Santoshkumar P. Nadar
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FORM-3

[*see* Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 30.04.2026

To,
M/s. EKA SHELTERS
Dombivli

Subject: Certificate of Financial Progress of Work of " Classik Demeure" having MahaRERA Registration Number - P51700079570-being developed by M/s.EKA SHELTERS for the period **Jan-March 26**

Sir,
This certificate is being issued for RERA compliance for the " Classik Demeure" having MahaRERA Registration Number P51700079570 being developed by M/s. EKA SHELTERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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) Rs.
1	**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 Administration or any Statutory Authority.	6,000,000.00
	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	3,247,900.00
	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.	
	(*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 owner 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	**9,247,900.00**

No.5, 1st Floor, Vrindavan Homes, Near Kalyan Janata Sahakari Bank, Chinchpada, Kalyan (E), Dist-Thane, Maharashtra, India - 421306.

	ii. Development Cost/ Cost of Construction :	
	a. Estimated Cost of Construction as certified by Engineer	199,244,800.00
	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	6,545,596.00
	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	**205,790,396.00**
	Total Cost of the Project (Estimated)	**215,038,296.00**

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

**Estimated cost shall be revised through correction application

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

Sr. No.	Particulars	Amount (Rs.) Incurred
1	**Land Cost :**	
	a. Value 0f the land as ascertained from the Annual Statement of Rates (ASR).	
	b. Incurred Amount of Premiums to obtain development rights. FSI. additional FSI, fungible area, and any other incentive / concession in deficiency under DCR from Local Authority or State Government Administration or any Statutory Authority.	6,000,000.00
	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	3,247,900.00
	e. Land Premium paid for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation Scheme :	
	(*i*) Incurred expenditure for construction cost of rehabilitation building Minimum of a & b to be considered	
	(*a*) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	
	(*b*) Incurred Expenditure for construction of rehabilitation building as per the books of accounts as verified by 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 rent 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 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	**9,247,900.00**

2	**Development Cost/ Cost of Construction :**	
	(i) Estimated for Construction - Minimum of (a) & (b) to be considered	199,244,800.00
	(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	35,986,785.67
	(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.	127,486.00
	(iv) Incurred Expenditure Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority	6,545,596.00
	(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	**51,907,767.67**
3	**Total Cost of the Project (Actual Incurred as on date of certificate)**	**51,907,767.67**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**24.14%**
5	Amount which can be withdrawn from the Designated Account	**51,907,767.67**
6	Less: Amount withdrawn till date of this certificate from the Designated Account (RERA account)	-
7	Net Amount Which can be withdrawn n from the Designated Bank Account under this certificate	**51,907,767.67**
*Pass through charges or indirect taxes not included in incurred cost of the project		

Table C - Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

S. No.	Flat No.	Carpet Area (in.sq.mtrs)	Tenant Existing Ara	Extra Saleble Area	Unit Consideration as per Agreement / Letter of Allotment	Extra Area Amount	Balance Receivables
1							0.00
2							0.00
							0.00
		TOTAL			-	-	-

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

Unsold Inventory - Developer's Share			
S. No.	**Flat No/shops/offices**	**Carpet Area (in.sq.mtr)**	**Unit Consideration as per Ready Reckoner Rate**
1	FLAT NO-103	57.58	2,388,672.00
2	FLAT NO-104	59.39	2,463,770.00
3	FLAT NO-105	45.95	1,906,112.00
4	FLAT NO-106	45.34	1,881,230.00
5	FLAT NO-203	57.58	2,388,672.00
6	FLAT NO-204	59.39	2,463,770.00
7	FLAT NO-205	45.95	1,906,112.00
8	FLAT NO-206	45.34	1,881,230.00
9	FLAT NO-303	57.58	2,388,672.00
10	FLAT NO-304	59.39	2,463,770.00
11	FLAT NO-305	45.95	1,906,112.00
18	FLAT NO-406	45.34	1,881,230.00
19	FLAT NO-501	44.59	1,942,040.10
20	FLAT NO-502	44.27	1,928,185.35
21	FLAT NO-505	45.95	2,001,417.60
22	FLAT NO-506	45.34	1,975,291.50
23	FLAT NO-601	44.59	1,942,040.10
24	FLAT NO-602	44.27	1,928,185.35
25	FLAT NO-605	45.95	2,001,417.60
26	FLAT NO-606	45.34	1,975,291.50
27	FLAT NO-701	44.59	1,942,040.10
28	FLAT NO-702	44.27	1,928,185.35
29	FLAT NO-705	45.95	2,001,417.60
30	FLAT NO-706	45.34	1,975,291.50
31	FLAT NO-801	44.59	1,942,040.10
32	FLAT NO-802	44.27	1,928,185.35

