Sujeet Deulkar & Co.
Chartered Accountants
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Ref. No.

Date 23-02-23

FORM – 3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time ofRegistration of project and for withdrawal of money from Designated Account)

To,

Director,
The M/s DAA BIULDTECH PVT LTD
202, Atharva-Aishwariya Appt. Plot No.1, Karve Nagar, Wardha Road, Nagpur-440025

Subject: Certificate of financial progress of work of 'NIRMALA PARTMENT' having MAHARER Registration Number (only applicable after project registration) being Developed by M/s DAA Buildtech pvt Ltd.

Sir

This Certificate is being issued for RERA compliance for the **'NIRMALA APARTMENT'** having MAHARERA Registration Number (only applicable after project registration) being Developed by **M/s DAA Buildtech pvt Ltd** and is based on the records and documents produced before me and explanations provided to me by the management of Company.

Table A- Estimated Cost of 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)	8054000.00
	(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.	3625779.00
	(c) Estimated Acquisition cost of TDR (if any)	646500.00
	(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	304134.00
	(e) Estimated Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public	0.00

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	authorities.	
	(f) Under Rehabilitation Scheme:	
	i Estimated construction cost of Rehab building including site development and infrastructure for the same as certified by the Engineer.	0.00
	ii Estimated cost towards clearance of land all or any encumbrances including cost of removal of legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
	Iii Estimated cost of ASR linked premium, fees, charges and security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00
	Iv Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub- Total of Land Cost:	**12630413.00**
	ii Development Cost/ Cost of Construction of Building	
	(a) Estimated cost of construction as certified by Engineer.	20279971.00
	(b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0.00
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries consultant 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.	3100000.00
	(d) Estimated taxes, cess, fees, charges, premiums, interest etc. Payable to any statutory authority.	1500000.00
	(e) Interest payable to financial institution, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	Sub-Total of Development Cost	**24879971.00**
	Total Cost of the project (Estimated)	**37510384.00**

- 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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APPENDIX D-1

Table B- Actual cost incurred on the project (as on date of Certificate)

Sr.No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	ii. <u>Land Cost</u>	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	8054000.00
	(b) Incurred Expenditure on 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.	3625779.00
	(c) Incurred Expenditure for acquisition of TDR (if any)	646500.00
	(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	304134.00
	(e) Land premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation Scheme:	
	i Incurred Expenditure for construction of Rehabilitation.(Minimum (a) or (b) to be considered	0.00
	(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 all or any encumbrances including cost of removal of legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
	iii Incurred Expenditure towards ASR linked premium, fees, charges and security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00
	Iv Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00

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	Sub- Total of Land Cost:	**12630413.00**
(1)	(2)	(3)
2	**Development Cost/ Cost of Construction** (i) 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. (b) Actual cost of construction incurred as per the books of accounts as verified by 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 consultant 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 cost incurred to complete the construction of the entire phase of project registered. (iv) Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. Payable to any statutory authority. (v) Incurred Expenditure towards Interest to financial institution, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00 0.00 0.00 0.00 0.00 0.00
	Sub-Total of Development Cost	0.00
3	**Total Cost of Project (Actual incurred as on date of Certificate)**	12630413.00
4	**Proportion of Cost Incurred on Land Cost and Construction cost to the Estimated Cost (Table A)**	33.67%
5	**Amount Which Can be withdrawn from the Designated Account**	12629746.00
6	**Less: Amount Withdrawn till Date of this certificate from the Designated Account**	0.00
7	**Net Amount which can be withdrawn from the Designated Bank account under this certificate**	12629746.00

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

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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 Receivable (6)
1	NA	NA	NA	NA	NA
2	NA	NA	NA	NA	NA
3	NA	NA	NA	NA	NA
4	NA	NA	NA	NA	NA
	Total	NA	NA	NA	NA

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

Unsold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs) (3)	Unit Consideration as per ready Reckoner Rate (4)
1	101	54.078	22.76 Lakh
2	102	52.341	22.03 Lakh
3	201	54.078	22.76 Lakh
4	202	52.341	22.03 Lakh
5	301	54.078	22.76 Lakh
6	302	52.341	22.03 Lakh
7	401	54.078	22.76 Lakh
8	402	52.341	22.03 Lakh
9	501	54.078	22.76 Lakh
10	502	52.341	22.03 Lakh
	Total	532.095	223.95 Lakh.

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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)	24879971.00
2	Balance amount of receivables from said apartment as per Table C of this certificate (as certified by the 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 records and books of Accounts)	532.095
	(ii) Estimated amount of sale 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 of this Certificate	22395000.00
4	Estimated Receivables of ongoing project [Sum of 2+3(ii)]	22395000.00
5	IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account IF 4 is less than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	22395000.00

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**	**0.00**
3	**Withdrawals**	**0.00**
4	**Closing Balance**	**0.00**

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

I hereby certify that M/s DAA Buildtech private Limited 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.

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TABLE F

Means of Finance

S.No.	Particulars	Estimated* (At time of registration) in (Rs.)(proposed and Indicative)	Proposed/Estimated (as on the date of certificate) (in Rs.)	Actual as on the date of Certificate) (in Rs.)
1	Own Funds	37510384.00	37510384.00	12630413.00
2	Total Borrowed Funds(Secured) - Drawdown availed till Date	0.00	0.00	0.00
3	Total Borrowed Funds (unsecured) - drawdown availed till date	0.00	0.00	0.00
4	Customer Receipts used for Project	0.00	0.00	0.00
5	Total Funds for Project	37510384.00	37510384.00	12630413.00
6	Total Estimated Cost (as per table A)	37510384.00	37510384.00	

TABLE G

Any Comments /Observation of CA

Sr.No.	
1	NIL
2	
3	

Agreed and Accepted by
For M/s DAA BUILDTECH PVT LTD

Director
Name: Ajay Shamrao Donode
Date: 23/02/23

Yours Faithfully
For Sujeet Deulkar & Co
Chartered Accountants

SUJEET DEULKAR & CO. Chartered Accountants NAGPUR

CA Sujeet Deulkar
(M. No.110773)

UDIN: 23110773BGXNX5941 9

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