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Ritesh R. Mehta
CHARTERED ACCOUNTANT
B.com, FCA, DISA

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: 03-02-2024

To:

Subject: Certificate of Financial Progress of Work of ANANT ENCLAVE having MahaRERA Registration Number P50500033868 being developed by **Mr. Ajay Anantrao Bhure**

Sir,

This certificate is being issued for RERA compliance for the ANANT ENCLAVE having MahaRERA Registration Number P50500033868 being developed by Mr. Ajay Anantrao Bhure and is based on the records and documents produced before me and explainations 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).	5,59,11,607.00
	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 Adminstration or any Statutory Authority.	
	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	1,58,12,500.00
	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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	**7,17,24,107**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	3,36,00,000.00
	(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)	Interst 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	**3,36,00,000**
		Total Cost of the Project (Estimated)	**10,53,24,107**

RITESH R. MEHTA
Chartered Accountant

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		Particulars	Amount (INR) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	5,59,11,607
	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 Expensditure 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	44,63,741.00
	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) Incurrred 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 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 refunable 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	6,03,75,348

2	**Development Cost / Cost of Construction:**		
	i)	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.	-
		(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	-
		Total Cost of the Project (Incurred)	6,03,75,348

3		Total Cost of the Project (Actual incurred as on date of certificate)	6,03,75,348
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	57.32%
5		Amount which can be withdrawn from the Designated Account	6,03,75,348
6		Less: Amount withdrawn till date of this certificate from Designated Account	
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,03,75,348

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

Yours Faithfully

For, RITESH R. MEHTA
Chartered Accountants
Reg No. : 118616

Agreed and Accepted by:

RITESH R. MEHTA
CHARTERED ACCOUNTANTS
204, AARNA Building,
2nd Floor, Darodkar Square
Central Avenue, NAGPUR-7

RITESH R. MEHTA ★ Chartered Accountant ★

Mr. Ajay Bhure
Date: 03.02.2024
Place: NAGPUR

Proprietor
M. No. 118616
UDIN : 24118616BKEPMO7188

Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	**Floor No.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
		NA	NA	NA	NA
			-	-	-

Unsold Inventory			
Sr. No	**Plot No.**	**Plotabble Area (Sq. Mtrs)**	**Unit Conisderation as per ready reckoner rate**
1	1	256.13	2064407.8
2	2,3	255	4110600
3	4	343.5	2768610
4	5	315.0	2538900
5	6,7	285.00	4594200
6	8	349.50	2816970
7	9	134.40	1083264
8	10 to15	114.00	5513040
9	16	138.00	1112280
10	17	162.00	1305720
11	18 To 22	117.60	4739280
12	23	130.20	1049412
13	24	125.18	1008950.8
14	25 To29	116.40	4690920
15	30	159.60	1286376
16	31	160.80	648024
17	32 To 35	120.00	3868800
18	36	173.10	1395186
19	37	135.00	1088100
20	38 to 45	112.50	3868800
21	44	135.00	1088100
22	45	135.00	1088100
23	46 To 51	112.50	5440500
24	52	135.00	1088100
25	53	161.56	1302173.6
26	54 To 56	125.13	3025643.4
27	57	125.13	1008547.8
28	58	139.50	1124370
29	59,60	131.75	2123810
30	61	160.43	1293065.8
31	62	160.43	1293065.8
32	63	138.22	1114053.2
33	64	126.86	1022491.6
34	65	125.58	1012174.8
35	66	144.48	1164508.8
36	67	148.13	1193927.8
37	68 To 71	120.63	3889111.2
38	72	142.50	1148550
39	73	188.60	1520116
40	74 To 76	172.20	4163796
41	77	263.63	2124857.8
42	78	178.04	1435002.4
43	79 To 84	152.50	7374900
44	85	162.41	1309024.6
45	86	153.733	1239087.98
46	87	297.193	2395375.58
47	88	260.238	2097518.28
48	89	260.496	2099597.76
49	90	260.496	2099597.76
50	91	262.362	2114637.72
51	92	263.07	2120344.2
52	93	263.778	2126050.68
53	94	266.814	2150520.84
Total			**11,71,69,622.00**

RITESH R. MEHTA ★ Chartered Accountant ★

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)	4,49,48,759
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)	-
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)	-
	(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	11,71,69,622
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	11,71,69,622
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	
3	Withdrawals	-
4	Closing balance	

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 been deposited in Current Bank A/c and Designated Bank account.

I hereby certify that Mr. Madhukar V. Chamat 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.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	6,50,00,000	6,50,00,000	6,03,75,348
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	4,03,24,107	4,03,24,107	-
5	Total funds for project	10,53,24,107	10,53,24,107	6,03,75,348
6	Total extimated cost (As per Table A)	10,53,24,107	10,53,24,107	6,03,75,348

Table G - Any Comments/ Observations of CA	
1	For Quarter ending December 2023. 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 current account. But the Rera account has been maintained and 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.
5	Unit Consideration in Table C has been changed in comparison to the previous qtr records. This change is due to final negotiation after Agreement to Sale and before Sale Deed.

RITESH R. MEHTA
CHARTERED ACCOUNTANTS
204, AARNA Building,
2nd Floor, Darodkar Square
Central Avenue, NAGPUR-2

RITESH R. MEHTA * Chartered Accountant *