



ANNEXURE D

FORM - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

**(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF PROJECT AND
FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)**

To,

Date: 06/04/2024

MahaRera Department

Maharashtra.

Subject: Certificate of Financial Progress of Work of having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by M/s Supreme Urban Realities Pvt Ltd for project Name: Supreme Avenue Tower.

Sir,

This Certificate is being issued for RERA compliance for the (Supreme Avenue Tower) having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by M/s Supreme Urban Realities Pvt Ltd and is based on the records and documents produced before me and explanations provided to me by the Promoters.

TABLE A- Estimated cost of the project (at the time of Registration of Project)

Sr.No.	Particulars	Amount (In Rs.) Estimated
1	Land Cost: A) Value of the land as ascertained from the Annual Statement of Rates (ASR). B) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	4,25,00,000.00 1,15,55,264.00



	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 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, 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 incurred on the borrowing done specifically for construction of rehabilitation component Sub - Total of Land Cost:	13,05,700.00 5,53,60,964.00
2	Development Cost/ Cost of Construction of Building A) Estimated Cost of Construction as certified by Engineer 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. D) Estimated Taxes, cess, fees, charges, premiums, interest etc 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: TOTAL ESTIMATED COST OF THE PROJECT:	37,85,91,874.00 5,19,41,052.00 35,16,632.00 3,00,00,000.00 46,40,49,558.00 51,94,10,522.00

*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 (In Rs.) Estimated
1	Land Cost: A) Value of the land as ascertained from the Annual Statement of Rates (ASR). B) Incurred Expenditure on Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority C) Incurred Expenditure for Acquisition of TDR (if any) D) Amount 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 expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by Engineer b) Incurred Expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by CA. ii) Incurred expenditure for 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) 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	4,25,00,000.00 1,15,55,264.00 13,05,700.00 5,53,60,964.00
2	Development Cost/ Cost of Construction i) Estimated Cost of Construction Minimum of (a) and (b) to be considered a) Cost Incurred expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by Engineer b) Incurred Expenditure for construction cost of rehab building including site development and infrastructure for the same as certified by CA.	50,387.00



ii)	Cost Incurred on additional items not included in estimated cost (As per engineer certificate)	24,20,392.00
iii)	Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, 30site 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 the cost incurred to complete the construction of the entire phase of the project registered.	35,16,632.00
iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	
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.	59,87,411.00
	Sub - Total of Development Cost:	6,13,48,375.00
	TOTAL COST INCURRED:	
		6,13,48,375.00
3	Total Cost of the Project (Actual Incurred as on date of certificate)	11.81%
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A).	6,13,48,375.00
5	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of cost incurred)	0
6	Less: Amount withdrawn till date of this certificate from the Designated Account	6,13,48,375.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	

*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/Plot/Shop No.	Carpet Area (In Sq Meters)	Unit Consideration as per Agreement of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	No Flats have been sold.	No Flats have been sold.	No Flats have been sold.	No Flats have been sold.	No Flats have been sold.
	TOTAL				

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



Unsold Inventory:

	Flat/Plot/Shop No.	Carpet Area (In Sq. Mtrs)	Ready Reckoner Rate per Sq.Mtr	Unit Consideration as per Ready Reckoner Rate
	As per the Annexure "A"	10641.79 Sq Mtrs	TOTAL CONSIDERATION	39,50,44,491.26

TABLE D**Comparison between Balance Cost and Receivables**

Sr. No.	Particulars	Amount
1	Estimated Cost to complete the Real Estate Project (Difference of Total Estimated Project Cost less cost incurred)	45,80,62,147.00
2	Balance amount of receivables from sold units as per Table C of this certificate (as certified by CA as verified from the records and books of accounts)	Nil
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 units (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.	10641.79 Sq meters 39,50,44,491.26
4	Estimated Receivables of ongoing project (Sum of 2 + 3 (ii))	39,50,44,491.26
5	(To Be Filled for Ongoing Projects only) Amount 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 I, then 100%; of the balance receivables of ongoing project will be deposited in designated Account	27,65,31,143.88



