A. S. Divecha & Associates
Chartered Accountants
Mob. : 9422189049 Telefax : 0712-2240936
Office : Flat No. 505, Rachana Jheel Apartment, South Ambazari Road, Subhash Nagar, Nagpur - 440022
. E-mail : anjalidivecha@yahoo.co.in

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

To,

Date : 01/ 05 / 2024

Dariyana G Rohra & Kailash D Batra
Batra Complex, 1st Floor, Tilak Road, Mahal, Nagpur-440032

Subject: Certificate of Financial Progress of **SUNRISE PARK** developed by **Dariyana G Rohra & Kailash D Batra**

Sir,

This Certificate is being issued for Rera Compliance For **SUNRISE PARK** MAHARERA Registration (Applied For) being Developed by **Dariyana G Rohra & Kailash D Batra** and is based on records and documents produced before me and explanations provided to me by the management of the company.

Table A- Estimated Cost of Project (at the time of registration of the Company)

Sr No.		Particulars	Amount Rs. Estimated Table A
1. i)	Land Cost:		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR) CY 2024	130,411,710
	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.	
	c)	Estimated Acquisition cost of TDR (if any)	14,188,455
	d)	Estimated Amounts payable to State Govemment/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·	440,000
	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 bv Engineer.	
	(ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost of r moval 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, Appartment 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 estimated on the borrowing done specifically for construction of rehabilitation component	
		Sub Total of LAND COST Rs	**145,040,165**

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ii)	Development Cost / Cost of Construction Of Building		
	(a)	Estimated Cost of Construction as certified by Engineer.	53,990,450
	(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, 1.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.	7,200,000
	(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 Rs	**61,190,450**
2		**Total Estimated Cost of the Real Estate Project**	**206,230,615**

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

Sr No.		Particulars	Amount Rs. Incurred
		Land Cost	
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	130,411,710
	b)	Incurred Expenditure on Premium 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.	7,155,553
	c)	Incuured Expenditure for Acquisition cost of TDR (if any)	-
	d)	Amounts paid to State Govemment/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·	440,000
	e)	Land Premium paid for redevelopment of land owned by public authorities.	
	f)	Under Rehabilitation scheme:	
	(i)	Incurred Expenditure for construction cost of rehab building including site development . 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 the Engineer	
	(b)	Incurred Expenditure for construction cost of rehab building as per the books of accounts as Verified by the CA.	
	(ii)	Incurre 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 payable to slum dwellers. tenants, Appartment 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 payable to any authorities towards 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 Rs	**138,007,263**



	Development Cost / Cost of Construction:		
	(i)	Expenditure For Construction. Minimum of (a) or (b)	-
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	-
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	-
	(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, 1.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.	
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	-
	(v)	Incurred Expenditure towarsd 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 Rs	-
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	138,007,263
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	66.92
5		Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)	138,007,263
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	138,007,263

This Certificate is being issued under RERA Compliance for the Company **Dariyana G Rohra & Kailash D Batra** and is based on the records and documents produced before me and expalnations provided to me by the management of the Company.

Yours Faithfully
FOR , A.S. Divecha &
FRN No: 160283W

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Anjali Divecha
M.No 123050
Date :01 / 05 / 2024
UDIN:24123050BKGWHH6841

Agreed & Accepted

Dariyana G Rohra
(PROMOTER)

Kailash D Batra
(PROMOTER)

TABLE C

Statement for calculation of Receivables from the sales of the Real Estate Project

Sold Inventory

Sr No	Plot No	Plot Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
TOTAL		-	-	-	-

As per Legal Title Report of Adv Ashiwin Patil Dt 29thMarch 2024 and Books Produced Before us

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential Rs 7150 Per Sqmt.

commercial premises Rs ------per Sq Mt

Sr No	Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	137.10	980,265
2	2	137.10	980,265
3	3	137.10	980,265
4	4	137.22	981,123
5	5	139.42	996,817
6	6	139.29	995,924
7	7	139.29	995,924
8	8	139.29	995,924
9	9	139.29	995,924
10	10	139.45	997,068
11	11	130.76	934,934
12	12	139.29	995,924
13	13	139.29	995,924
14	14	139.29	995,924
15	15	139.29	995,924
16	16	138.86	992,842
17	17	87.98	629,057
18	18	87.98	629,057
19	19	87.98	629,057
20	20	87.98	629,057
21	21	1052.54	7,525,661
22	22	87.98	629,057

