

A R CHAWLA & ASSOCIATES

CHARTERED ACCOUNTANTS

153, VIVEKANAND NAGAR, WARDHA ROAD, NAGPUR 440015

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY

DATE : 01/10/2024

To,

RAKESH BALBIRSINGH CHAWLA

Subject: Certificate of Financial Progress of Work of KRISHNA HEIGHTS having MAHARERA
Registration Number P50500051259 being developed by RAKESH BALBIRSINGH CHAWLA

Sir,

This Certificate is being issued for RERA compliance for the Project KRISHNA HEIGHTS having

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No.	Particulars	Estimated Cost (At the time of
1	1) Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	55,00,000
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.	88,35,000
c)	Estimated Acquisition cost of TDR (if any)	9,75,000
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	
e)	Estimated Land Premium payable as per annual statement of rates	
f)	(ASR) for redevelopment of land owned by public authorities 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 Rs	1,53,10,000
ii)	Development Cost / Cost of Construction of Building	
a)	Estimated Cost of Construction as certified by Engineer	6,75,25,000
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.	
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	6,75,25,000
	Total Cost of the Project (Estimated)	8,28,35,000

*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 Incurred (Rs.)
2	(i) Land Cost:	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	55,00,000
b)	Incurred Expenditure on Premium 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.	88,35,000
c)	Incurred Expenditure for Acquisition cost of TDR (if any)	9,75,000
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	
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 lien 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 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 Rs	1,53,10,000
ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) and (b) to be considered	3,70,12,000
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	3,70,12,000
	(b) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	3,70,12,000
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 work, 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 payable 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 construction;	
	Sub Total of Development Cost	3,70,12,000
3	Total Cost of the Project (Actual Incurred as on date of Certificate)	5,23,22,000
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	0.63
5	Amount which can be withdrawn from the Designated Account	5,23,22,000
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	5,23,22,000

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

TABLE C
STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL ESTATE PROJECT

SOLD INVENTORY

Sr. No.	Flat No.	Carpet Area (in Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
1	103	70.772	25,70,439	1,75,000	23,95,439
2	104	71.916	26,11,989	1,80,000	24,31,989
3	106	72.93	26,48,818	1,46,000	25,02,818
4	201	70.571	25,63,139	1,50,000	24,13,139
5	203	66.622	24,19,711	1,00,000	23,19,711
6	204	71.916	26,11,989	1,00,000	25,11,989
7	206	72.93	26,48,818	1,42,000	25,06,818
8	301	70.571	25,63,139	58,000	25,05,139
9	302	74.305	26,98,758	65,000	26,33,758
10	303	66.622	24,19,711	1,63,000	22,56,711
11	304	71.916	26,11,989	1,47,000	24,64,989
12	403	66.622	24,19,711	1,85,000	22,34,711
13	1	12.513	5,72,845	1,96,000	3,76,845
14	2	12.513	5,72,845	1,25,000	4,47,845
15	8	21.147	9,68,110	75,200	8,92,910
				20,07,200	3,08,94,810
	Total				

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

UNSOLD INVENTORY

Sr No	Flat No/ Shop No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	101	81.558	29,62,187
2	102	88.128	32,00,809
3	105	72.04	26,16,493
4	202	74.305	26,98,758
5	205	72.044	26,16,638
6	305	72.044	26,16,638
7	306	72.93	26,48,818
8	401	70.571	25,63,139
9	402	74.305	26,98,758
10	404	71.916	26,11,989
11	405	72.044	26,16,638
12	406	72.93	26,48,818
13	501	53.502	19,43,193
14	502	71.816	26,08,357
15	3	10.64	4,87,099
16	4	14.06	6,43,667
17	5	19.27	8,81,952
18	6	19.14	8,76,138
19	7	19.95	9,13,311
20	9	14.06	6,43,667
21	10	10.64	4,87,099
22	11	12.51	5,72,845
23	12	12.51	5,72,845
		1,152.91	4,31,29,853.18

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)	
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)	3,05,13,000
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and as per Table C to this certificate)	10894809.7
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR)	1,153
4	Estimated receivables of ongoing project [Sum of 2 + 3 (ii)]	4,11,29,853
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	

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	-
3	Withdrawals	-
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 (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 the 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	6,00,00,000.0	6,00,00,000.0	5,23,22,000.0
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	2,28,35,000.0	2,28,35,000.0	
4	Customer receipts Used for Project	8,28,35,000.0	8,28,35,000.0	5,23,22,000.0
5	Total Funds for Project	8,28,35,000.0	8,28,35,000.0	
6	Total Estimated Cost (As per Table A)			

TABLE G
Any Comment/Observation of CA

1			
2			
3			
4			

Yours Faithfully,

Signature of Chartered Accountant

UDIN 24196674BK FQUR7453
MEMBERSHIP NO. 196674
NAME: CA ASHISH CHAWLA

Agreed and Accepted by-

Signature of Promoter
Name: RAKESH CHAWLA
Date: 01-10-24

For A R Chawla & Associates
Chartered Accountants
(ERN: 153279W)

ASHISH CHAWLA
PROPRIETOR
M. NO. 196674