MJM ASSOCIATES
Chartered Accountants

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CA Karan Mehendiratta
AML Specialist, Concurrent Auditor
B.B.A., A.C.A., FAFD

UDIN :- 25192179BMILQM6809
Date:- 19/04/2025

FORM - 3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR ~~REGISTRATION OF A PROJECT AND~~ SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number (For Q.P.R.) P50500077663
[M/s Planwise Structures and Space Pvt. Ltd.
For the Quarter January to March 2025

To,
M/s, Planwise Structures and Space Pvt. Ltd.
E-2, Rambagh Apartment, Opp. Tajashree Honda,
Vivekanand Nagar,
Nagpur – 440015.

Subject: Certificate of Financial Progress of Work of **PLANWISE SAPPHIRE** having Maha RERA Registration Number **P50500077663** being developed by **Planwise Structures and Space Pvt. Ltd.**

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)	2)	3)
	I) *Land Cost	
	I) *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/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).	-
	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-	-

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1)	2)	3)
	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.	76,090,980.00
	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.	4,320,000.00
	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	2,557,940.00
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land cost:	**82,968,920.00**
	II) 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 (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) 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 Cost of the Project (Estimated)	**82,968,920.00**

*Pass through charges or indirect taxes not included in estimated cost of project.

*Estimated cost shall be revised through correction application.

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

Sr. No.	Particulars	Amount (Rs.) Incurred
1)	2)	3)
1	I) Land Cost a)Value of the land as ascertained from the Annual Statement or Rates (ASR).	-
	b) Incurred Expenditure on Premiums to obtain development rights, FS[, 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) Incurred Expenditure for Acquisition of TDR (if any).	7,290,323.00
	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	2,795,711.80
	e) Land Premium paid for redevelopment of land owned by public authorities	-
	f) Under Rehabilitation scheme: i). Incurred Expenditure tor 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) 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 In lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellers, tenants apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii) Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit. or any amount whatsoever paid to any authorities to wards 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:	10,086,034.80



1)	2)	3)
2	**II) Development Cost / Cost of Construction**	-
	i) Expenditure for construction. Minimum of (a) and (b) to be considered a) Construction cost incurred including site development and infrastructure for the same as certified by engineer	17,990,761.20
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	17,990,761.20
	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.	-
	iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority	5,374,562.00
	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 :	**41,356,084.40**
1)	**2)**	**3)**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	**51,442,119.20**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	**62.00%**
5	Amount which can be withdrawn from the Designated Account	**51,442,119.20**
6	Less: Amount withdrawn till date of this certificate from the Designated Account	**3,395,000.00**
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**48,047,119.20**

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

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Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Agreement] Letter of Allotment*	Received Amount	Balance Receivables
1	2	3	4	5	6
1	402	96.85	8,500,000.00	4,935,000.00	3,565,000.00
2	-	-	-	-	-
Total		-	8,500,000.00	4,935,000.00	3,565,000.00

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

Unsold Inventory

Sr. No.	M/s, Planwise Structures and Space Pvt. Ltd.,	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate (in Rs.)
I	II	III	IV
1	101	99.29	5,028,045.60
2	102	96.85	4,904,484.00
3	103	98.40	4,982,976.00
4	104 - Land Owner Flat	90.77	-
5	201	99.29	5,028,045.60
6	202	96.85	4,904,484.00
7	203 - Land Owner Flat	98.40	-
8	204	90.77	4,596,592.80
9	301	99.29	5,028,045.60
10	302	96.85	4,904,484.00
11	303 - Land Owner Flat	98.40	-
12	304	90.77	4,596,592.80
13	401	99.29	5,028,045.60
15	403 - Land Owner Flat	98.40	-
16	404 - Land Owner Flat	90.77	-
Total		1444.39	49,001,796.00



Table D

Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
1	2	3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	31,526,800.80
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	3,565,000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts	1,444.39
	(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	49,001,796.00
4	Estimated receivables of ongoing project [Sum of 2 + 3 i i]	52,566,796.00
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	52,566,796.00

Table E

Designated Bank Account Details

Sr. No.	Particulars	Bank Name : ICICI Bank Account Number : 005905025509 IFSC Code : ICIC0000059
		Designated Bank Account Details Actual Amount till Date (From Period mentioned in Form 3)
1	Opening Balance	-
2	Deposits	3,395,000.00
3	Withdrawals	3,395,000.00
4	Closing Balance	-

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 Planwise Structures and Space Pvt. Ltd has utilized 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) (proposed and indicative) (In Rs.)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	82,968,920.00	82,968,920.00	51,442,119.20
2	Total Borrowed Funds (Secured) Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) Drawdown availed till date			
4	Customer Receipts used for Project			
5	Total Funds for Project	82,968,920.00	82,968,920.00	51,442,119.20
6	**Total Estimated Cost**	**82,968,920.00**	**82,968,920.00**	**51,442,119.20**

Table G

Sr. No.	Any Comments/Observations of CA
1	Estimated Cost of Construction is Certified by Promoter/Developer.
2	The Promoter has maintaining Designamted RERA Account.
3	Actual Cost Incurred is derived on the basis of information, Documents and Statements Provided by Promoter/Developer.
4	Estimated figures and Cost of Construction is taken as per previously uploaded Form 3 having UDIN No. - 24445309BKDAHJ2642 dated 20th May, 2024, certified by CA Aradhya Chachra.

Yours Faithfully,
M/s. MJM ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 117306W



(CA Karan Mehendiratta)
PARTNER
M. No. : 192179
Date:- 19/04/2025
UDIN :- 25192179BMILQM6809

Agreed and accepted by:

Signature of Promoter
Name: Mr. Shrikant Mukte (Authorised Signatory)
Date:- 19/04/2025