	-
11	12	96.100	2,653,700.000	2,653,700.000	-
12	13	96.100	2,430,887.000	301,000.000	2,129,887.000
13	14	96.100	2,430,887.000	450,000.000	1,980,887.000
14	15	96.100	2,430,000.000	2,430,000.000	-
15	16	96.100	2,151,000.000	2,151,000.000	-
16	17	128.169	2,100,000.000	2,100,000.000	-
17	18	127.500	2,908,000.000	2,908,000.000	-
18	19	99.900	4,204,325.000	4,204,325.000	-
19	20	99.900	2,138,000.000	2,138,000.000	-
20	21	99.900	2,751,000.000	2,751,000.000	-
21	22	99.900	1,903,364.000	1,903,364.000	-
22	23	99.900	1,903,364.000	1,903,364.000	-
23	24	99.900	1,500,000.000	1,500,000.000	-
24	25	166.835	6,910,750.000	6,910,750.000	-
25	26	162.280	4,471,700.000	4,471,700.000	-
26	27	140.250	3,811,000.000	3,811,000.000	-
27	28	140.250	5,849,897.000	1,169,980.000	4,679,917.000
28	29	140.250	5,774,400.000	5,774,400.000	-
29	30	140.250	3,909,000.000	3,909,000.000	-
30	31	140.250	2,300,000.000	2,300,000.000	-
31	33	308.420	12,550,000.000	500,000.000	12,050,000.000
32	34	282.791	4,950,000.000	4,950,000.000	-
33	35	252.903	4,100,000.000	4,100,000.000	-
34	36	253.517	6,685,000.000	6,685,000.000	-
35	37	329.804	8,130,000.000	4,002,000.000	4,128,000.000
36	38	301.860	5,900,000.000	5,900,000.000	-
37	39	286.635	4,300,000.000	4,300,000.000	-
38	40	612.368	15,160,566.000	2,500,000.000	12,660,566.000
39	41	127.340	3,001,000.000	3,001,000.000	-
40	42	99.750	2,150,000.000	2,150,000.000	-
41	43	99.750	2,714,000.000	2,714,000.000	-
42	44	99.750	4,150,000.000	415,001.000	3,734,999.000
43	46	99.750	2,501,000.000	2,501,000.000	-
44	47	99.750	4,200,000.000	700,000.000	3,500,000.000
45	48	99.750	2,737,900.000	2,737,900.000	-
46	49	140.330	3,000,000.000	3,000,000.000	-
47	50	148.420	6,390,360.000	6,390,360.000	-
48	52	148.489	3,000,000.000	3,000,000.000	-
49	54	133.600	2,771,000.000	2,771,000.000	-
50	56	90.000	5,921,000.000	5,921,000.000	-
51	57	125.080			
52	58	125.080	5,845,450.000	1,500,000.000	4,345,450.000
53	59	90.000			
54	60	100.000	2,475,720.000	300,000.000	2,175,720.000
55	61	133.600	3,366,979.000	300,000.000	3,066,979.000
Total		8,106.009	207,774,660.000	150,011,044.000	57,763,616.000
Unsold Inventory					
Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate		
1	10	96.100	1,216.626		
2	32	150.399	1,904.051		
3	45	99.750	1,262.835		
4	51	99.975	1,265.684		
5	53	356.527	4,513.632		
6	55	100.000	1,266.000		
Total		902.751	11,428.828		



Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	63,422,105
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)	57,763,616
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	902.75
	(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	11,428,828
4	Estimated receivables of ongoing project. [Sum of (2)+(3)(ii)]	69,192,444
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	70%

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date)
1	Opening balance	
2	Deposits	66,198,780
3	Withdrawals	66,198,408
4	Closing balance	372

I hereby certify that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has not been deposited in Designated Bank account.

I hereby certify that OZEN DEVELOPERS has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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 Certificate) (In Rs.)
1	Own funds	108,650,871	108,650,871
2	Total borrowed funds (secured) Drawdown availed till date		
3	Total borrowed funds (unsecured) Drawdown availed till date		
4	Customer receipts used for project	70,805,159	70,805,159
5	Total funds for project	179,456,030	179,456,030
6	Total estimated cost (As per Table A)	179,456,030	179,456,030

Table G - Any Comments/ Observations of CA	
1	For Quarter ending June 2024, This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	The amount from customers is received in both, Current account and RERA account. But the money has been utilised for the purpose of this project only.
3	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
4	We have relied on management for information provided in Table E.

Agreed and Accepted by:



Authorised Signatory

Date: 15-07-2024



4/4

Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant

CA Sumit R. Chandwani
M. No. 616078
UDIN : 24616078BKAVSL6350
Certificate No : 23-24/146