Table E

Designated Bank Account Details

Sr. No.	Particulars	Actual Amount till Date (From the 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

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 certificate In Rs.)	Actual (As on the date of certificate In Rs.)
1	Own Funds	0	0	0
2	Total Borrowed Fund (Secured) - Availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Availed till date	8,13,48,375.00	8,13,48,375.00	6,13,48,375.00
4	Customer Receipts used for Project	43,80,62,147.00	43,80,62,147.00	45,80,62,147.00
5	Total Funds for Project	51,94,10,522.00	51,94,10,522.00	51,94,10,522.00
6	Total Estimated cost (As per Table A)	51,94,10,522.00	51,94,10,522.00	51,94,10,522.00



Table G

Any Comments/Observations of CA

1	
2	
3	
4	



Agreed and Accepted by:

Signature of Promoters

Name: Murtaza Kothawala

Date: 06/04/2024



K. Kejdiwal

Yours Faithfully,

UDIN: 24177898BKDFAK6613

M. No: 177898

Name: CA Kartik Kejdiwal



W. S. KORKE & CO.
CHARTERED ACCOUNTANTS

SR.No	FLAT NO	DETAILS OF APARTMENT TYPE	UNSOLD INVENTORY	WING A TYPE-I	
			CARPET AREA IN SQ MT	Ready Reckoner Rate	Total Value
1	101	2 BHK	48.631	37,122.00	1,805,279.98
2	201	2 BHK	48.631	37,122.00	1,805,279.98
3	301	2 BHK	48.631	37,122.00	1,805,279.98
4	401	2 BHK	48.631	37,122.00	1,805,279.98
5	501	2 BHK	48.631	37,122.00	1,805,279.98
6	601	2 BHK	48.631	37,122.00	1,805,279.98
7	701	2 BHK	48.631	37,122.00	1,805,279.98
8	801	2 BHK	48.631	37,122.00	1,805,279.98
9	901	2 BHK	48.631	37,122.00	1,805,279.98
10	1001	2 BHK	48.631	37,122.00	1,805,279.98
11	1101	2 BHK	48.631	37,122.00	1,805,279.98
12	102	3 BHK	69.062	37,122.00	2,563,719.56
13	202	3 BHK	69.062	37,122.00	2,563,719.56
14	302	3 BHK	69.062	37,122.00	2,563,719.56
15	402	3 BHK	69.062	37,122.00	2,563,719.56
16	502	3 BHK	69.062	37,122.00	2,563,719.56
17	602	3 BHK	69.062	37,122.00	2,563,719.56
18	702	3 BHK	69.062	37,122.00	2,563,719.56
19	802	3 BHK	69.062	37,122.00	2,563,719.56
20	902	3 BHK	69.062	37,122.00	2,563,719.56
21	1002	3 BHK	69.062	37,122.00	2,563,719.56



22	1102	3 BHK	69.062	37,122.00	2,563,719.56
23	1202	3 BHK	69.062	37,122.00	2,563,719.56
24	103	3 BHK	69.237	37,122.00	2,570,215.91
25	203	3 BHK	69.237	37,122.00	2,570,215.91
26	303	3 BHK	69.237	37,122.00	2,570,215.91
27	403	3 BHK	69.237	37,122.00	2,570,215.91
28	503	3 BHK	69.237	37,122.00	2,570,215.91
29	603	3 BHK	69.237	37,122.00	2,570,215.91
30	703	3 BHK	69.237	37,122.00	2,570,215.91
31	803	3 BHK	69.237	37,122.00	2,570,215.91
32	903	3 BHK	69.237	37,122.00	2,570,215.91
33	1003	3 BHK	69.237	37,122.00	2,570,215.91
34	1103	3 BHK	69.237	37,122.00	2,570,215.91
35	1203	3 BHK	69.237	37,122.00	2,570,215.91
36	104	2 BHK	48.631	37,122.00	1,805,279.98
37	204	2 BHK	48.631	37,122.00	1,805,279.98
38	304	2 BHK	48.631	37,122.00	1,805,279.98
39	404	2 BHK	48.631	37,122.00	1,805,279.98
40	504	2 BHK	48.631	37,122.00	1,805,279.98
41	604	2 BHK	48.631	37,122.00	1,805,279.98
42	704	2 BHK	48.631	37,122.00	1,805,279.98
43	804	2 BHK	48.631	37,122.00	1,805,279.98
44	904	2 BHK	48.631	37,122.00	1,805,279.98



