CAP & CO
CHARTERED ACCOUNTANTS
4TH FLOOR, BHIWAPURKAR CHAMBERS, MEHADIA SQUARE, DHANTOLI, NAGPUR 440012.
Email: rambonde@yahoo.com Phone: 0712, 6630969. Mob. 8275823895

Annexure D

FORM3

(See **Regulation 3)**

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 05-04-2022

To,

The M/s ATHARVA INFRASTRUCTURE,

Subject : Certificate of Financial Progress of Work of **GARDEN HOMES ATHARVA NAGARI VII** having MahaRERA Registration Number__(Only Applicable after project Registration) being developed by M/S M/s ATHARVA INFRASTRUCTURE

Sir, This certificate is being issued for RERA compliance for the **GARDEN HOMES ATHARVA NAGARI VII** having MahaRERA Registration Number (Only Applicable after project Registration) being developed by ATHARVA INFRASTRUCTURE 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)
I.	i. **Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	6,70,48,688.00
	(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.	2,00,00,000.00
	(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	20,41,500.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation scheme:	
	1. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	

(1)	(2)	(3)
	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. 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:	8,90,90,188.00
	ii. Development Cost/Cost of Construction of Building (a) Estimated Cost of Construction as certified by Engineer. (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:	28,68,15,150.00 1,00,00,000.00 29,68,15,150.00
	Total Cost of the Project (Estimated)	**38,59,05,338.00**

*Pass through charges or indirect taxes not included in estimated cost of project.

** Estimated cost shall be revised through correction application.

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

S.No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	6,70,48,638.00
	(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.	95,68,340.40
	(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	20,41,560.00
	(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 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, tenant,;, apartment owners or appropriate authority or government or concessionaire which are** not refundable and so on.	
	iii. Incurred Expenditure toward 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:	7,86,58,548.40

(1)	(2)	(3)
2.	**Development Cost / Cost of " Construction**	
	(i) **Expenditure for construction.** Minimum of (a) and (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 the books of accounts as verified by the CA.	40,49,557.84
	(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 the project **registered.**	52,273.00
	(iv) Incurred Expenditure towards Taxes, **cess,** fees, charges, premiums, interest etc. 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 or money borrowed for construction.	
	Sub-total of Development Cost :	41,01,830.84
3.	Total Cost of the Project (Actual incurred as on date of certificate)	8,27,60,379.21
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	21.45 %
5.	Amount which can be withdrawn from the Designated Account.	8,27,60,379.21
6.	Less: Amount withdrawn till date of this certificate from the **Designated Account**	0.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	8,27,60,379.21

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

Table C

Table D

Comparison between Balance Cost and Receivables

S.No. (1)	Particulars (21	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	30,31,44,958.75
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). (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 ocr Table C to this certificate0	8,749.26 25,69,65,768.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	25,69,65,768.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70%/4, or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than 1, then 100% o of the balance receivables of ongoing project will be deposited in designated Account	25,69,65,768.00

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	-
3.	Withdrawals	-
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 (Name of Promoter) has utilized 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

S.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	38,59,05,338.00	0.00	8,27,60,379.24
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for Project			0.00
5.	Total Funds for Project	38,59,05,338.00		8,27,60,379.24
6.	Total Estimated Cost (As per Table A)	38,59,05,338.00		

TableG

AnyComments/Observationsof CA

1.	Cost of Land is proportionate cost of total land area calculated as per sanctioned layout.
3.	All the proposed quantity of Plots are unsold/unbooked as on the date of this certificate.
4.	All actual cost incurred considered as per Trial Balance as on the date of this Certificate produced for our verification.

Yours Faithfully.

For, CAP & Co.
Chartered Accountants
F.R.N. NO. 144475W

NAGPUR
Date: - 05-04-2022

UDIN 22197852AGLIMA8619

CA Mohit M. Bajaj
Partner
M.NO. 197852W

Agreed and accepted by:

Signature of
Promoter Name:
ATHARV
INFRASTRUCHER
(PARTNER)
Date: 05-04-2022

Annexure E

FORM14

(See Regulation 3)

ARCHITECT'S CERTIFICATE

(To be issued on completion of Registered Project)

Oatc:

To,

The --------- (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of <Project Name> having MahaRERA Registration Number_____being developed by tPromoter's Name)

Sir,

I/ We ------- have undertaken assignment as Architect /Licensed Surveyor of certifying Completion of Constrnction Work of <Project Name> having MahaRERA Registration Nuniber_____ being developed by (Promoter's Name)

I/We hereby certify that, on basis of my inspection and certificate received from Strnctural Engineer and Site Supervisor, the following area of <Project Name> has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected/constrncted and enlarged. Fu1 1her, the following Occupancy Certificates/ Completion Certificate have been granted:-

S.No.	Occupancy Certificate Number	Layout/Building/ Wing Number	Date	Local Planning Authority
1				
2				
3				

1 certify that the <Project Name> having MahaRERA Registration Number _____ is complete in all aspects as per agreement of sale.

Yours Faithfully,

Signature and Name (IN BLOCK LETTERS) of L.S1Architect with

(Licence No)

Agreed and Accepted by:

Signature of Promoter

Name:

D''t-'''--'----------

Annexure F

FORMS

(See **Regulation 4)**

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHAKTI'K.lm ACCOUNTANT':S CI'KTIHCAII' (U/n Letter Head)

Date

To,

The ---------- (Name & Address of Promoter),

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by [Promoter] for the period from___ to_____with respect to MahaRERARegn Number____

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessaly for the purpose of this certificate.

3. I/We hereby confim1 that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended ..... and hereby certify that:

A. Deposits:

		For this Fiscal year	**Total for this project till date**
1.	Total amount collected from allottees		
2.	% of amount to be deposited as oer act		
3.	Amount to be deposited as oer act (1 *2)		
4.	Total amount deposited in the Desi nated Bank Account		
5.	% of Amount deposited in Designated Bank Account r(4I/O)*1001		
6.	Shortfall/Excess denosit (3-4)		

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes /No)

If No, Please mention the amount not _d JJ. :ste_q_____ --

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of **Designated Bank Account**		
2.	Total Deposits		
3.	Total amount withdrawn		
4.	Closing Balance		

As specified in the Act, All the amounts withdrawn during the year from R.ERA Bank Account were withinthe withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period'> (Yes/ No)

If No. Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank accounttowards project cost only. as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1		

D. Any Qualifications/ Observations of CA

1.	
2.	
3.	
4.	

CAP And COMPANY CA Chartered Accountants

Yours Faithfully,

(UDIN 22197852AGLIMA8619 and Membership Number 197852)

Name Mohit Bajaj

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHA RNI ROAD, MUMBAI 400 004 EDITOR: DIRECTOR, RUPENDRA DINESH MORE