Mehta Pande & Associates
Chartered Accountants

101, Payal Building, Agresen Road,
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UDIN :- 24173747BKAAHH3231
Date: 30/06/2024

FORM - 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number (For Registration)

[M/s RA Constructions
PROJECT NAME :DIVYANJALI APARTMENTS]

To.
The.
RA Construction
PLot No 658. Sahu Steel Traders. Ghat Road.
Nagpur – 440018

Subject : Certificate of Financial Progress of Work of Divyanjali Apartments having Maha RERA Registration Number P50500049779 being developed By RA Construction (Through Partner Mr. Anuj Bhagwe)

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)	2)	3)
	I) *Land Cost	
	I) *Land Cost a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	8,400,000.00
	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	1,629,174.00
	c) Estimated Acquisition cost of TDR (if any).	-
	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-	521,600.00

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1)	2)	3)
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA
	f)Under Rehabilitation scheme : i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA
	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.	NA
	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	NA
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NA
	Sub - Total of Land cost:	10,550,774.00
	II) Development Cost/Cost of Construction of Building :.	
	a) Estimated Cost of Construction as certified by Engineer.	28,000,000.00
	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	1,000,000.00
	d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	100,000.00
	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	29,100,000.00
	Total Cost of the Project (Estimated)	**39,650,774.00**

*Pass through charges or indirect taxes not included in estimated cost of project.

*Estimated cost shall be revised through correction application.

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

S. No	Particulars	Amount (Rs.) Incurred
1)	2)	3)
1	I) Land Cost a)Value of the land as ascertained from the Annual Statement or Rates (ASR).	8,400,000.00
	b) Incurred Expenditure on Premiums to obtain development rights, FS[, 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.	1,629,174.00
	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	588,600.00
	e) Land Premium paid for redevelopment of land owned by public authorities	-
	f) Under Rehabilitation scheme: i). Incurred Expenditure tor 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 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 accommodation or In lieu of Transit Accommodation, 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 to wards 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:	10,617,774.00



1)	2)	3)
2	**II) Development Cost / Cost of Construction**	-
	i) Expenditure for construction. Minimum of (a) and (b) to be considered a) Construction cost incurred including site development and infrastructure for the same as certified by engineer	14,000,000.00
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-
	ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	iii) 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.	-
	iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority	-
	v) 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 :	14,000,000
1)	2)	3)
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	**24,617,774.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	**62.09%**
5	Amount which can be withdrawn from the Designated Account	**24,617,774.00**
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	**24,617,774.00**

*Pass through charges or indirect taxes not included in incurred cost of the project.

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Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Agreement] Letter of Allotment*	Received Amount	Balance Receivables
1	2	3	4	5	6
	NIL				

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

Unsold Inventory

S. No	Flat No.	Type of Flat	Carpet Area (in.sq.mtrs)	Ready Reckoner Rate (in Rs.)	Unit Consideration as per Ready Reckoner Rate (in Rs.)
I	II	III	IV	V	VI= IV*V
1	101	1 BHK	36.84	38,000	1,399,882
2	102	1 BHK	34.50	38,000	1,310,962
3	103	1 BHK	36.15	38,000	1,373,510
4	104	1 BHK	36.13	38,000	1,372,826
5	105	1 BHK	36.13	38,000	1,372,826
6	106	1 BHK	36.15	38,000	1,373,510
7	201	1 BHK	36.84	38,000	1,399,882
8	202	1 BHK	34.50	38,000	1,310,962
9	203	1 BHK	36.15	38,000	1,373,510
10	204	1 BHK	36.13	38,000	1,372,826
11	205	1 BHK	36.13	38,000	1,372,826
12	206	1 BHK	36.15	38,000	1,373,510
13	301	1 BHK	36.84	38,000	1,399,882
14	302	1 BHK	34.50	38,000	1,310,962
15	303	1 BHK	36.15	38,000	1,373,510
16	304	1 BHK	36.13	38,000	1,372,826
17	305	1 BHK	36.13	38,000	1,372,826
18	306	1 BHK	36.15	38,000	1,373,510
19	401	1 BHK	36.84	38,000	1,399,882
20	402	1 BHK	34.50	38,000	1,310,962
21	403	1 BHK	36.15	38,000	1,373,510
22	404	1 BHK	36.13	38,000	1,372,826
23	405	1 BHK	36.13	38,000	1,372,826
24	406	1 BHK	36.15	38,000	1,373,510
25	501	1 BHK	36.84	38,000	1,399,882
26	502	1 BHK	34.50	38,000	1,310,962
27	503	1 BHK	36.15	38,000	1,373,510
28	504	1 BHK	36.13	38,000	1,372,826
29	505	1 BHK	36.13	38,000	1,372,826
30	506	1 BHK	36.15	38,000	1,373,510
31	601	1 BHK	36.84	38,000	1,399,882
32	602	1 BHK	34.50	38,000	1,310,962
33	603	1 BHK	36.15	38,000	1,373,510
34	604	1 BHK	36.13	38,000	1,372,826
35	605	1 BHK	36.13	38,000	1,372,826
36	606	1 BHK	36.15	38,000	1,373,510
	Total		1,295.29		49,221,096



Table D

Comparison between Balance Cost and Receivables

S.No	Particulars	Amount
1	2	3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	15,033,000.00
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	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts	1,295.29
	(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 Table C to this certificate	49,221,096.00
4	Estimated receivables of ongoing project [Sum of 2 + 3 i i]	49,221,096.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account – 70% or 100% [F 4 is greater than l , then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than l, then 100% of the balance receivables of ongoing project will be deposited in designated Account	34,454,767.20



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)
1	Opening Balance	71,822.10
2	Deposits	1,535,800.00
3	Withdrawals	1,543,833.13
4	Closing Balance	63,788.97

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 (Name of Promoter) 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

Table F

Means of Finance

Sr. No	Particulars	Estimated* (At time of Registration) (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	39,650,774.00	39,650,774.00	24,617,774.00
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	39,650,774.00	39,650,774.00	24,617,774.00
6	**Total Estimated Cost**	**39,650,774.00**	**39,650,774.00**	**24,617,774.00**

Table G

Sr. No	Any Comments/Observations of CA
1	
2	

Yours Faithfully,

M/s. MEHTA PANDE & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 144490W

Mehta Pande & Associates ★ Chartered Accountants ★

CA SAURABH PANDE
PARTNER
M. No. : 173747
DATE: 30/06/2024
UDIN: 24173747BKAAHH3231

Agreed and accepted by:

Signature of Promoter
Name:

Date : 30/06/2024