

Annexure D

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

To,
Sai Sahara Land Developers
Swami Printers,
Behind Dnyaneshwar Mandir
Arvi Naka, Wardha_442001

Date : 15/11/2022

Subject : Registration of New Project : "SWARNABHOOMI" under MahaRERA.

Sir,
This certificate is being issued for RERA compliance for the New Project "SWARNABHOOMI" under MahaRERA.

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)
1. i)	Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR)	32,335,500
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.	-
c)	Estimated Acquisition cost of TDR (if any)	-
d)	Estimated Amounts payable to State Government or 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	2,104,500
e)	Estimated Land Premium payable as per annual statement 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)	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 deposits, 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 :		34,440,000



Sr No.	Particulars	Amount (Rs.) Estimated
i)	Development Cost / Cost of Construction:	
(a)	Estimated Cost of Construction as certified by Engineer	10,305,000
(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.	-
c)	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:	10,305,000
	Total Cost of the Project (Estimated)	44,745,000



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

Sr No.	Particulars	Amount (Rs.) Incurred
1. i)	Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	32,335,500
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 cost of TDR (if any)	-
d)	Amount paid to State Government or UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and	2,104,500
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 if rehabilitation 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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts paid to slum dwellers, tenants, 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 :		34,440,000



Sr No.	Particulars	Amount (Rs.) Incurred
ii)	Development Cost / Cost of Construction:	
(a)	Expenditure for construction. Minimum of (a) and (b) to be considered	3,121,841
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	3,606,750
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	3,121,841
(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 (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	
d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	
c)	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	3,121,841
3	Total Cost of the Project (Actual incurred as on date of certificate)	37,561,841
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).	83.95%
5	Amount which can be withdrawn from the Designated Account	31,531,834
6	Less: Amount withdrawn till date of this certificate from Designated account.	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	31,531,834

Yours Faithfully

For Darshan Wakhanra & Co

Chartered Accountants

FRN: 143873W

(Signature)

Darshan D. Wakhanra

(Proprietor)

M.No: 168426

UDIN: 22168426BDEGLT3949



M/s. Sai Sahara Land Developers

(Signature)
Partner

Date: 15/11/2022

Place: Wardha

Dt: 15/11/22

Table C

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

Sold Inventory

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL					

Unsold Inventory Valuation

Ready reckoner rate : Rs.4610/- Sq.mtr

Sr No	Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate : Rs.4610/- per sq.mtr
1	1	119.25	549743
2	2 TO 11	1155.00	5324550
3	12 TO 13	255.00	1175550
4	14	155.25	715703
5	15	128.40	591924
6	16 TO 23	900.00	4149000
7	24	137.03	631708
8	25	131.78	607506
9	26 TO 33	900.00	4149000
10	34	124.65	574637
11	35	112.65	519317
12	36 TO 38	324.00	1493640
13	39	213.03	982068
14	40	214.16	987278
15	41 TO 44	420.00	1936200
16	45	105.15	484742
17	46	126.15	581552
18	47 TO 56	1140.00	5255400
19	57	204.78	944036
Total		6866.28	31653551

M/s. Sai Sahara Land Developers

Pranade
Partner

Dt: 15/11/22



DP: 15/11/2022

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)	7,183,159
2	Balance amount of receivables from sold apartments/plots 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 (in Sq.mtr) (to be certified by Managment and to be verified by CA from the records and books of accounts.	6,866.28
	(ii) Estimated amount of sales proceeds in respect of unsold apartments/plots (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	31,653,551
4	Estimated receivables of ongoing project . [Sum of 2+3(ii)]	N.A
5	(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 receivables of ongoing project will be deposited in designated Account	N.A

M/s. Sai Sahara Land Developers

Mamode
Partner

Dt: 15/11/22



Dt: 15/11/22

Table E
Designated Bank Account Details

Sr no	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)_From 27/07/2021
1	Opening Balance_28/07/2021 (Cash deposit)	5,000.00
2	Deposits	-
3	Withdrawal	3,731.78
	Bank Charges	3731.78
4	Closing Balance _As on 14/11/2022	1,268.22

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 **Sai Sahara Land Developers** 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.

For Darshan Wakhariya & Co
Chartered Accountants
FRN 143873W



Darshan D. Wakhariya
(Proprietor)

M.No. 168426

Date: 15/11/2022

Place: Wardha

M/s. Sai Sahara Land Developers

Mamode
Partner

Dt : 15/11/22

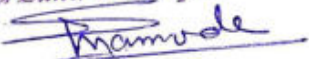
Table F
Means of Finance

SR. NO	PARTICULARS	ESTIMATED* (At time of Registraton) (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 (Refer Note below)	37,561,841	37,561,841	37,561,841
2	Total Borrowed Funds (Secured) Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	0.00	0.00	0.00
4	Customer Receipts used for Project	7,183,159	7,183,159	-
5	Total Funds for Project	44,745,000	44,745,000	37,561,841
6	Total Estimated Cost (As per Table A)	44,745,000	44,745,000	44,745,000

Table G
Any Comments/Observation of CA

1	The Estimated and Actual Cost of the plot taken on the basis of E-ASR value & Cost incurred whichever is higher
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Agreed and accepted by:

M/s. Sai Sahara Land Developers

Partner

For Darshan Wakhariya & Co
Chartered Accountants

FRN: 143873W


Darshan D. Wakhariya
(Proprietor)

M.No. 168426

UDIN: 22168426BDEGLT3949

Date: 15/11/2022

Place: Wardha



Date: 15/11/2022

Place: Wardha