



Off. : Block No. 203-A, 2nd Floor, Shyama Arcade, Near Ajmera Tyres, Telephone Exchange Square, Nagpur-440008

Ph. : (O) 0712-2731876, Mob. 9890303876, 9890138495 E-mail : atulsalve@rediffmail.com

Form-3		Annexure D
(See Regulation-3)		
CHARTERED ACCOUNTANT CERTIFICATE		
		Date : 11/04/2022
To,		
Sau. Jayashree Dhananjay Sakharkar &		
M/s Shree Infratech (Partnership Firm) Partner - Mr. Vinay Pundlikrao Sambhe,		
Nagpur.		
Subject :- Certificate of Financial Progress of work of " AASHRAY RESIDENCY " having MahaRERA Registration Number _____ being developed by Sau. Jayashree Dhananjay Sakharkar & M/s Shree Infratech M/s Shree Infratech (Partnership Firm) through it's Partner.		
Dear Sir/Madam,		
This Certificate is being issued for RERA Compliance for the "AASHRAY RESIDENCY " having MahaRERA Registration Number _____ being developed by Sau. Jayashree Dhananjay Sakharkar & M/s Shree Infratech (Partnership Firm) through it's Partner, 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.	Particulars	Estimated Cost (At the time of Registration of Project) (3)
(1)	(2)	(3)
1	i. Land Cost:	
	a) Value of the land as ascertained from the annual Statement of Rates (ASR)	12600000
	b) Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	5203280
	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	691120
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned By Public Authorities	0
	f) Under Rehabilitation scheme:	0
	i) Estimated construction for construction 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 accommodation or rent in lieu of Transit accommodation, overhead cost, amounts Payable to slum dwellers, tenants, apartments owners or appropriate authority or Government or Concessionaire which are not refundable 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 :	18494400



2 Development Cost / Cost of Construction of Building:		
a)	Estimated Cost of Construction as certified by Engineer	24200000
b)	Cost incurred on additional item not Included in estimated cost (As Per engineer certificate)	0
c)	Estimated expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	0
d)	Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority.	0
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 :	24200000
	Total Cost of the Project (Estimated)	42694400
Table B- Actual Cost Incurred On the Project (as on Date of Certificate)		
Sr No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	i. Land Cost:	
a)	Value of the land as ascertained From The Annual Statement of Rates (ASR)	7268000
b)	Incurred expenditure on premiums to obtain development rights FSI Additional FSI fungible area, and any other incentive under DCR from Local Authority or State Government /UT or any Statutory Authority.	5203280
c)	Incurred Expenditure For Acquisition Of TDR(If Any)	0
d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.; and	691120
e)	land Premium payable as per annual statement of rates (ASR) for re Development of land Owned By Public Authority.	0
f)	<u>Under Rehabilitation scheme:</u>	0
i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a)or (b) to be Considered	0
a)	Cost of Incurred construction of rehabilitation building including site development and infrastructure for the same as certified by engineer	0
b)	Incurred expenditure for construction of rehabilitation building as per books of accounts as verified by the CA.	0
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 lien of Transit accommodation, overhead cost, amounts Payable to slum dwellers tenants apartments owners or appropriate authority or Government or Concessionaire Which are not refundable and so on.	0
iii)	Incurred expenditure 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 estimates on the borrowing done specifically for construction of Rehabilitation Component.	
	Sub Total of LAND COST	13162400



2	Development Cost / Cost of Construction:	
	i) expenditure for construction of rehabilitation building Minimum of (a) or (b) to be Considered	0
	a) Incurred expenditure for construction of rehabilitation building as per books of accounts as verified by the CA.	0
	b) Actual cost of construction incurred as per the books of Accounts as Verified by the CA.	0
	ii) Cost incurred on Additional Item Not Included in estimated cost (As Per Engineer Certificate)	0
	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), cost of machineries and equipment including its hire and maintenance costs, consumables etc. absorbed cost (Attributable to this project) of Machineries costs, consumables, etc..	0
	All Cost incurred to complete the construction of the entire phase of the project registered.	0
	iv) Incurred expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any statutory Authority.	0
	v) 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.	0
	Sub Total of Development Cost	0
3	Total Cost of the Project (Actual Incurred As on Date of Certificate)	13162400
4	Proportion of the Cost incurred on land cost and Construction Cost of the Total Estimated Cost (Table A)	31%
5	Amount which can be withdraw from the designated Account	13162400
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	0
7	Net Amount Which Can be Withdrawn From the Designated bank account Under this Certificate	13162400
Yours faithfully, For M/s Atul Salve & Co. Chartered Accountants CA Atul Salve (Prop.) M. No. 129925 UDIN : 22129925AGXIIT8911		

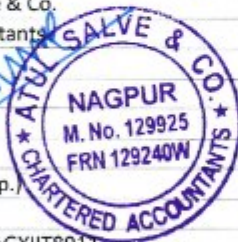


Table C

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
		NOT APPLICABLE			

**(Unsold Inventory
Valuation)**

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)



Table D
Comparison between balance cost and Receivables

Sr No	Particulars	Amount
1	Estimated Balance Cost to complete the real Estate Project (Difference Of total Estimated Project Cost Less Cost Incurred)	NOT APPLICABLE
2	Balance amount of Receivables From sold apartments as per Table C of this Certificate (As Certificate of CA As verified from the records and books of Accounts	NOT APPLICABLE
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 Unsold Area As on the date of Certificate to be calculated and certified by CA as per Table C to this certificate	NOT APPLICABLE
4	Estimated Receivables Of Ongoing Project[Sum of 2+3(ii)]	NOT APPLICABLE
	(To be filled for ongoing projects only) Amount to be deposited in Designated Account 70% or 100% If 4 is grater 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 amount	NOT APPLICABLE

Table E
Designated bank Account Details (NOT APPLICABLE)

Sr No	Particulars	Amount
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 ()has utilized the required proportion of money as specified in the act, collected from allottees for the this project only for land and construction of this project.



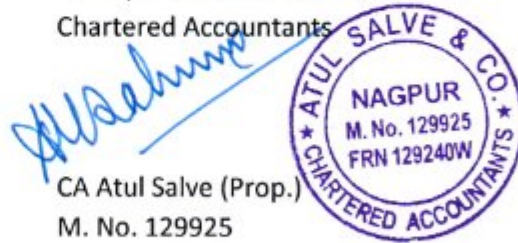
Table F
Means of Finance

Sr No	Particulars	Estimated (At the Time of Registration) (in Rs) (Proposed and Indicative)	Proposed Estimate (As on the date of Certificate (In Rs)	Actual (As on the date of Certificate (In Rs)
1	Own Funds			
2	Total Borrowed Funds (secured Drawdown availed till Date)			
3	Total Borrowed Funds (secured Drawdown availed till Date)	NOT APPLICABLE		
4	Customer Receipts Used For Project			
5	Total Funds for project			
6	Total estimated cost (As per Table A)			

Table G
Any Comments/ Observation of CA

1	
2	
3	
4	

Yours faithfully,
For M/s Atul Salve & Co.
Chartered Accountants



CA Atul Salve (Prop.)
M. No. 129925
UDIN : 22129925AGXIIT8911

Agreed And accepted by:

Signature Of Promoter

Name : Sav. Jayashree Dhananjay Sakharakar

Date: 11/04/2022

M/s SHREE INFRATECH

Partner