

AVJEET S MISHRA & Co CHARTERED ACCOUNTANTS Office: Plot No.32, G N Niwas, Near Sai Mandir, Sai Nagar, Hingna Road, Nagpur-440016 9503070795			
Form-3			
(See Regulation-3)			
CHARTERED ACCOUNTANT CERTIFICATE			
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			
To		Date :-16/04/2023	
The M/s. Dravya Builder and Developer			
Kuper Regency, Plot No 21,			
Near All India Reporter,			
Congress Nagar, Nagpur			
Subject: Certificate of Financial Progress of Work of Dravya 7 Star (MahaRERA Registration Number: NA) being developed by M/s. Dravya builder and Developer			
Sir,			
This certificate is being issued for RERA compliance for the Dravya 7 Star having MahaRERA Registration Number NA being developed by M/s. MG Dravya Builder and Developer and is based on the records and documents produced before me and explanations provided to me by the management of the Company.			
Table A & B - Estimated Cost of the Project & Cost Incurred of the project (at the time of Registration Of Project)			
Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
1. Land Cost:			
a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	3,53,00,000.00	3,53,00,000.00
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	1,17,70,855.00	1,17,70,855.00
c)	Acquisition cost of TDR (if any)	-	-
d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	-	-
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-	-
g)	Under Rehabilitation scheme:	-	-
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-	-
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
iii)	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,	-	-
iv)	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.	-	-
	Sub Total of LAND COST Rs	4,70,70,855.00	4,70,70,855.00

i	Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer	-	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		-
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	8,96,93,828.00	-
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	1,13,28,036.00	
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	-	-
c)	Principal sum and 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	10,10,21,864.00	-
2	Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column	14,80,92,719.00	
3	Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column		4,70,70,855.00
4	% completion of Construction Work (as per Project Architect's Certificate)		32%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)		4,70,70,855.00
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		4,70,70,855.00

**AVJEET SANTOSH
MISHRA**

Digitally signed by AVJEET SANTOSH MISHRA
DN: c=IN, postalCode=440016, st=MAHARASHTRA, street=G N
NIVAS, PL077 NO. 12 JAGGURJAN NAGAR, 440016, o=NGPUR,
ou=Personal,
serialNumber=d45a1f057b885d1720306ae4cbb15a1c8708e58
f16ef281c2325a3a3688fc307,
pseudonym=2ba8ed6c48b54db938b8ec9529fc3a
23542063a98af7809af5a39a651fba68310ec513a42c328666622
7d2c8da0f236ffdea, email=AVJEETM@GMAIL.COM, cn=AVJEET
SANTOSH MISHRA
Date: 2023.04.26 11:53:38 +05'30'

Table C

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project					
Sold Inventory					
Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment*	Received Amount	Balance Receivable
NIL					

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

(Unsold Inventory Valuation)					
Ready Recknor Rate as on the date of Certificate					
of the Residential / commercial premises Rs			Per sm.		
Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)		
1	Shop 1	13.97	6,24,878.10		
2	Shop 2	15.09	6,74,975.70		
3	Shop 3	10.88	4,86,662.40		
4	Shop 4	13.99	6,25,772.70		
5	Shop 5	9.65	4,31,644.50		
6	Shop 6	14.04	6,28,009.20		
7	101, 201, 301, 401, 501 and 601	47.75	21,35,857.50		
8	102, 202, 302, 402, 502 and 602	43.85	19,61,410.50		
9	103, 203, 303, 403, 503 and 603	50.59	22,62,890.70		
10	104, 204, 304, 404, 504, and 604	48.27	21,59,117.10		
11	105, 205, 305, 405, 505, and 605	48.76	21,81,034.80		
12	106, 206, 306, 406, 507, and 606	48.37	21,63,590.10		
13	107, 207, 307, 407, 507, and 607	48.7	21,78,351.00		
14	108, 208, 308, 408, 508 and 608	49.66	22,21,291.80		

**AVJEET SANTOSH
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DN: c=IN, postalCode=40016, st=MAHARASHTRA, email=AVJEET.MISHRA@AVJEETMISHRA.COM, o=AVJEET SANTOSH MISHRA, ou=Personal, serialNumber=44161, cn=AVJEET SANTOSH MISHRA, email=AVJEET.MISHRA@AVJEETMISHRA.COM, cn=AVJEET SANTOSH MISHRA
2.5.4.20=h498a2796afaf3190d11b668319ac610d42b328686227d2d3d6d
2.5.4.42=AVJEET SANTOSH MISHRA
Date: 2023.04.26 11:54:05 +05'30'

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)	10,10,21,864.00
2	Balance amount of receivables from sold apartments as per Table C to this Certificate. (as certified by Chartered Accountant as verified from the records and books of Accounts)	NA
3	(i) Balance unsold area (to be cerified by Management and to be verified by CA from the records and books of accounts). (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	i) 2393.32 II)10,70,53,200
4	Estimated receivalbes of ongoing project. [Sum of 2 + 3 (ii)	10,70,53,200.00
5	(To Be Filled for Ongoing Projects only) Arnouut to be deposited in Designated Account - 70% or 100% IF 4 is greater than I, 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.	NA

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	NIL
2	Deposits	NIL
3	Withdrawals	NIL
4	Closing Balance	NIL

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. Dravya Builder and Developer 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.

**AVJEET
SANTOSH
MISHRA**

Digitally signed by AVJEET SANTOSH MISHRA
DN: c=IN, postalCode=440016, st=MAHARASHTRA, street=G
N NIWAS, PLOT NO. 32, NAGPUR, SAINAGAR, 440016,
l=NAGPUR, o=Personal,
serialNumber=d45a1f057b885dd1720306ae44cbb15a1c870
8e58f16ef281e2324a3688fe2b7,
pseudonym=2ba6e6cc48b54dbf93f08ecc9529c2a,
2.5.4.20=ba98a679b9af5a390d51fb668310ec615b4f2b3286f
6627d2cda0723bfdea, email=AVJEETM@GMAIL.COM,
cn=AVJEET SANTOSH MISHRA
Date: 2023.04.26 11:54:31 +05'30'

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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	14,80,92,719.00	14,80,92,719.00	4,70,70,855.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0	0	0
4	Customer Receipts used till Date	0	0	0
5	Total Funds for Project	14,80,92,719.00	14,80,92,719.00	4,70,70,855.00
6	Total Estimated Cost (As per Table A)	14,80,92,719.00	14,80,92,719.00	4,70,70,855.00

Table G	
Any comment/Observations of CA	
1	NIL

This certificate is being issued for RERA compliance for the Firm M/s. Dravya Builder and Developer and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Agreed and accepted by

For

M/s Dravya Builders and Developer

DRAVYA BUILDERS & DEVELOPER

Partner

S.T. Dashmukh
Partner

DRAVYA BUILDERS & DEVELOPER

Partner

Date:- 16/04/2023

Yours Faithfully

Avjeet S Mishra & Co

AVJEET

SANTOSH

MISHRA

Digitally signed by AVJEET SANTOSH MISHRA
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CA Avjeet Mishra

(Membership Number 180182)

UDIN:- 23180182BGZIXD4032