TEJAS SAMPAT & ASSOCIATES

CHARTERED ACCOUNTANTS

104, Kasturi CHS., Tilak Road, Opp. Roshan Automobiles, Dombivli (East)-421 201.
Mob. : 9820116977 Email:catejas1980@gmail.com

Ref. :

Date :

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

To,

Day & Date : 31st Mar 2025

Name : Mrs. Pushpalata D Kanthe
Address : Laxmi Niwas, Juna Agra Road, Shahpur, Vashind - 421 601.
PAN: BKLPK1615F

Subject : Certificate of Financial Progress of work of **Mrs. Pushpalata D. Kanthe** having MahaRERA Registration Number **P51700026689** being developed by **M/S. LAXMI CONSTRUCTION**

Sir,

This Certificate is being issued for RERA compliance for the Mrs. Pushpalata D Kanthe having MAHARERA Registration Number P51700026689 being developed by M/S LAXMI CONSTRUCTION and is based on records and documents produced before me and explanations provided to me by the management.

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

Sr No.		Particulars	Amount (Rs.) Estimated Cost (At the time of registration of project)
1		2	3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	13,50,000
	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/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	1,00,00,000
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

Tejas Sampat & Associates ★ Chartered Accountants ★ M. No. 127397

Laxmi Construction RERA A/C

सौ. पुष्पलता द. कंठे

Proprietor

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	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 lieu of Transit Accomodation, 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 estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost Rs	**1,13,50,000**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	12,28,11,000
	b	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	10,54,06,256
	c	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	4,00,00,000
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	50,00,000
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	20,00,000
		Sub Total of Development Cost	**16,98,11,000**
		Total cost of Project (Estimated)	**18,11,61,000**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

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Table B - Actual Cost Incurred on the project as on 31st Mar 2025

Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	13,50,000
	b	Incurred Expenditure on 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	Incurred Expenditure 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	1,14,15,666
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	-
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, 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 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:	**1,27,65,666**

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Ref. :

			Date :
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	8,43,75,388
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	10,74,66,736
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	8,43,75,388
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	9,78,000
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	-
		Sub Total of Development Cost	**8,53,53,388**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**9,81,19,054**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	54%
5		**Amount which can be withdrawn from the designated account**	**9,81,19,054**
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**	**9,81,19,054**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Date :

Table C

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

Sold Inventory

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 1	25.83	11,00,000	6,54,682	4,45,318
2	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 3	17.43	22,50,000	9,18,656	13,31,344
3	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 101	37.34	25,00,000	25,00,000	-
4	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 102	37.34	25,00,000	25,00,000	-
5	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 103	50.67	28,83,500	28,83,500	-
6	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 104	36.64	18,00,000	18,00,000	-
7	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 105	37.34	24,00,000	24,00,000	-
8	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 106	35.01	21,17,000	21,17,000	-
9	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 107	48.15	20,00,000	20,00,000	-
10	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 201	34.88	21,17,000	21,17,000	-
11	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 202	34.88	21,17,000	21,17,000	-
12	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 203	45.40	24,00,000	24,00,000	-
13	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 204	31.46	21,17,000	21,17,000	-
14	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 205	34.88	21,17,000	21,17,000	-
15	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 206	34.88	21,17,000	21,17,000	-
16	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 207	48.15	20,46,000	20,46,000	-
17	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 301	34.88	21,17,000	21,17,000	-
18	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 302	34.88	21,17,000	21,17,000	-
19	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 303	45.40	24,00,000	24,00,000	-
20	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 304	31.46	21,17,000	21,17,000	-
21	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 305	34.88	21,17,000	21,17,000	-
22	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 306	34.88	21,17,000	21,17,000	-
23	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 307	48.15	20,46,000	20,46,000	-
24	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 401	34.88	21,17,000	21,17,000	-
25	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 402	34.88	21,17,000	21,17,000	-
26	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 403	45.40	28,00,000	28,00,000	-
27	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 404	31.46	21,17,000	21,17,000	-
28	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 405	34.88	21,17,000	21,17,000	-
29	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 406	34.88	21,17,000	21,17,000	-
30	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 407	48.15	30,00,000	30,00,000	-
31	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 501	34.88	21,17,000	21,17,000	-
32	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 502	34.88	21,17,000	21,17,000	-
33	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 503	45.4	29,50,000	29,50,000	-
34	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 504	31.46	21,17,000	21,17,000	-
35	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 505	34.88	21,17,000	21,17,000	-
36	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 506	34.88	21,17,000	21,17,000	-
37	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 507	48.15	21,00,000	21,00,000	-
38	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 601	34.88	22,17,000	22,17,000	-
39	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 602	34.88	21,17,000	21,17,000	-
40	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 603	45.4	28,00,000	28,00,000	-
41	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 604	31.46	21,17,000	21,17,000	-
42	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 605	34.88	21,17,000	21,17,000	-
43	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 606	34.88	26,00,000	26,00,000	-
44	LAXMI RESIDENCY - BLDG NO. 03	FLAT No. 607	48.15	24,00,000	24,00,000	-
Grand Total			1,648.40	9,80,00,500	9,62,23,838	17,76,662

