SONAM THAKUR
Chartered Accountant

Period : Jan. to March 2024

Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date : 18/04/2025

To
M/S TIRUPATI DEVELOPERS
3rd floor, NKY Tower, Ajni square,
Nagpur - 440015

Subject : Certificate of Financial Progress of Work of **SILVER STAR-3 (Erstwhile PRATEEK NAIDU RESIDENTIAL PARK-2)** having MahaRERA Registration Number **P50500050031** (Only Applicable after project Registration) being developed by **M/s TIRUPATI DEVELOPERS.**

Sir,

This certificate is being issued for RERA compliance for the Project **SILVER STAR-3 (Erstwhile PRATEEK NAIDU RESIDENTIAL PARK-2)** having MahaRERA Registration Number **P50500050031**(Only Applicable after project Registration) being developed by **M/s. TIRUPATI DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the

Table A - Estimated Cost of the 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).	94000000.00
	(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.	3500000.00
	(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	2910000.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for development 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.	-

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	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land Cost :	**100410000.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	19862088.00
	(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.	-
	(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 :	**19862088.00**
	Total cost of the Project (Estimated)	**120272088.00**

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

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	94000000.00
	(b) Incurred Expenditure on Premiums 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.	3500000.00
	(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	2910000.00
	(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 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 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 towards 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub - Total of Land Cost	**100410000.00**
2	ii. **Development Cost/Cost of Construction**	
	(a) 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	18868984.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by CA	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) 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.	-
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. 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	**18868984.00**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**119278984.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	99.17%
5	Amount which can be withdrawn from the Designated Account	119278984.00
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	119278984.00

Table C

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

Sold Inventory

Sr. No.	Flat / Plot No.	Carpet Area (in sq. mtrs)	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

Sr. No.	Plot No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	1	291.275	1735999.00
2	2	291.249	1735844.00
3	3	293.676	1750309.00
4	4	297.979	1775955.00
5	5	328.683	1958951.00
6	6	311.515	1856629.00
7	7	292.196	1741488.00
8	8	284.128	1693403.00
9	9	276.322	1646879.00
10	10	268.515	1600349.00
11	11	318.729	1899625.00
12	12	324.037	1931261.00
13	13	300.281	1789625.00
14	14	291.596	1737912.00
15	15	261.518	1558647.00
16	16	267.822	1596219.00
17	17	267.822	1596219.00
18	18	268.423	1599801.00
19	19	134.130	799415.00
20	20	105.000	625800.00
21	21	105.000	625800.00
22	22	105.000	625800.00
23	23	105.000	625800.00
24	24	142.280	847989.00
25	25	153.605	915486.00
26	26	111.450	664242.00
27	27	111.450	664242.00
28	28	111.450	664242.00

29	29	157.110	936376.00
30	30	157.110	936376.00
31	31	111.450	664242.00
32	32	111.450	664242.00
33	33	111.450	664242.00
34	34	153.605	915486.00
35	35	142.280	847989.00
36	36	115.500	688380.00
37	37	115.500	688380.00
38	38	115.500	688380.00
39	39	162.008	965568.00
40	40	133.500	795660.00
41	41	115.500	688380.00
42	42	115.500	688380.00
43	43	115.500	688380.00
44	44	142.280	847989.00
45	45	153.605	915486.00
46	46	111.450	664242.00
47	47	111.450	664242.00
48	48	111.450	664242.00
49	49	111.450	664242.00
50	50	111.450	664242.00
51	51	111.450	664242.00
52	52	111.450	664242.00
53	53	111.450	664242.00
54	54	135.000	804600.00
55	55	150.000	894000.00
56	56	150.900	899364.00
57	57	149.780	892689.00
58	58	112.500	670500.00
59	59	112.500	670500.00
60	60	112.500	670500.00
61	61	112.500	670500.00
62	62	112.500	670500.00
63	63	112.500	670500.00
64	64	165.578	986845.00
65	65	187.905	1119914.00
66	66	163.250	972970.00
67	70	153.605	915486.00
68	71	101.250	603450.00
69	73	101.250	603450.00
70	75	101.250	603450.00
71	76	101.250	603450.00
72	77	101.250	603450.00
73	78	101.250	603450.00
74	79	149.780	892689.00
75	80	149.780	892689.00
76	81	101.250	603450.00
77	82	101.250	603450.00
78	83	101.250	603450.00
79	84	101.250	603450.00
80	85	101.250	603450.00

81	86	101.250	603450.00
82	87	101.250	603450.00
83	88	101.250	603450.00
84	89	153.650	915486.00
85	92	213.598	1273044.00
86	93	236.598	1410124.00
87	94	189.264	1128013.00
88	95	212.333	1265505.00
Total		**14194.10**	**84596521.00**

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)	993104.00
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) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of Table C to this certificate	14194.10 84596521.00
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	84596521.00
5	(iv) (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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	70%

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	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 act, collected from allottees of the project unit as indicated in Table C has been deposited RERA Bank Account.

I hereby certify that M/s Tirupati Developers has utilized the required proportion of money, as specified in the act, collected from allottees for this project only.

Table F

Means Finance

Sr. 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	120272088.00	120272088.00	119278984.00
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	120272088.00	120272088.00	119278984.00
6.	Total Estimated cost (As per Table A)	120272088.00	120272088.00	119278984.00

Table G

Any Comments /Observations of CA

1	The actual sale value of the plots is more than the ready reckoner value as informed by proprietor

Agree and accepted by

Nagpur

SONAM THAKUR * Nagpur * Chartered Accountant

S.thakur

Partner
M/S Tirupati Developers

Date :18/04/2025

(Sonam Thakur)
Chartered Accountant
Mem. No.: 622427
UDIN: 25622427BMOEOO5077

Tirupati Developers 3rd Floor, MKV Tower, Aini Square, Wardha Road, Nagpur