GITESH MADDIWAR

CHARTERED ACCOUNTANT

535, Ramdaspeth, Nagpur – 440 010. CONTACT : +91-9422136952. EMAIL: giteshmaddiwar@gmail.com

FORM- 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Project Name:Creative Homes Sunshine by M/s.Creation Builders & Developers (Prop.Mr.Pankaj Dhawan)

Cost of Real Estate Project MahaRERA Registration Number P50500048093 **(Quarter July to Sep 2024)**

Sr. No	Particulars	Amount (Rs. in Lacs) Estimated (Table A)	Amount (Rs. In Lacs) Incurred (Table B)
1	i. Land cost :		
	a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Including transfer fees)	100.00	100.00
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c. Acquisition cost of TDR (if any)	-	-
	d. Amounts payable to State Government of Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc, and	3.30	3.30
	e. Land premium payable as per annual statements of rates (ASR) for redevelopment 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) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any other amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of LAND COST	**103.30**	**103.30**

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

GITESH A. MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT

Sr. No	Particulars	Amount (Rs. in Lacs) Estimated (Table A)	Amount (Rs. in Lacs) Incurred (Table B)
	ii. Development Cost, Cost of construction: a. Cost of Construction (i) Estimated Cost of Construction as certified by Engineer	861.84	818.75
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to considered	-	-
	(iii) On-site expenditure of development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services including water, electricity, sewerage, drainage, layout roads, etc.), cost of machineries and equipments including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest, etc to any statutory authority	11.52	11.52
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
	Sub-total of Development Cost	**873.36**	**830.27**
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	976.67
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		933.57
4	% completion of Construction Work (as per Project Architect's Certificate) %		As per Annexure
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2%)		95.59%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		933.57
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		795.42
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Project Name:**Creative Homes Sunshine by M/s.Creation Builders & Developers (Prop.Mr.Pankaj Dhawan)**		138.15

This certificate being issued is based on the records and documents produced before us and explanations provided to us by the management of the Company. It is pertinent to mention that the estimated costs in this certificate are based on engineer's certificate and management estimate. We don't vouch for accuracy of the same. Incurred costs in this certificate are as per the generally accepted accounting principles in India and we have obtained sufficient necessary supportings for issuance of this certificate but we have not verified the costs in entirety considering the volumnious transactions of the company.

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

GITESH A. MADDIWAR ★ CHARTERED ACCOUNTANT ★ NAGPUR

Membership Number- 128516
Date:18-10-2024
Place: Nagpur
UDIN: 24128516BKFYGS3601

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

Table D

Comparison betrveen Balance Cosl and Reccivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Rs. In Lacs
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	43.09
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	298.58
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 mt.	471.12
(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 Annexure A to this certificate-	145.10
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	443.68
5. Amount to be deposited in Designated Account – 70% or 100%-	-

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

GITESH A. MADDIWAR ★ CHARTERED ACCOUNTANT ★ NAGPUR

Membership Number- 128516
Date:18-10-2024
Place: Nagpur
UDIN: 24128516BKFYGS3601

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

Annexure-A

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Rs.in Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	101	59.049	30.00	23.00	7.00
2	102	58.327	33.00	20.00	13.00
3	103	57.012	20.00	14.39	5.61
4	104	55.769	30.00	23.00	7.00
5	105	55.70	30.00	23.00	7.00
6	106	73.072			-
7	107	73.072	25.00	18.90	6.10
8	201	59.049	30.00	21.70	8.30
9	202	58.327	25.00	17.01	7.99
10	204	55.769	30.00	23.00	7.00
11	205	55.70	14.50	14.50	-
12	206	73.072	35.00	24.33	10.67
13	207	73.072	38.00	28.42	9.58
14	301	59.049	20.00	16.00	4.00
15	302	58.327	25.00	22.00	3.00
16	303	57.012	30.00	25.00	5.00
17	304	55.77	20.00	17.50	2.50
18	305	55.70	30.00	23.00	7.00
19	306	73.072	30.00	23.00	7.00
20	307	73.072	20.00	7.00	13.00
21	402	58.327	29.00	21.62	7.38
22	403	57.012	29.50	22.07	7.43
23	404	**55.769**	36.00	27.00	9.00
24	405	55.70	35.00	26.50	8.50
25	406	73.072	38.00	28.50	9.50
26	407	73.072	20.00	12.51	7.49
27	501	59.049	30.00	22.00	8.00
28	502	58.327	20.00	17.00	3.00
29	503	57.012	30.00	23.00	7.00
30	506	73.072	20.00	9.00	11.00
31	507	73.072	30.00	23.00	7.00
32	601	59.049	27.00	20.51	6.49
33	602	58.327	33.50	25.50	8.00
34	603	57.012	35.00	26.00	9.00
35	606	**73.072**	20.00	5.00	15.00
36	607	73.072	36.00	27.00	9.00
37	702	58.327	30.00	15.00	15.00
38	703	57.012	15.00	4.00	11.00
39	704	55.769	33.50	27.21	6.29
40	707	73.072	33.00	30.25	2.75
			1,096.00	**797.42**	**298.58**

Unsold Inventory

Rs.in Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready Reckoner rate
1	203	57.012	17.56
2	401	59.049	18.19
3	504	55.769	17.18
4	505	55.7	17.16
5	604	55.769	17.18
6	605	55.7	17.16
7	701	59.049	18.19
8	706	73.072	22.51
		471.12	**145.10**

GITESH A. MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

Table E

Designated Bank Account Details

(Quarter July to Sep 2024)

Rs.in Lacs

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	0.00
2	Deposit	797.42
3	Withdrawals	795.42
4	Closing Balance	2.00

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 headrby certify that (M/s.Creation Builders & Developers) has utilized the required proportion of money, as specified I the act collected from allottees for this project only for land and construction of this project.

GITESH A. MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

Table F

Means of Finance

(Quarter July to Sep 2024)

Rs.in Lacs

S. NO.	Particulars	**Estimated** (At time of Registration) (propposed and indicative)	**Proposed/Estimated** (As on the date of the Certificate)	**Actual** (As on the date of certificate)
1	Own Funds	521.67	34.14	136.15
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	455.00	942.52	797.42
5	Total Funds for Project	976.67	976.67	933.57
6	Total Estimated Cost(As Per Table A)	976.67	976.67	976.67

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

GITESH A. MADDIWAR ★ CHARTERED ACCOUNTANT ★ NAGPUR

Table G
Any Comments/Observations of CA
(Quarter July to Sep 2024)

NIL

Ageed and accepted by:

FOR CREATION BUILDERS & DEVELOPERS

PROPRIETOR

Signature of Promoter
Name:Mr.Pankaj Dhawan
M/s.Creation Builders & Developers

GITESH A. MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number- 128516
Date:18-10-2024
Place: Nagpur
UDIN: 24128516BKFYGS3601