98, Sindhi Colony
Nanak Nagar, Bhusawal- 425201
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Email: casumitchandwani1@gmail.com

CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account))

Date: 20-07-2024

To: ADVIK BUILDSWORTH PRIVATE LIMITED, FLAT NO 202, SAI NAMAN APARTMENT, 77 OLD SUBHEDAR LAYOUT, Nagpur, 24

Subject: Certificate of Financial Progress of Work of THE ONE WORLD having MahaRERA Registration Number P50500055956 being developed by ADVIK BUILDSWORTH PRIVATE LIMITED.

Sir,

This certificate is being issued for RERA compliance for the THE ONE WORLD having MahaRERA Registration Number P50500055956 being developed by ADVIK BUILDSWORTH PRIVATE LIMITED and is based on the records and documents produced before me and explainations provided by the management of the promoter.

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)(INR)**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	3,87,47,768
	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/UT Adminstration or any Statutory Authority.	1,23,95,164
	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 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 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	-
	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	**5,11,42,932**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	39,35,38,423
	(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)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**39,35,38,423**
		Total Cost of the Project (Estimated)	**44,46,81,355**



Table B - Actual Cost Incurred on the Project (For the Quarter Ending June 2024)			
Sr No.		**Particulars**	**Amount (INR) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	3,87,47,768
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	1,23,95,164
	c)	Incurred Expensditure 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	-
	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) Incurrred Expenditure for construction of rehab building as per 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 accomodation or rent in lieu of Transit accomodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii)	Incurred expenditure of 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	**5,11,42,932**

2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	1,07,53,245
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per 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, 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 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, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**1,07,53,245**
		Total Cost of the Project (Incurred)	**6,18,96,177**

3		Total Cost of the Project (Actual incurred as on date of certificate)	6,18,96,177
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	13.92%
5		Amount which can be withdrawn from the Designated Account	6,18,96,177
6		Less: Amount withdrawn till date of this certificate from Designated Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,18,96,177

*Pass through charges or indirect taxes not included in incurred cost of the project



Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	**Floor No.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	SHOP NO. 5	42.21	1,00,32,820.00	1,78,000.00	98,54,820.00
Total		**42.21**	**1,00,32,820.00**	**1,78,000.00**	**98,54,820.00**

Unsold Inventory			
Sr. No	**Floor No.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per ready reckoner rate**
1	SHOP NO. 1	42.48	18,95,292
2	SHOP NO. 2	62.03	27,67,540
3	SHOP NO. 3	80.80	36,04,633
4	SHOP NO. 4	51.48	22,96,639
5	SHOP NO. 6	28.99	12,93,226
6	SHOP NO. 7	28.99	12,93,226
7	SHOP NO. 8	28.99	12,93,226
8	SHOP NO. 9	28.99	12,93,226
9	SHOP NO. 10	28.99	12,93,226
10	SHOP NO. 11	28.99	12,93,226
11	SHOP NO. 12	21.90	9,77,047
12	SHOP NO. 13	21.90	9,77,047
13	SHOP NO. 14	21.90	9,77,047
14	SHOP NO. 15	21.90	9,77,047
15	SHOP NO. 16	21.90	9,77,047
16	SHOP NO. 17	31.89	14,22,740
17	SHOP NO. 101	44.46	19,83,315
18	SHOP NO. 102	47.90	21,37,011
19	SHOP NO. 103	60.13	26,82,640
20	SHOP NO. 104	30.46	13,58,809
21	SHOP NO. 105	32.64	14,56,290
22	SHOP NO. 106	22.42	10,00,112
23	SHOP NO. 107	22.42	10,00,112
24	SHOP NO. 108	22.42	10,00,112
25	SHOP NO. 109	22.42	10,00,112
26	SHOP NO. 110	22.42	10,00,112
27	SHOP NO. 111	23.83	10,63,107
28	SHOP NO. 112	23.28	10,38,614
29	SHOP NO. 113	21.90	9,77,047
30	SHOP NO. 114	21.90	9,77,047
31	SHOP NO. 115	21.90	9,77,047
32	SHOP NO. 116	21.90	9,77,047
33	SHOP NO. 117	31.89	14,22,740
34	OFFICE NO. 118	127.13	52,35,344
35	OFFICE NO. 119	89.91	37,02,468
36	OFFICE NO. 120	54.12	22,28,935
37	FLAT NO. 201	85.62	32,32,231
38	FLAT NO. 202	61.36	23,16,491
39	FLAT NO. 203	61.36	23,16,491
40	FLAT NO. 204	85.62	32,32,231
41	FLAT NO. 205	85.62	32,32,231
42	FLAT NO. 206	61.36	23,16,491
43	FLAT NO. 207	61.36	23,16,491
44	FLAT NO. 208	85.62	32,32,231
45	FLAT NO. 301	85.62	32,32,231
46	FLAT NO. 302	61.36	23,16,491
47	FLAT NO. 303	61.36	23,16,491
48	FLAT NO. 304	85.62	32,32,231
49	FLAT NO. 305	85.62	32,32,231
50	FLAT NO. 306	61.36	23,16,491
51	FLAT NO. 307	61.36	23,16,491
52	FLAT NO. 308	85.62	32,32,231
53	FLAT NO. 401	85.62	32,32,231



