PAYAL TAORI
CHARTERED ACCOUNTANT

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Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)
Date : 14/11/2022

To
M/S TIRUPATI DEVELOPERS
3rd floor, NKY Tower, Ajni square,
Nagpur - 440015

Subject : Certificate of Financial Progress of Work of **SILVER ICON-1** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **M/s TIRUPATI DEVELOPERS.**

Sir,

This certificate is being issued for RERA compliance for the Project **SILVER ICON-1** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **M/s. TIRUPATI DEVELOPERS** 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)
1	i. **Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	13,90,50,000.00
	(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.	84,73,515.00
	(c) Estimated Acquisition cost of TDR (if any)	-
	(d) Estimated Amounts Payable to State Govenrment/UT Administration or competent authority, or any other statutory authority of the State or Central Govenment, towards stamp duty, transfer charges, registration fees etc ; and	76,35,540.00
	(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 accommodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers.	-

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503, Satyam Apartment,
Wardha Road,
Dhantoli, Nagpur-440012

	tenants, appartment owners or appropriate athority 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 :	**15,51,59,055.00**
ii.	**Development Cost/Cost of Construction of Building**	
	(a) Estimated Cost of Construction as certified by Engineer	1,36,64,656.00
	(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) 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 :	**1,36,64,656.00**
	Total cost of the Project (Estimated)	**16,88,23,711.00**

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

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	13,90,50,000.00
	(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.	-
	(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	76,35,540.00
	(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 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 Accomodation, overhead cost, amounts paid to slum dwellers, tenants, appartment owners or appropriate athority or government or concessionaire which are not refundable and so on.	-
	iii. Incurred Expenditure towards 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	**14,66,85,540.00**
2	ii. **Development Cost/Cost of Construction**	
	(a) 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	27,32,950.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by CA	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) 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 (iucluding 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.	-
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(e) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for corstruction.	-
	Sub - Total of Development Cost	**27,32,950.00**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**14,94,18,490.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	88.51%
5	Amount which can be withdrawn from the Designated Account	14,94,18,490.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,94,18,490.00

Table C

Statement for calculation of Receivables from the Sales of The Real Estate Project

Sold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in sq.mtrs) (3)	Unit Consideration as per Agreement/Letter of Allotment.* (4)	Received Amount* (5)	Balance Receivables (6)
Nil					
	Total				

*unit consideration as per agreement /letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr.No. (1)	Plot No. (2)	Carpet Area (insq.mtrs.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	158.911	1,142,570
2	2	162.477	1,168,210
3	3	165.555	1,190,340
4	4	168.629	1,212,443
5	5	172.041	1,236,975
6	6	190.402	1,368,990
7	7	219.400	1,577,486
8	8	166.158	1,194,676
9	9	164.611	1,183,553
10	10	163.064	1,172,430
11	11	161.521	1,161,336
12	12	159.979	1,150,249
13	13	158.432	1,139,126
14	14	181.826	1,307,329
15	15	171.615	1,233,912
16	16	144.402	1,038,250
17	17	153.102	1,100,803
18	18	161.802	1,163,356
19	19	170.497	1,225,873
20	20	179.197	1,288,426
21	21	187.848	1,350,627
22	22	233.623	1,679,749
23	23	213.690	1,536,431
24	24	163.651	1,176,651
25	25	163.651	1,176,651
26	26	163.651	1,176,651
27	27	163.651	1,176,651
28	28	163.651	1,176,651
29	29	163.651	1,176,651

30	30	200.952	1,444,845
31	31	179.681	1,291,906
32	32	136.000	977,840
33	33	136.000	977,840
34	34	136.000	977,840
35	35	136.000	977,840
36	36	136.000	977,840
37	37	136.000	977,840
38	38	166.080	1,194,115
39	39	213.690	1,536,431
40	40	163.651	1,176,651
41	41	163.651	1,176,651
42	42	163.651	1,176,651
43	43	163.651	1,176,651
44	44	163.651	1,176,651
45	45	163.651	1,176,651
46	46	210.580	1,514,070
47	47	198.278	1,425,619
48	48	174.528	1,254,856
49	49	174.762	1,256,539
50	50	174.996	1,258,221
51	51	175.230	1,259,904
52	52	175.464	1,261,586
53	53	175.698	1,263,269
54	54	175.932	1,264,951
55	55	176.166	1,266,634
56	56	176.400	1,268,316
57	57	176.564	1,269,495
58	58	195.995	1,409,204
59	59	196.834	1,415,236
60	60	216.737	1,558,339
61	61	165.695	1,191,347
62	62	165.516	1,190,060
63	63	165.338	1,188,780
64	64	165.159	1,187,493
65	65	164.981	1,186,213
66	66	164.802	1,184,926
67	67	226.053	1,625,321
TOTAL	**67**	**11540.71**	**82,977,669**

Table D

Comparison between Balance Cost and receivable

Sr.No (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,94,05,221.00
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	11540.71
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of Table C to this certificate	8,29,77,669.00
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii)]	8,29,77,669.00
5	(iv) (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 receivable of ongoing project will be deposited in designated Account	-

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	Nil
2.	Deposits	
3.	Withdrawals	
4.	Closing Balance	

I hereby certify that required proportion of money, as specified in act,collected from allottees of the project unit as indicated in Table C has been deposited RERA Bank Account.

I hereby certify that Tirupati Developers has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land construction this project.

Table F

Means Finance

S. No.	Particulars	Estimated* (At time of Registration)(In Rs.) (proposed and indicative)	Proposed/Esti mated (As on the date of the certificate In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	16,88,23,711.00	16,88,23,711.00	14,94,18,490.00
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	-	-	-
4.	Customer Receipts used for Project	-	-	-
5.	Total Funds for project	16,88,23,711.00	16,88,23,711.00	14,94,18,490.00
6.	Total Estimated cost (As per Table A)	16,88,23,711.00	16,88,23,711.00	14,94,18,490.00

Table G

Any Comments /Observations of CA

1.	New designated bank account is opened for the project.
2.	The consideration as per Redy Recknor Rate is much less than Estimated Cost of Project. The actual sale value will be more than it as informed by the Partners.

Agree and Accepted by

(Prashant Bongirwar)

Partner

Tirupati Developers

Nagpur

Date : 14/11/2022

PAYAL TAORI

Chartered Accountant

MEM NO.191240

UDIN : 22191240BDCKJW8701