PRADEEP LALWANI & CO.
CHARTERED ACCOUNTANTS

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Dhawan Infra
Tah & Dist - Nagpur
Layout Name: Creative Homes Sunrise

Sub: Certificate of financial progress of work of **"Creative Homes Sunrise"** having Maharera Registration No. being developed by **Dhawan Infra.**

Sir,
This certificate is being issued for RERA complaince for the project **"Creative Homes Sunrise"** having Maharera Registration No. being developed by **Dhawan Infra** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Table A - Estimated cost of the Project (at the time of registration of the project)

Sr. No (1)	Particulars (2)			Estimated cost (at the time of registration of the project) (3)
1	i	**Land Cost :**		
		a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,00,00,000
		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 or any Statutory Autority.	65,38,767
		c.	Estimated Acquisition Cost of TDR (if any).	4,90,208
		d.	Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government , toward stamp duty , transfer charges,registration fees etc; And.	3,30,000
		e.	Estimated Land premium payable as per annual statement of rates (ASR) for redevelopment 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, amount 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 toward 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		1,73,58,975
	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	12,00,00,000
		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 (a) 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	2,00,000
		d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	72,502
		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	12,02,72,502
			Total Cost of the Project (Estimated)	13,76,31,477

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Table B - Actual cost incurred on the Project (as on date of certificate)			
Sr. No (1)	Particulars (2)		Amount (Rs.) Incurred (3)
1	**Land Cost :**		
	a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,00,00,000
	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 or any Statutory Autority.	65,38,767
	c.	Incurred expenditure for Acquisition of TDR (if any).	1,30,600.00
	d.	Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	3,30,000
	e.	Land premium paid for redevelopment of land owned by public authorities.	-
	f.	Under Rehabilitation scheme:	-
		(i) Incurred expenditure for construction of rehab 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 the 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, amount 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 toward 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		**1,69,99,367**

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2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	68,45,995
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	70,00,000
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	68,45,995
	(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 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.	58,850
	(iv)	Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	72,502
	(v)	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	**69,77,347**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**2,39,76,714**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		17%
5	Amount which can be withdrawn from the Designated Account.		2,39,76,714
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 .		2,39,76,714

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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.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1					0
2					0
3					0
4					0
Total		0	0	0	0

(Unsold Inventory)				
Sr. No	Floor/Wing	Flat No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	1st Floor	101.00	59.58	15,00,000.53
2	1st Floor	102.00	54.88	15,00,000.47
3	1st Floor	103.00	53.01	15,00,000.32
4	1st Floor	104.00	55.34	15,00,000.13
5	1st Floor	105.00	60.04	15,00,000.20
6	1st Floor	106.00	76.43	20,00,000.00
7	1st Floor	107.00	76.43	20,00,000.00
8	2nd Floor	201.00	59.58	15,00,000.53
9	2nd Floor	202.00	54.88	15,00,000.47
10	2nd Floor	203.00	53.01	15,00,000.32
11	2nd Floor	204.00	55.34	15,00,000.13
12	2nd Floor	205.00	60.04	15,00,000.20
13	2nd Floor	206.00	76.43	20,00,000.00
14	2nd Floor	207.00	76.43	20,00,000.00
15	3rd Floor	301.00	59.58	15,00,000.53
16	3rd Floor	302.00	54.88	15,00,000.47
17	3rd Floor	303.00	53.01	15,00,000.32
18	3rd Floor	304.00	55.34	15,00,000.13
19	3rd Floor	305.00	60.04	15,00,000.20
20	3rd Floor	306.00	76.43	20,00,000.00
21	3rd Floor	307.00	76.43	20,00,000.00
22	4th Floor	401.00	59.58	15,00,000.53



23	4th Floor	402.00	54.88	15,00,000.47
24	4th Floor	403.00	53.01	15,00,000.32
25	4th Floor	404.00	55.34	15,00,000.13
26	4th Floor	405.00	60.04	15,00,000.20
27	4th Floor	406.00	76.43	20,00,000.00
28	4th Floor	407.00	76.43	20,00,000.00
29	5th Floor	501.00	59.58	15,00,000.53
30	5th Floor	502.00	54.88	15,00,000.47
31	5th Floor	503.00	53.01	15,00,000.32
32	5th Floor	504.00	55.34	15,00,000.13
33	5th Floor	505.00	60.04	15,00,000.20
34	5th Floor	506.00	76.43	20,00,000.00
35	5th Floor	507.00	76.43	20,00,000.00
36	6th Floor	601.00	59.58	15,00,000.53
37	6th Floor	602.00	54.88	15,00,000.47
38	6th Floor	603.00	53.01	15,00,000.32
39	6th Floor	604.00	55.34	15,00,000.13
40	6th Floor	605.00	60.04	15,00,000.20
41	6th Floor	606.00	76.43	20,00,000.00
42	6th Floor	607.00	76.43	20,00,000.00
43	7th Floor	701.00	59.58	15,00,000.53
44	7th Floor	702.00	54.88	15,00,000.47
45	7th Floor	703.00	53.01	15,00,000.32
46	7th Floor	704.00	55.34	15,00,000.13
47	7th Floor	705.00	60.04	15,00,000.20
48	7th Floor	706.00	76.43	20,00,000.00
49	7th Floor	707.00	76.43	20,00,000.00
TOTAL			**3049.93**	**8,05,00,011.54**

Pradeep Lalwani & Co. Chartered Accountants FRN 125[illegible]9W

Table D

Comparison Between Balance Cost & Receivable

S.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)	11,36,54,763
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	-
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	3,050
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	8,05,00,012
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	8,05,00,012
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	8,05,00,012

Table E

Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details
		Actual Amount till date (From Start of bank Account 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 alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **Dhawan Infra** has utilized the required proportion of money, as specified In the Act, collected from allotters of this project only For Land and Construction of this project.

Pradeep Lalwani & Co. FRN 125019W Chartered Accountants

Table F
Means Of Finance

S. No	Particulars	**Estimated** (At the time of Registration) (In Rs.) (Proposed & indicative)	**Proposed /Estimated** (As on the date of certificate) (In Rs.)	**Actual** (As on the date of certificate) (In Rs.)
1	Own Funds	2,39,76,714	-	2,39,76,714
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	-
3	Total Borrowed Fund (unsecured) drawdown Available till date	-	-	-
4	Customer Receipt used for Project	11,36,54,763	-	-
5	Total Funds for Project	13,76,31,477	-	2,39,76,714
6	Total Estimated Cost (As per table A)	13,76,31,477	-	

Table G
Any Comments/Observations of CA

1	Estimated Columen in Table F has been feeded as per the information provided by the Promoter.
2	This certificate covers the receipt & excpenditure upto 30-06-23.

Yours faithfully

For, Pradeep Lalwani & Co.
Chartered Accountants
FRN: 125619W

Pradeep Lalwani & Co. * Chartered Accountants * FRN 125619W

CA. Rahulkumar Dulani
Partner
M. No. 172550
UDIN : 23172550BGXEQF1517

Agreed & Accepted By :
For DHAWAN INFRA

Signature Of Promoter
Name : Dhawan Infra

PROPRIETOR

Date : 08-Jul-2023