Tejas Sampat & Associates ★ Chartered Accountants ★ M. No. 127397

Laxmi Construction RERA A/C

Proprietor

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CHARTERED ACCOUNTANTS

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Mob. : 9820116977 Email:catejas1980@gmail.com

Ref. :

Date :

TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
A. RESIDENTIAL FLATS				
1	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 101	37.34	25,00,000
2	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 102	37.34	25,00,000
3	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 103	50.67	28,83,500
4	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 104	36.64	17,74,274
5	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 105	37.34	24,00,000
6	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 106	35.01	21,17,000
7	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 107	48.15	20,00,000
8	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 201	34.88	21,17,000
9	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 202	34.88	21,17,000
10	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 203	45.40	24,00,000
11	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 204	31.46	21,17,000
12	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 205	34.88	21,17,000
13	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 206	34.88	21,17,000
14	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 207	48.15	20,46,000
15	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 301	34.88	21,17,000
16	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 302	34.88	21,17,000
17	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 303	45.40	24,00,000
18	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 304	31.46	21,17,000
19	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 305	34.88	21,17,000
20	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 306	34.88	21,17,000
21	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 307	48.15	20,46,000
22	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 401	34.88	21,17,000
23	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 402	34.88	21,17,000
24	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 403	45.40	28,00,000
25	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 404	31.46	21,17,000
26	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 405	34.88	21,17,000
27	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 406	34.88	21,17,000
28	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 407	48.15	30,00,000
29	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 501	34.88	21,17,000
30	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 502	34.88	21,17,000
31	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 503	45.40	29,50,000
32	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 504	31.46	21,17,000
33	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 505	34.88	21,17,000
34	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 506	34.88	21,17,000
35	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 507	48.15	21,00,000
36	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 601	34.88	22,17,000
37	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 602	34.88	21,17,000
38	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 603	45.40	28,00,000

Tejas Sampat & Associates M. No. 127347

Laxmi Construction RERA A/C

Proprietor

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Sr. No.	Building	Flat	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
39	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 604	31.46	21,17,000
40	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 605	34.88	21,17,000
41	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 606	34.88	26,00,000
42	LAXMI RESIDENCY - BLDG NO. 01	FLAT No. 607	48.15	24,00,000
	A. COMMERICIAL SHOP			
1	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 2	22.07	17,81,215
2	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 4	13.52	10,91,165
3	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 5	12.38	9,99,159
4	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 6	12.18	9,83,017
5	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 7	11.18	9,02,310
6	LAXMI RESIDENCY - BLDG NO. 03	SHOP No. 1	11.18	21,18,750
7	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 2	26.25	18,00,000
8	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 3	22.30	14,32,800
9	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 4	17.75	11,34,300
10	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 5	14.05	9,75,000
11	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 6	12.08	9,75,000
12	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 7	12.08	8,77,500
13	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 8	10.87	11,34,300
14	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 9	14.05	14,32,800
15	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 10	17.75	18,00,000
16	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 11	22.30	21,18,750
17	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 12	26.25	11,60,700
18	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 13	14.38	11,60,700
19	LAXMI RESIDENCY - BLDG NO. 01	SHOP No. 14	14.38	7,62,750
Total			1,912.17	11,92,64,990

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Table D

Comparision between Balance Cost and Receivables

Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	8,30,41,946
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	17,76,662
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	1,912
		(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	11,92,64,990
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	12,10,41,652
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.	

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	Bank of Baroda, A/C No. 36880200000620
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	13,717.58	
2	Deposits	2,932.00	
3	Withdrawals	0.24	
4	Closing Balance	16,649.34	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1		Own Funds	28,00,000	28,00,000	1,79,78,468
2		Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	0
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	1,50,00,000	1,50,00,000	1,06,88,519
4		Customer Receipts used for project			9,62,23,838
5		Total funds for project	18,11,61,000	18,11,61,000	9,81,19,054
6		Total Estimated cost (As per Table A)	18,11,61,000	18,11,61,000	18,11,61,000

Note: Reasonable assumptions have been made to derive at above mentioned values.

Tejas Sampat & Associates
M. No. 127397
Chartered Accountants

Laxmi Construction RERA A/C

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Date :

Table G Any Comments/Observations of CA	
Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

For Tejas Sampat & Associates
Chartered Accountants
FRN: 128507W

TPSampat

Tejas Sampat
Proprietor
(M.NO. 127397)
UDIN: 26127397XTXRRV2598
Day & Date : 24th November, 2025
Place :- Dombivli

Tejas Sampat & Associates ★ Chartered Accountants ★ M. No. 127397

Agreed and accepted by:
For LAXMI CONSTRUCTION

श्री. पुष्पलता डी. कंथे

Name: PUSHPALATA D KANTHE
Designation: Proprietor

Mob. 9967085726
GSTIN 27ABPPK9050L1Z1
रे.रा.नं. P51700026689
प्रवर्तक: श्री. पुष्पलता डी. कंथे
लक्ष्मी कन्स्ट्रक्शन

लक्ष्मी कन्स्ट्रक्शन
रे रा नं. P51700026689
प्रवर्तक: श्री. पुष्पलता डी. कंथे
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