45	1004	2 BHK	48.631	37,122.00	1,805,279.98
46	1104	2 BHK	48.631	37,122.00	1,805,279.98
47	105	2 BHK	48.075	37,122.00	1,784,640.15
48	205	2 BHK	48.075	37,122.00	1,784,640.15
49	305	2 BHK	48.075	37,122.00	1,784,640.15
50	405	2 BHK	48.075	37,122.00	1,784,640.15
51	505	2 BHK	48.075	37,122.00	1,784,640.15
52	605	2 BHK	48.075	37,122.00	1,784,640.15
53	705	2 BHK	48.075	37,122.00	1,784,640.15
54	805	2 BHK	48.075	37,122.00	1,784,640.15
55	905	2 BHK	48.075	37,122.00	1,784,640.15
56	1005	2 BHK	48.075	37,122.00	1,784,640.15
57	1105	2 BHK	48.075	37,122.00	1,784,640.15
58	106	3 BHK	62.679	37,122.00	2,326,769.84
59	206	3 BHK	62.679	37,122.00	2,326,769.84
60	306	3 BHK	62.679	37,122.00	2,326,769.84
61	406	3 BHK	62.679	37,122.00	2,326,769.84
62	506	3 BHK	62.679	37,122.00	2,326,769.84
63	606	3 BHK	62.679	37,122.00	2,326,769.84
64	706	3 BHK	62.679	37,122.00	2,326,769.84
65	806	3 BHK	62.679	37,122.00	2,326,769.84
66	906	3 BHK	62.679	37,122.00	2,326,769.84
67	1006	3 BHK	62.679	37,122.00	2,326,769.84



68	1106	3 BHK	62.679	37,122.00	2,326,769.84
69	1206	3 BHK	62.679	37,122.00	2,326,769.84
70	107	2 BHK	48.075	37,122.00	1,784,640.15
71	207	2 BHK	48.075	37,122.00	1,784,640.15
72	307	2 BHK	48.075	37,122.00	1,784,640.15
73	407	2 BHK	48.075	37,122.00	1,784,640.15
74	507	2 BHK	48.075	37,122.00	1,784,640.15
75	607	2 BHK	48.075	37,122.00	1,784,640.15
76	707	2 BHK	48.075	37,122.00	1,784,640.15
77	807	2 BHK	48.075	37,122.00	1,784,640.15
78	907	2 BHK	48.075	37,122.00	1,784,640.15
79	1007	2 BHK	48.075	37,122.00	1,784,640.15
80	1107	2 BHK	48.075	37,122.00	1,784,640.15
81	1207	2 BHK	48.075	37,122.00	1,784,640.15
82	108	2 BHK	48.075	37,122.00	1,784,640.15
83	208	2 BHK	48.075	37,122.00	1,784,640.15
84	308	2 BHK	48.075	37,122.00	1,784,640.15
85	408	2 BHK	48.075	37,122.00	1,784,640.15
86	508	2 BHK	48.075	37,122.00	1,784,640.15
87	608	2 BHK	48.075	37,122.00	1,784,640.15
88	708	2 BHK	48.075	37,122.00	1,784,640.15
89	808	2 BHK	48.075	37,122.00	1,784,640.15
90	908	2 BHK	48.075	37,122.00	1,784,640.15