54	FLAT NO. 402	61.36	23,16,491
55	FLAT NO. 403	61.36	23,16,491
56	FLAT NO. 404	85.62	32,32,231
57	FLAT NO. 405	85.62	32,32,231
58	FLAT NO. 406	61.36	23,16,491
59	FLAT NO. 407	61.36	23,16,491
60	FLAT NO. 408	85.62	32,32,231
61	FLAT NO. 501	85.62	32,32,231
62	FLAT NO. 502	61.36	23,16,491
63	FLAT NO. 503	61.36	23,16,491
64	FLAT NO. 504	85.62	32,32,231
65	FLAT NO. 505	85.62	32,32,231
66	FLAT NO. 506	61.36	23,16,491
67	FLAT NO. 507	61.36	23,16,491
68	FLAT NO. 508	85.62	32,32,231
69	FLAT NO. 601	85.62	32,32,231
70	FLAT NO. 602	61.36	23,16,491
71	FLAT NO. 603	61.36	23,16,491
72	FLAT NO. 604	85.62	32,32,231
73	FLAT NO. 605	85.62	32,32,231
74	FLAT NO. 606	61.36	23,16,491
75	FLAT NO. 607	61.36	23,16,491
76	FLAT NO. 608	85.62	32,32,231
77	FLAT NO. 701	85.62	32,32,231
78	FLAT NO. 702	61.36	23,16,491
79	FLAT NO. 703	61.36	23,16,491
80	FLAT NO. 704	85.62	32,32,231
81	FLAT NO. 705	85.62	32,32,231
82	FLAT NO. 706	61.36	23,16,491
83	FLAT NO. 707	61.36	23,16,491
84	FLAT NO. 708	85.62	32,32,231
85	FLAT NO. 801	85.62	32,32,231
86	FLAT NO. 802	61.36	23,16,491
87	FLAT NO. 803	61.36	23,16,491
88	FLAT NO. 804	85.62	32,32,231
89	FLAT NO. 805	85.62	32,32,231
90	FLAT NO. 806	61.36	23,16,491
91	FLAT NO. 807	61.36	23,16,491
92	FLAT NO. 808	85.62	32,32,231
93	FLAT NO. 901	85.62	32,32,231
94	FLAT NO. 902	61.36	23,16,491
95	FLAT NO. 903	61.36	23,16,491
96	FLAT NO. 904	85.62	32,32,231
97	FLAT NO. 905	85.62	32,32,231
98	FLAT NO. 906	61.36	23,16,491
99	FLAT NO. 907	61.36	23,16,491
100	FLAT NO. 908	85.62	32,32,231
101	FLAT NO. 1001	85.62	32,32,231
102	FLAT NO. 1002	61.36	23,16,491
103	FLAT NO. 1003	61.36	23,16,491
104	FLAT NO. 1004	85.62	32,32,231
105	FLAT NO. 1005	85.62	32,32,231
106	FLAT NO. 1006	61.36	23,16,491
107	FLAT NO. 1007	61.36	23,16,491
108	FLAT NO. 1008	85.62	32,32,231
Total		**6,609.02**	**25,76,03,427**



Table D - Comparison between Balance cost and receivables		
Sr No.	**Particulars**	**Amount (INR) Incurred**
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	38,27,85,178
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)	98,54,820
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	6,609.02
	(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	25,76,03,427
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	26,74,58,247
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	NA

Table E - Designated Bank Account details		
Sr No.	**Particulars**	**Actual Amount till date (From start of bank account to till date)**
1	Opening balance	-
2	Deposits	1,40,000
3	Withdrawals	-
4	Closing balance	1,40,000

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that ADVIK BUILDSWORTH PRIVATE LIMITED has utilised the required proportion 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) (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	12,98,50,616	12,98,50,616	6,18,58,177
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	31,48,30,738	31,48,30,738	38,000
5	Total funds for project	44,46,81,355	44,46,81,355	6,18,96,177
6	Total extimated cost (As per Table A)	44,46,81,355	44,46,81,355	6,18,96,177

Table G - Any Comments/ Observations of CA	
1	For Quarter ending June 2024. This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	Updated information on the basis of books of accounts, engineer certificate and bank statements.
3	Gst of ₹ 22,000 in bank account will not form part of customer receipts. Thus, 70% bank account shows ₹ 15,400 extra deposits.
4	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
5	We have relied on management for information provided in Table E.

Agreed and Accepted by:

ADVIK BUILDSWORTH PVT. LTD.

Authorised signatory

Date: 20-07-2024

SUMIT R. CHANDWANI
M. No. 616078
CHARTERED ACCOUNTANT

Yours Faithfully
For, Sumit R.Chandwani
Chartered Accountant

CA Sumit R.Chandwani
M. No. 616078
UDIN : 24616078BKAVSP6462
Certificate No : 23-24/150