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 : 04/11/2023

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

Subject : Certiticate of Financial Progress of Work of **SILVER ICON-1** having MahaRERA Registration Number **P50500048096** (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 **P50500048096** (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.	75,12,079.00
	(c) Estimated Acquisition cost of TDR (if any)	-
	(d) Estimated Amounts Payable to State Govcnrment/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.	-

	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 :	**15,41,97,619.00**
	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)	**16,78,62,275.00**

Tablc 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.	75,12,079.00
	(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, overhcad 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	**15,41,97,619.00**
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	1,09,31,725.00
	(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	**1,09,31,725.00**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**16,51,29,344.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	98.37%
5	Amount which can be withdrawn from the Designated Account	16,51,29,344.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	15,61,35,258.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	89,94,086.00

Table C

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

Sold Inventory

Sr.No. (1)	Plot No. (2)	Carpet Area (insq.mtrs.) (3)	Unit Consideration as per Agreement/Letter of Allotment.* (4)	Received Amount* (5)	Balance Receivables (6)
1	1	158.911	2351000	2351000	0
2	2	162.477	3962470	3962470	0
3	3	165.555	4038669	4038669	0
4	4	168.629	4191172	4191172	0
5	5	172.041	1236975	440000	796975
6	6	190.402	2712606	2712606	0
7	7	219.400	3226000	3226000	0
8	8	166.158	2200000	2200000	0
9	10	163.064	2136000	2136000	0
10	11	161.521	1161336	770000	391336
11	12	159.979	1150249	1000000	150249
12	13	158.432			
13	14	181.826	6304136	6304136	0
14	15	171.615	4200000	4200000	0
15	16	144.402	2863480	2863480	0
16	17	153.102	1518211	1518211	0
17	18	161.802	4410469	4410469	0
18	19	170.497	4886426	4886426	0
19	20	179.197	1288426	100000	1188425
20	21	187.848	1350627	100000	1250627
21	22	233.623	1679749	100000	1579749
22	23	213.690	2053587	2053587	0
23	24	163.651	1676000	1676000	0
24	26	163.651	4770000	4770000	0
25	27	163.651	4750000	4750000	0
26	28	163.651	3015597	3015597	0
27	29	163.651	1200000	1200000	0
28	31	179.681	1351000	1351000	0
29	32	136.000	3823335	3823335	0
30	33	136.000	3823335	3823335	0

31	34	136.000	4000000	4000000	0
32	35	136.000	3623162	3623162	0
33	36	136.000	3926189	3926189	0
34	37	136.000	2994610	2994610	0
35	38	166.080	4638511	4638511	0
36	39	213.690	2561900	2561900	0
37	40	163.651	3523060	3523060	0
38	41	163.651	4774000	4774000	0
39	42	163.651	2192000	2192000	0
40	43	163.651	4044249	4044249	0
41	44	163.651	4044247	4044247	0
42	45	163.651	1176651	950000	226651
43	46	210.580	1424000	1424000	0
44	50	174.996	5100433	5100433	0
45	53	175.698	4975000	4975000	0
46	54	175.932	1264951	600000	664951
47	55	176.166	1266634	730000	536634
48	57	176.564	1269495	740000	529495
49	58	195.995	3293000	3293000	0
50	59	196.834	5328475	5328475	0
51	61	165.695	4412929	4412929	0
52	62	165.516	1190060	800000	390060
53	63	165.338	3936000	3936000	0
54	64	165.159	1187493	600000	587493
55	65	164.981	4850000	4850000	0
56	66	164.802	1184926	100000	1084926
TOTAL	**56**	**9494.039**	**165512830**	**156135258**	**9377571**

*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 Recknor Rate (4)
1	9	164.611	1,183,553
2	25	163.651	1,176,651
3	30	200.952	1,444,845
4	47	198.278	1,425,619
5	48	174.528	1,254,856
6	49	174.762	1,256,539
7	51	175.230	1,259,904

8	52	175.464	1,261,586
9	56	176.400	1,268,316
10	60	216.737	1,558,339
11	67	226.053	1,625,321
TOTAL	**11**	**2046.666**	**14,715,529**

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)	27,32,931.00
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)	93,77,571.00
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 Table C to this certificate	2046.666 1,47,15,529.00
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	2,40,93,100.00
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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	70%

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	0.00
2.	Deposits	156135258.00
3.	Withdrawals	156135258.00
4.	Closing Balance	0.00

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/Estimated (As on the date of the certificate In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	16,78,62,275.00	14,94,18,461.00	14,94,18,461.00
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	16,78,62,275.00	1,84,43,814.00	1,57,10,883.00
6.	Total Estimated cost (As per Table A)	16,78,62,275.00	16,78,62,275.00	16,51,29,344.00

Table G

Any Comments /Observations of CA

1.	The assessee has multiple projects but no separate designated bank account for each project. All receipts from customers of various projects are deposited in the common bank account.
2.	As there are multiple projects the bifurcation actual cost incurred for development of the project cannot be ascertained from the books of account, so the actual cost incurred for development of the project is taken as certified by the project Engineer in Form 2.

Agree and Accepted by

Partner

M/s Tirupati Developers

Tirupati Developers
3rd Floor, NKY Tower
Ajni Square, Wardha Road,
Nagpur

Nagpur

Date : 04/11/2023

PAYAL TAORI
Chartered Accountant

PAYAL TAORI
M.NO -191240
Chartered Accountant

MEM NO.191240

UDIN: 23191240BGYDDC2726