91	1008	2 BHK	48.075	37,122.00	1,784,640.15
92	1108	2 BHK	48.075	37,122.00	1,784,640.15
93	1208	2 BHK	48.075	37,122.00	1,784,640.15
94	109	2 BHK	48.075	37,122.00	1,784,640.15
95	209	2 BHK	48.075	37,122.00	1,784,640.15
96	309	2 BHK	48.075	37,122.00	1,784,640.15
97	409	2 BHK	48.075	37,122.00	1,784,640.15
98	509	2 BHK	48.075	37,122.00	1,784,640.15
99	609	2 BHK	48.075	37,122.00	1,784,640.15
100	709	2 BHK	48.075	37,122.00	1,784,640.15
101	809	2 BHK	48.075	37,122.00	1,784,640.15
102	909	2 BHK	48.075	37,122.00	1,784,640.15
103	1009	2 BHK	48.075	37,122.00	1,784,640.15
104	1109	2 BHK	48.075	37,122.00	1,784,640.15
105	1209	2 BHK	48.075	37,122.00	1,784,640.15
106	110	3 BHK	70.101	37,122.00	2,602,289.32
107	210	3 BHK	70.101	37,122.00	2,602,289.32
108	310	3 BHK	70.101	37,122.00	2,602,289.32
109	410	3 BHK	70.101	37,122.00	2,602,289.32
110	510	3 BHK	70.101	37,122.00	2,602,289.32
111	610	3 BHK	70.101	37,122.00	2,602,289.32
112	710	3 BHK	70.101	37,122.00	2,602,289.32
113	810	3 BHK	70.101	37,122.00	2,602,289.32



114	910	3 BHK	70.101	37,122.00	2,602,289.32
115	1010	3 BHK	70.101	37,122.00	2,602,289.32
116	1110	3 BHK	70.101	37,122.00	2,602,289.32
117	1210	3 BHK	70.101	37,122.00	2,602,289.32
118	111	2 BHK	48.646	37,122.00	1,805,836.81
119	211	2 BHK	48.646	37,122.00	1,805,836.81
120	311	2 BHK	48.646	37,122.00	1,805,836.81
121	411	2 BHK	48.646	37,122.00	1,805,836.81
122	511	2 BHK	48.646	37,122.00	1,805,836.81
123	611	2 BHK	48.646	37,122.00	1,805,836.81
124	711	2 BHK	48.646	37,122.00	1,805,836.81
125	811	2 BHK	48.646	37,122.00	1,805,836.81
126	911	2 BHK	48.646	37,122.00	1,805,836.81
127	1011	2 BHK	48.646	37,122.00	1,805,836.81
128	1111	2 BHK	48.646	37,122.00	1,805,836.81
129	112	2 BHK	48.075	37,122.00	1,784,640.15
130	212	2 BHK	48.075	37,122.00	1,784,640.15
131	312	2 BHK	48.075	37,122.00	1,784,640.15
132	412	2 BHK	48.075	37,122.00	1,784,640.15
133	512	2 BHK	48.075	37,122.00	1,784,640.15
134	612	2 BHK	48.075	37,122.00	1,784,640.15
135	712	2 BHK	48.075	37,122.00	1,784,640.15
136	812	2 BHK	48.075	37,122.00	1,784,640.15