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23	23	130.53	933,290
24	24	127.50	911,625
25	25	116.25	831,188
26	26	116.25	831,188
27	27	116.25	831,188
28	28	116.25	831,188
29	29	168.83	1,207,135
30	30	191.62	1,370,083
31	31	118.11	844,487
32	32	118.11	844,487
33	33	118.11	844,487
34	34	118.11	844,487
35	35	129.54	926,211
36	36	139.75	999,213
37	37	121.92	871,728
38	38	121.92	871,728
39	39	121.92	871,728
40	40	121.92	871,728
41	41	175.90	1,257,685
42	42	180.65	1,291,648
43	43	125.35	896,253
44	44	87.98	629,057
45	45	87.98	629,057
46	46	87.98	629,057
47	47	87.98	629,057
48	48	125.24	895,466
49	49	83.37	596,096
50	50	83.37	596,096
51	51	83.37	596,096
52	52	83.37	596,096
53	53	83.37	596,096
54	54	83.37	596,096
55	55	134.42	961,103
56	56	176.01	1,258,472
57	57	133.05	951,308
58	58	133.05	951,308
59	59	138.90	993,135
60	60	125.60	898,040
61	61	120.29	860,074
62	62	120.29	860,074
63	63	153.64	1,098,526
64	64	186.54	1,333,761
65	65	170.76	1,220,934
66	66	168.34	1,203,631
67	67	165.88	1,186,042
68	68	163.42	1,168,453
69	69	160.95	1,150,793
70	70	159.37	1,139,496
71	71	180.53	1,290,790
72	72	118.89	850,064
73	73	124.00	886,600
74	74	125.54	897,611



75	75	125.11	894,537
76	76	204.08	1,459,172
77	77	154.22	1,102,673
78	78	153.04	1,094,236
79	79	151.86	1,085,799
80	80	150.68	1,077,362
81	81	149.49	1,068,854
82	82	148.58	1,062,347
83	83	148.97	1,065,136
84	84	150.41	1,075,432
85	85	151.86	1,085,799
86	86	153.34	1,096,381
87	87	154.79	1,106,749
88	88	156.23	1,117,045
89	89	205.91	1,472,257
90	90	143.04	1,022,736
91	91	120.00	858,000
92	92	120.00	858,000
93	93	120.00	858,000
94	94	120.00	858,000
95	95	120.00	858,000
96	96	120.00	858,000
97	97	120.00	858,000
98	98	120.00	858,000
99	99	120.00	858,000
100	100	226.12	1,616,758
101	101	237.14	1,695,551
102	102	149.36	1,067,924
103	103	149.36	1,067,924
104	104	149.36	1,067,924
105	105	149.36	1,067,924
106	106	149.36	1,067,924
107	107	149.36	1,067,924
108	108	149.36	1,067,924
109	109	149.36	1,067,924
110	110	149.36	1,067,924
111	111	149.36	1,067,924
112	112	149.36	1,067,924
113	113	200.42	1,433,017
114	114	162.72	1,163,448
115	115	112.00	800,800
116	116	112.00	800,800
117	117	112.00	800,800
118	118	112.00	800,800
119	119	112.00	800,800
120	120	112.00	800,800
121	121	112.00	800,800
122	122	112.00	800,800
123	123	112.00	800,800
124	124	136.00	972,400
125	125	136.00	972,400
126	126	179.32	1,282,138
127	127	156.60	1,119,690
128	128	137.10	980,265
TOTAL		**18239.40**	**130411681**

Yours Faithfully
FOR , A.S. Divecha & Associates
FRN No: 160283W

Anjali Divecha

CA Anjali Divecha
M.No 123050
Date :01 / 05 / 2024
UDIN:24123050BKGWHH6841

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

Agreed & Accepted

Dariyana G Rohra
(PROMOTER)

Kailash D Batra
(PROMOTER)

Table D - Comparision between Balance Cost and Recievables

Sr. No.		PARTICULARS	AMOUNT
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	68,223,352
2		Balance amount of receivables from sold apartments as per Table C to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	-
3	i	Balance unsold area in Sq Mtr (to be cerified by Management and to be verified by CA from the records and books of accounts)	18,239
	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	130,411,681
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	130,411,681
5		Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	70%

This Certificate is being issued for RERA compliance for the Company **Dariyana G Rohra & Kailash D Batra** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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FOR , A.S. Divecha &
FRN No: 160283W

A.S. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

CA Anjali Divecha

M.No 123050
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UDIN:24123050BKGWHH6841

Agreed & Accepted

Dariyana G Rohra (PROMOTER)

Kailash D Batra (PROMOTER)

Table E - Designated Bank Account Details

Sl. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of bank account to till date)
1	Opening Balance	0
2	Deposits	0
3	Withdrawls	0
4	Closing Balance	0

Table F - Means Of Finance

Sl. No.	Particulars	Estimated (At Time Of Registraion) (In Rs) (Proposed and indicative)	Proposed /Estimated (As On Date Of The Certificate) (In Rs)	Actual (As On Date Of The Certificate) (In Rs)
1	Own Funds	156,230,615	156,230,615	138,007,263
2	Total Borrowed Funds (Secured)			
	Drawndown availed till date			
3	Total Borrowed Funds (Unsecured)			
	Drawndown availed till date			
4	Customer Receipts Used For The Project	50,000,000	50,000,000	-
5	Total Funds For The Project	206,230,615	206,230,615	138,007,263
6	Total Estimated Cost (As Per Table A)	206,230,615	206,230,615	206,230,615

Table G - Any Comments / Observations of CA

No Comments

Yours Faithfully
FOR , A.S. Divecha & Associates
FRN No: 160283W

CA Anjali Divecha
M.No 123050
Date :01 / 05 / 2024
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