



CA Karan Mehendiratta
AML Specialist, Concurrent Auditor
B.B.A., A.C.A., FAFD

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 P50500050549 (For Q.P.R.)
[M/s Mahendra Constructions
PROJECT NAME : Mahendra Mavic]
FOR THE PERIOD JANUARY TO MARCH 2025

UDIN: 25192179BMILPR1523

Date: 21/04/2025

To,
M/s Mahendra Constructions
Mahendra Shyamrao Taywade
Plot No. 4 "Malhar" Lake view Ambazari Drive,
Hingna Road,
Near Subhash Nagar Metro Station,
Nagpur - 440036

Subject: Certificate of Financial Progress of Work of Mahendra Mavic having Maha RERA Registration Number P50500050549 being developed by M/s Mahendra Constructions [Through Proprietor Mr. Mahendra Shyamrao Taywade]

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).	4,50,00,000.00
	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	3,74,87,466.00
	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-	27,30,000.00



1)	2)	3)
	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 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:	8,52,17,466.00
	II) Development Cost/Cost of Construction of Building .:	
	a) Estimated Cost of Construction as certified by Engineer.	12,00,00,000.00
	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	-
	d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	55,00,000.00
	e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	2,50,00,000.00
	Sub-total of Development Cost	15,05,00,000.00
	Total Cost of the Project (Estimated)	23,57,17,466.00

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

*Estimated cost shall be revised through correction application.

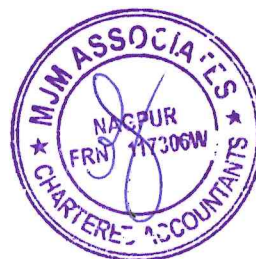


Table B- Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount (Rs.) Incurred
1)	2)	3)
1	I) Land Cost	4,50,00,000.00
	a) Value of the land as ascertained from the Annual Statement or Rates (ASR).	
	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.	3,74,87,466.00
	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	27,30,000.00
	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 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:	8,52,17,466.00



1)	2)	3)
2	II) Development Cost/ Cost of Construction	-
	i) Expenditure for construction. Minimum of (a) and (b) to be considered	6,33,98,008.28
	a) Construction cost incurred including site development and infrastructure for the same as certified by engineer	
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	6,33,98,008.28
	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.	87,56,298.00
	iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	16,00,000.00
	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.	1,95,40,820.00
	Sub-total of Development Cost :	9,32,95,126.28
1)	2)	3)
3	Total Cost of the Project (Actual incurred as on date of certificate)	17,85,12,592.28
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	75.73%
5	Amount which can be withdrawn from the Designated Account	17,85,12,592.28
6	Less: Amount withdrawn till date of this certificate from the Designated Account	8,29,11,126.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	9,56,01,466.28

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



Table C

**Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory**

Sr. No.	Flat No.	Type of Flat	Carpet Area	Unit Consideration as per Agreement/ Letter of Allotment*	Received Amount	Balance Receivables
I	II	III	IV	V	VI	VII= V-VI
1	103	2BHK	72.00	40,00,000.00	26,00,000.00	14,00,000.00
2	201	4BHK	136.00	1,03,00,000.00	1,00,92,000.00	2,08,000.00
3	203	2BHK	72.00	52,75,000.00	44,20,000.00	8,55,000.00
4	403	2BHK	72.00	60,50,000.00	51,10,000.00	9,40,000.00
5	501	4BHK	136.00	1,06,42,000.00	1,03,67,960.00	2,74,040.00
6	502	4BHK	136.00	1,06,40,000.00	94,33,600.00	12,06,400.00
7	503	2BHK	72.00	1,20,00,000.00	1,18,80,000.00	1,20,000.00
8	504	3BHK	105.00	1,20,00,000.00	1,18,80,000.00	1,20,000.00
9	505	3BHK	105.00			
10	506	2BHK	73.00			
11	602	4BHK	136.00	1,04,60,000.00	1,03,55,400.00	1,04,600.00
12	604	3BHK	105.00	70,00,000.00	59,30,000.00	10,70,000.00
	TOTAL		1220.000	8,83,67,000.00	8,20,68,960.00	62,98,040.00

