SANAWADWALA & ASSOCIATES
CHARTERED ACCOUNTANTS
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CA Huzaifa S. Sanawadwala (FCA, M.COM)

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))

		For Q1 of Financial Year 2024 - 2025 (01.04.2024 - 30.06.2024)	Date: 03/10/2024
To: Shakti Builders and Developers			

Subject: Certificate of Financial Progress of Work of **Galaxy Park** having MahaRERA Registration Number **P50500052403** being developed by **Shakti Builders and Developers** and is based on the records and documents produced before me and explainations provided to me by the management of the Company.

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	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	36000000
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	0
	c)	Estimated Acquisition cost of TDR (if any)	0
	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, resgistration fees etc; and	0
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0
	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	0
			0
	iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**36000000**

SANAWADWALA & ASSOCIATES ★ NAGPUR ★ Chartered Accountants

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	35800580
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(c)	Estimated 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, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	0
	(d)	Estimated Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	0
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	**35800580**
2		**Total Cost of the Project (Estimated)**	71800580
Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		**Particulars**	**Amount (Rs.) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	36000000
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	0
	c)	Incurred Acquisition cost of TDR (if any)	0
	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, resgistration fees etc; and	0
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	0
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	0
	ii)	Incurred Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	0
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**36000000**



ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	23545166
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	28000000
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	23545166
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0
	(iii)	Incurred 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, swerage), 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 project registered.	0
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	0
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	**23545166**
3		Total Cost of the Project (Actual incurred as on date of certificate)	59545166
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	82.93
5		Amount which can be withdrawn from the Designated Account	NA
6		Less: Amount withdrawn till date of this certificate from designated bank account	NA
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NA

Yours Faithfully



Signature of Chartered Accountants
131158
CA Huzaifa Sanawadwala
UDIN : 24131158BKAQDN1011

Table C - Sold Inventory

Statement for calculation of Receivables from the sales of the 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
1	Plot no 34	97.05	427020	427020	0
2	Plot no 33	97.05	427020	427020	0
3	Plot no 32	124.78	549032	549032	0
4	Plot no 30	105	462000	462000	0
5	Plot no 3	169	743600	743600	0
6	Plot no 24	148.97	655468	655468	0
7	Plot no 22	105	462000	462000	0
8	Plot no 14	169.06	743864	743864	0
9	Plot no 20	105	462000	462000	0
10	Plot no 29	105	462000	462000	0
11	Plot no 27	135	594000	594000	0
12	Plot no 23	135	594000	594000	0
13	Plot no 21	105	462000	462000	0
14	Plot no 36	124.78	549032	549032	0
	Total	1725.69	7593036	7593036	0



Table C - Unsold Inventory Valuation

Sr No	Unit No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	Plot no 1	495.2	2178880
2	Plot no 2	631.1	2776840
3	Plot no 4	164.52	723888
4	Plot no 5	164.52	723888
5	Plot no 6	164.52	723888
6	Plot no 7	169.66	746504
7	Plot no 8	164.52	723888
8	Plot no 9	164.52	723888
9	Plot no 10	164.52	723888
10	Plot no 11	164.52	723888
11	Plot no 12	142.45	626780
12	Plot no 13	155.76	685344
13	Plot no 15	164.52	723888
14	Plot no 16	164.52	723888
15	Plot no 17	164.52	723888
16	Plot no 18	164.52	723888
17	Plot no 19	135	594000
18	Plot no 25	115.36	507584
19	Plot no 26	168.27	740388
20	Plot no 28	105	462000
21	Plot no 31	135	594000
22	Plot no 35	97.05	427020
23	Plot no 37	173.02	761288
	Total	4332.59	19063396



Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	12255414
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4332.59
	(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.	19063396
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	19063396
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	0

SANAWADWALA & ASSOCIATES
NAGPUR
Chartered Accountants

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
2	Deposits	7593036
3	Withdrawals	7593036
4	Closing Balance	0

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 **Shakti Builders and Developers** has utilized the required poportion 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 (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	50000000	50000000	59545166
2	Total Borrowed Funds (secured) - Drawdown availed tilldate	0	0	0
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	0	0	0
4	Customer Receipts Used For The Project	21800580	21800580	7593036
5	Total Fund For The Project	71800580	71800580	67138202
6	Total Estimated Cost (As per Table A)	71800580	71800580	71800580

Table G

AnyComments / observations of CA

Sr.	Comments
1	
2	
3	
4	

Yours Faithfully







Signature of Chartered Accountants
131158
CA Huzaifa Sanawadwala
UDIN : 24131158BKAQDN1011