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 : 30th April, 2025

Builttech Constructions
B 3, Anand Deep CHS,
Pendse Nagar,
Dombivli East - 421 201
PAN: AAZFB5753G

Subject : Certificate of Financial Progress of work of **Ram Laxman Co-operative Housing Society Limited** having MahaRERA Registration Number **P51700077207** being developed by **M/s Builttech Constructions**

Sir,

This Certificate is being issued for RERA compliance for the Ram Laxman Co-operative Housing Society Ltd. having MAHARERA Registration Number P51700077207 being developed by **M/s Builttech Constructions** 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)	6,75,00,000
	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	59,00,000
	c)	Estimated Acquisition cost of TDR (if any)	19,00,000
	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	17,00,000
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

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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	**7,70,00,000**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	6,65,55,000
	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, 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.	1,50,00,000
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	65,00,000
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,25,00,000
		Sub Total of Development Cost	**10,05,55,000**
		Total cost of Project (Estimated)	**17,75,55,000**

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 <as on 31st March, 2025>			
Sr. No.		Particulars	Amount (Rs) Incurred
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/concession in deficiency under DCR from Local authority or State Government/UT Administration or any Statutory authority	52,00,000
	c	Incurred Expenditure for acquisition of TDR(if any)	16,00,000
	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	12,45,272
	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:	**80,45,272.00**

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2	**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.	-
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	45,47,914
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	13,08,651
	(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.	5,73,551
	(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	**18,82,202.00**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**99,27,474**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	5.59%
5		**Amount which can be withdrawn from the designated account**	**99,27,474**
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**	**99,27,474**

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

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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	Ram laxman	303	39.50	**52,38,000**	36,28,570	16,09,430
2	Ram laxman	603	24.16	**32,00,000**	8,00,000	24,00,000
3	Ram laxman	203	14.41	**18,98,050**	7,97,811	11,00,239
4	Ram laxman	503	10.13	**13,43,425**	5,50,571	7,92,854
5	Ram laxman	502	1.58	**1,97,200**	82,824	1,14,376
6	Ram laxman	403	42.66	**52,00,000**	29,46,094	22,53,906
7	Ram laxman	702	62.45	**55,00,000**	39,00,000	16,00,000
Grand Total			**194.89**	**2,25,76,675**	**1,27,05,870**	**98,70,805**

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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	Ram Laxman	101	43.33	57,34,639
2	Ram Laxman	102	56.83	75,21,337
3	Ram Laxman	103	62.65	82,91,602
4	Ram Laxman	104	42.62	56,40,672
5	Ram Laxman	201	43.43	57,47,874
6	Ram Laxman	202	59.44	-
7	Ram Laxman	203	59.3	-
8	Ram Laxman	204	42.62	56,40,672
9	Ram Laxman	301	43.67	57,79,637
10	Ram Laxman	302	44.86	-
11	Ram Laxman	303	76.03	-
12	Ram Laxman	304	42.62	56,40,672
13	Ram Laxman	401	43.43	57,47,874
14	Ram Laxman	402	59.44	-
15	Ram Laxman	403	62.65	82,91,602
16	Ram Laxman	404	42.62	56,40,672
17	Ram Laxman	501	43.67	-
18	Ram Laxman	502	59.44	-
19	Ram Laxman	503	59.3	-
20	Ram Laxman	504	43.2	-
21	Ram Laxman	601	97.39	-
22	Ram Laxman	602	74.91	-
23	Ram Laxman	604	43.22	57,20,081
24	Ram Laxman	701	43.43	57,47,874
25	Ram Laxman	703	62.65	82,91,602
26	Ram Laxman	704	42.62	56,40,672
Total			1,395.37	9,50,77,480
B. SHOPS				
Total B.			0.00	-
Total A+B			1,395.37	9,50,77,480

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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)	16,76,27,526
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		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	18,85,00,000
		(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	9,50,77,480
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	9,50,77,480
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	DNS Bank Dombivili savarkar road br, A/C No. 051011101875418
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	15,12,593.56	
2	Deposits	70,34,397.00	
3	Withdrawals	48,74,226.00	
4	Closing Balance	36,72,764.56	

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	3,25,00,000	3,25,00,000	70,00,000
2		Total Borrowed Funds (Secured) --Drawdown availed till date	6,25,00,000	6,25,00,000	
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	75,00,000	75,00,000	
4		Customer Receipts used for project	7,50,00,000	7,50,00,000	
5		Total funds for project	17,75,55,000	17,75,55,000	99,27,474
6		Total Estimated cost (As per Table A)	17,75,55,000	17,75,55,000	

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

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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

Tejas Sampat
Proprietor
(M.NO. 127397)
UDIN: 25127397BMKQEH8779
Day & Date : 30th April, 2025

Agreed and accepted by:
For Builttech Constructions

Partner
Name: Sandeep M Ghuge
Designation: Partner

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