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

Unsold Inventory

Sr. 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	4BHK	136.00	51,898.00	70,58,128.00
2	102	4BHK	136.00	51,898.00	70,58,128.00
3	104	3BHK	105.00	51,898.00	54,49,290.00
4	202	4BHK	136.00	51,898.00	70,58,128.00
5	204	3BHK	105.00	51,898.00	54,49,290.00
6	205	3BHK	105.00	51,898.00	54,49,290.00
7	206	2BHK	73.00	51,898.00	37,88,554.00
8	301	4BHK	136.00	51,898.00	70,58,128.00
9	302	4BHK	136.00	51,898.00	70,58,128.00
10	303	2BHK	72.00	51,898.00	37,36,656.00
11	304	3BHK	105.00	51,898.00	54,49,290.00
12	305	3BHK	105.00	51,898.00	54,49,290.00
13	306	2BHK	73.00	51,898.00	37,88,554.00
14	401	4BHK	136.00	51,898.00	70,58,128.00
15	402	4BHK	136.00	51,898.00	70,58,128.00
16	404	3BHK	105.00	51,898.00	54,49,290.00
17	405	3BHK	105.00	51,898.00	54,49,290.00
18	406	2BHK	73.00	51,898.00	37,88,554.00
19	601	4BHK	136.00	54,493.00	74,11,048.00
20	603	2BHK	72.00	54,493.00	39,23,496.00
21	605	3BHK	105.00	54,493.00	57,21,765.00
22	606	2BHK	73.00	54,493.00	39,77,989.00
23	701	4BHK	136.00	54,493.00	74,11,048.00
24	702	4BHK	136.00	54,493.00	74,11,048.00
25	703	2BHK	72.00	54,493.00	39,23,496.00
26	704	3BHK	105.00	54,493.00	57,21,765.00
27	705	3BHK	105.00	54,493.00	57,21,765.00
28	706	2BHK	73.00	54,493.00	39,77,989.00
	Total		2991.00		15,78,55,653.00



Table D

Comparison between Balance Cost and Receivables

Sr. 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	5,72,04,873.72
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	62,98,040.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts	2,991.00
	(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	15,78,55,653.00
4	Estimated receivables of ongoing project [Sum of 2 + 3 i i]	16,41,53,693.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account – 70% or 100% [F 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	11,04,98,957.10

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	-
2	Deposits	8,29,11,126.00
3	Withdrawals	8,29,11,126.00
4	Closing Balance	-

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 M/s. Mahendra Constructions 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	18,87,17,466.00	18,87,17,466.00	17,85,12,592.28
2	Total Borrowed Funds (Secured) Drawdown availed till date	4,70,00,000.00	4,70,00,000.00	-
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	-	-	-
4	Customer Receipts used for	-	-	-
5	Total Funds for Project	23,57,17,466.00	23,57,17,466.00	17,85,12,592.28
6	Total Estimated Cost	23,57,17,466.00	23,57,17,466.00	17,85,12,592.28

Table G

Sr. No.	Any Comments/Observations of CA
1	The Promoter is Following the Mercantile Accounting System
2	The Estimated Cost of Land is On the Basis of Promoter Confirmation and Estimated Cost of Construction is on the Basis of Form 2 Received
3	Estimated Figures in Table F (i.e Means of Finance) is prepared on the Basis of Confirmations Received from Promoter
4	The Promoter has received Amount from Sale Proceeds in State Bank Of India Account No. 41881773437 which is a Collection Account.
5	We have Presumed on Basis of Information Received from Promoter that the RERA Designated Account Number is 41572149137 which is maintained in State Bank Of India and Promoter has declared Bank Account Number 41881868660 as a Current Account For RERA maintained in State Bank of India.
6	ASR Rates for Unsold Inventory is as per https://igreval.maharashtra.gov.in/eASR2.0/
7	The Amount received for the Flats later cancelled where shifted in Designated Account which leads mismatched in balance of Designated Account.

Agreed and accepted by:

Signature of Promoter

Name: M/s Mahendra Constructions

Through Proprietor Mr. Mahendra Shyamrao Taywade

Date: 21/04/2025



Yours Faithfully,
M/s. MJM ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 117306W

(CA Karan Mehendiratta)
PARTNER

M. No. : 192179

Date: 21/04/2025

UDIN: 25192179BMILPR1523