



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 : 26.12.2024

To: The Payal Khanorkar & Anand Towar

Subject: Certificate of Financial Progress of Work of Welahari 167/2/1 having MahaRERA Registration Number **P50500034125** (Only Applicable after project Registration) being developed by Payal Khanorkar & Anand Towar and is based on the records and documents produced before me and explanations provided to me by the management of the Company as on 30.06.2022.

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)
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	10,979,480.00
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 or any Statutory Authority.	3,270,120.00
c)	Estimated Acquisition cost of TDR (if any)	0
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	527,480.00
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
f)	Under Rehabilitation scheme:	0
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0
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	0
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.	0
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0
	Sub Total of LAND COST Rs	14,777,080.00



ii)	Development Cost / Cost of Construction:	
(a)	Estimated Cost of Construction as certified by Engineer	12,350,000.00
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	2,232,000.00
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc 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	14,582,000.00
2	Total Cost of the Project (Estimated)	29,359,080.00

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

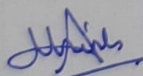
Sr No.	Particulars	Amount (Rs.) Incurred
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	5,291,000.00
b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	3,270,120.00
c)	Incurred Acquisition cost of TDR (if any)	NIL
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, resgistration fees etc; and	527,480.00
e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	NIL
f)	Under Rehabilitation scheme:	NIL
i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	NIL
	(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	NIL
	(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	NIL
ii)	Incurred 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	NIL
iii)	Incurred Cost of ASR linked premium, fees, charges and security deqsits or maintenance deposit, or any amount whtsoever payable to any authorities towards	NIL
iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	NIL
	Sub Total of LAND COST Rs	9,088,600.00



ii)	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.		3,500,000.00
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.		3,006,734.00
(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), 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.		32,887.00
(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.		-
(e)	Incurred Expenditure towards 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		3,039,621.00
3	Total Cost of the Project (Actual incurred as on date of certificate)		12,128,221.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)		41%
5	Amount which can be withdrawn from the Designated Account		12,128,221.00
6	Less: Amount withdrawn till date of this certificate from designated bank account		6745834.12
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		5,382,386.88

Note: This Certificate is being issued for RERA compliance for the Firm stated above and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully


 Signature of the Chartered Accountant
 (Membership Number 146511)
 CA Adhish Agarwal
 UDIN: 25146511BMINZL5859

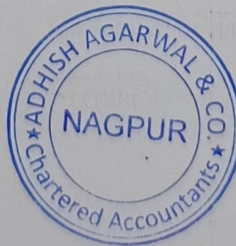


Table C

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

Sold Inventory

Sr No	Flat No /Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	19	215.34	1437000	200000	1237000
2	20	185.44	1237500	670000	567500
3	21	185.44	1237500	1016864	220636
4	22	92.72	618000	380000	238000
5	23	127.68	852000	800000	52000
6	24	128	1170000	200000	970000
7	25	110.4	736000	150000	586000
8	26	110.4	736000	736000	0
9	27	110.4			
10	28	110.4	1475000	147086	1327914
11	29	110.4	736000	736000	0
12	30	182.28	1216000	1216000	0
13	31	136.28	910000	51000	859000
14	32	140.4	937000	900000	37000
15	33	181.66	1212000	1212000	0
16	34	186.56	1245000	1240000	5000
		2313.8	15755000	9,654,950.00	6,100,050.00

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
Of the Residential / Commercial plots Rs. 600 per Sq. mtrs.

Sr No	Flat No /Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	1	279.48	1676880
2	2	201.55	1209300
3	3	138	828000
4	4	137.2	823200
5	5	143.68	862080
6	6	125.8	754800
7	7	122.4	734400
8	8	119	714000
9	9	115.4	692400
10	10	111.8	670800
11	11	128.88	773280
12	12	125.25	751500
13	13	123.75	742500
14	14	123.75	742500
15	15	123.75	742500
16	16	123.75	742500
17	17	123.75	742500
18	18	128.78	772680
19	35	191.75	1150500
20	36	193.06	1158360
21	37	193.76	1162560
	Total	3074.54	18447240

Note : Ready Reckoner Rate is as informed by the Promoters and
No proof of the same is made available to us.

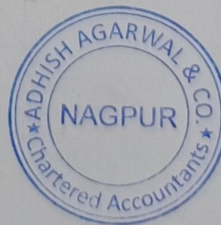


Table D

Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	17,230,859.00
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)	6,100,050.00
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 certificate, to be calculated and certified by CA) as per Table C to this certificate.	18,447,240.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	24,547,290.00
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 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	70%

Table E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details: 624205019562
		Actual Amount till Date (From Start of bank account to till date)* 01.04.2022 to 30.06.2022
1	Opening balance	-
2	Deposits	6,206,281.00
3	Withdrawals	6,193,650.12
4	Closing Balance	12,630.88

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 Promotor has utilized the required poportion 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

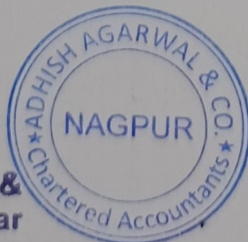
Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	1,318,900.00	1,318,900.00	1,318,900.00
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	7,769,700.00	7,769,700.00	-
4	Customer Receipts Used For The Project	20,270,480.00	20,270,480.00	9,642,319.12
5	Total Fund For The Project	29,359,080.00	29,359,080.00	10,961,219.12
6	Total Estimated Cost (As per Table A)	29,359,080.00	29,359,080.00	10,961,219.12

Table G

Any Comments / observations of CA

Sr.	Comments
1	*Other than RERA Designated Bank Account was in operation from few months for all business operation of Owners/Promoters, Payment to landlord and development work payment was also made from this account, but from 01.04.2022 onwards RERA Designated Bank Account used to collect receipts for this project and made payments/Withdrawals for this project only.
2	
3	

Your's Faithfully



Signature of the Chartered Accountant
(Membership Number 146511)
CA Adhish Agarwal
(Membership Number 146511)
UDIN: 25146511BMIN2L5859

Agreed and Accepted by:
Payal Sanjay Khanorkar & Anand Sudhakarsingh Towar

Signature of Promotor
Date : 26.12.2024
Authorised Signatory