137	912	2 BHK	48.075	37,122.00	1,784,640.15
138	1012	2 BHK	48.075	37,122.00	1,784,640.15
139	1112	2 BHK	48.075	37,122.00	1,784,640.15
140	1212	2 BHK	48.075	37,122.00	1,784,640.15
141	113	2 BHK	48.075	37,122.00	1,784,640.15
142	213	2 BHK	48.075	37,122.00	1,784,640.15
143	313	2 BHK	48.075	37,122.00	1,784,640.15
144	413	2 BHK	48.075	37,122.00	1,784,640.15
145	513	2 BHK	48.075	37,122.00	1,784,640.15
146	613	2 BHK	48.075	37,122.00	1,784,640.15
147	713	2 BHK	48.075	37,122.00	1,784,640.15
148	813	2 BHK	48.075	37,122.00	1,784,640.15
149	913	2 BHK	48.075	37,122.00	1,784,640.15
150	1013	2 BHK	48.075	37,122.00	1,784,640.15
151	1113	2 BHK	48.075	37,122.00	1,784,640.15
152	1213	2 BHK	48.075	37,122.00	1,784,640.15
153	114	2 BHK	49.823	37,122.00	1,849,529.41
154	214	2 BHK	49.823	37,122.00	1,849,529.41
155	314	2 BHK	49.823	37,122.00	1,849,529.41
156	414	2 BHK	49.823	37,122.00	1,849,529.41
157	514	2 BHK	49.823	37,122.00	1,849,529.41
158	614	2 BHK	49.823	37,122.00	1,849,529.41
159	714	2 BHK	49.823	37,122.00	1,849,529.41



160	814	2 BHK	49.823	37,122.00	1,849,529.41
161	914	2 BHK	49.823	37,122.00	1,849,529.41
162	1014	2 BHK	49.823	37,122.00	1,849,529.41
163	1114	2 BHK	49.823	37,122.00	1,849,529.41
164	1214	2 BHK	49.823	37,122.00	1,849,529.41
165	115	2 BHK	49.823	37,122.00	1,849,529.41
166	215	2 BHK	49.823	37,122.00	1,849,529.41
167	315	2 BHK	49.823	37,122.00	1,849,529.41
168	415	2 BHK	49.823	37,122.00	1,849,529.41
169	515	2 BHK	49.823	37,122.00	1,849,529.41
170	615	2 BHK	49.823	37,122.00	1,849,529.41
171	715	2 BHK	49.823	37,122.00	1,849,529.41
172	815	2 BHK	49.823	37,122.00	1,849,529.41
173	915	2 BHK	49.823	37,122.00	1,849,529.41
174	1015	2 BHK	49.823	37,122.00	1,849,529.41
175	1115	2 BHK	49.823	37,122.00	1,849,529.41
176	1215	2 BHK	49.823	37,122.00	1,849,529.41
177	116	2 BHK	49.823	37,122.00	1,849,529.41
178	216	2 BHK	49.823	37,122.00	1,849,529.41
179	316	2 BHK	49.823	37,122.00	1,849,529.41
180	416	2 BHK	49.823	37,122.00	1,849,529.41
181	516	2 BHK	49.823	37,122.00	1,849,529.41
182	616	2 BHK	49.823	37,122.00	1,849,529.41



183	716	2 BHK	49.823	37,122.00	1,849,529.41
184	816	2 BHK	49.823	37,122.00	1,849,529.41
185	916	2 BHK	49.823	37,122.00	1,849,529.41
186	1016	2 BHK	49.823	37,122.00	1,849,529.41
187	1116	2 BHK	49.823	37,122.00	1,849,529.41
188	1216	2 BHK	49.823	37,122.00	1,849,529.41
189	117	2 BHK	48.075	37,122.00	1,784,640.15
190	217	2 BHK	48.075	37,122.00	1,784,640.15
191	317	2 BHK	48.075	37,122.00	1,784,640.15
192	417	2 BHK	48.075	37,122.00	1,784,640.15
193	517	2 BHK	48.075	37,122.00	1,784,640.15
194	617	2 BHK	48.075	37,122.00	1,784,640.15
195	717	2 BHK	48.075	37,122.00	1,784,640.15
196	817	2 BHK	48.075	37,122.00	1,784,640.15
197	917	2 BHK	48.075	37,122.00	1,784,640.15
198	1017	2 BHK	48.075	37,122.00	1,784,640.15
199	1117	2 BHK	48.075	37,122.00	1,784,640.15
200	1217	2 BHK	48.075	37,122.00	1,784,640.15
TOTAL CONSIDERATION					395,044,491.26