33	FLAT NO-805	45.95	2,001,417.60
34	FLAT NO-806	45.34	1,975,291.50
35	FLAT NO-901	44.59	1,942,040.10
36	FLAT NO-902	44.27	1,928,185.35
37	FLAT NO-903	57.58	2,508,105.60
38	FLAT NO-904	59.39	2,586,958.50
39	FLAT NO-1001	44.59	1,942,040.10
40	FLAT NO-1002	44.27	1,928,185.35
41	FLAT NO-1003	57.58	2,508,105.60
42	FLAT NO-1004	59.39	2,586,958.50
43	FLAT NO-1101	44.59	2,034,518.20
44	FLAT NO-1102	44.27	2,020,003.70
45	FLAT NO-1103	57.58	2,627,539.20
46	FLAT NO-1104	59.39	2,710,147.00
47	FLAT NO-1201	44.59	2,034,518.20
48	FLAT NO-1202	44.27	2,020,003.70
49	FLAT NO-1203	57.58	2,627,539.20
50	FLAT NO-1204	59.39	2,710,147.00
51	FLAT NO-1302	44.27	2,020,003.70
52	FLAT NO-1303	57.58	2,627,539.20
53	FLAT NO-1304	59.39	2,710,147.00
54	FLAT NO-1305	45.95	2,096,723.20
55	FLAT NO-1306	45.34	2,069,353.00
56	FLAT NO-1401	44.59	2,034,518.20
57	FLAT NO-1402	44.27	2,020,003.70
58	FLAT NO-1404	59.39	2,710,147.00
59	FLAT NO-1405	45.95	2,096,723.20
60	FLAT NO-1406	45.34	2,069,353.00
	TOTAL	**2,957.91**	**128,802,309.70**

Unsold Inventory - Landowner's Share					
Sr. No.	Unit Nos.	Carpet Area (in SQM)	Carpet Area (In SQM) Additional area purchased by Tenants	Total Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)	(5)	(6)
1	FLAT NO-101	44.59		44.59	1,849,562.00
2	FLAT NO-102	44.27		44.27	1,836,367.00
3	FLAT NO-201	44.59		44.59	1,849,562.00
4	FLAT NO-202	44.27		44.27	1,836,367.00
5	FLAT NO-301	44.59		44.59	1,849,562.00
6	FLAT NO-302	44.27		44.27	1,836,367.00
7	FLAT NO-503	57.58		57.58	2,508,105.60
8	FLAT NO-504	59.39		59.39	2,586,958.50
9	FLAT NO-603	57.58		57.58	2,508,105.60
10	FLAT NO-604	59.39		59.39	2,586,958.50
11	FLAT NO-703	57.58		57.58	2,508,105.60
12	FLAT NO-704	59.39		59.39	2,586,958.50
13	FLAT NO-803	57.58		57.58	2,508,105.60
14	FLAT NO-804	59.39		59.39	2,586,958.50
15	FLAT NO-905	45.95		45.95	2,001,417.60
16	FLAT NO-906	45.34		45.34	1,975,291.50
17	FLAT NO-1005	45.95		45.95	2,001,417.60
18	FLAT NO-1006	45.34		45.34	1,975,291.50
19	FLAT NO-1105	45.95		45.95	2,096,723.20
20	FLAT NO-1106	45.34		45.34	2,069,353.00
21	FLAT NO-1205	45.95		45.95	2,096,723.20
22	FLAT NO-1206	45.34		45.34	2,069,353.00
23	FLAT NO-1301	44.59		44.59	2,034,518.20
24	FLAT NO-1403	57.58		57.58	2,627,539.20
		1,201.80	-	1,201.80	

Table D - Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	163,130,528.33
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),	2,958
	(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	128,802,309.70
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))] (To Be Filled for Ongoing Projects only)	128,802,309.70
5	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 lF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited h designated Account	100.00

Table E - Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start Of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I here by 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 (Name of Promoter) 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

S. 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 Fund	**51,907,768**	**51,907,768**	**51,907,768**
2	Total Borrowed Funds (Secured) - Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4	Customer Receipts used for Project	**163,130,528**	**163,130,528**	-
5	Total Funds For project	**215,038,296**	**215,038,296**	**51,907,768**
6	Total Estimated Cost (As Per Table A)	**215,038,296**	**215,038,296**	**51,907,768**

Table G – Any Comments/Observations of CA

1	
2	
3	
4	

Accepted

For EKA SHELTERS

For EKA SHELTERS

Partner

CERTIFIED TRUE COPY

Yours Faithfully,

For Santoshkumar P Nadar & Associates

Chartered Accountants

CA.Santoshkumar P Nadar

Proprietor

Membership No:-146875

UDIN : 26146875VHUGXR5689

Santoshkumar P. Nadar

Chartered Accountant

Memb-No.:146875

UDIN:	26146875VHUGXR5689
MRN/Name:	146875
Firm Registration No.:	Not Applicable/Individual Capacity
Document Type:	Certificates
Type of certificate:	Certificate issued under RERA -
Date of Signing of Document:	30-04-2026
AY/FY:	
Created Date/Time:	30-04-2026 | 22:45:10
Status:	Active

Particulars: Figures/Values:

Particulars	Figures	Denomination	Converted Value
1. Own Fund	51907768	(Actual)	5,19,07,768
2. Total Fund for the project	51907768	(Actual)	5,19,07,768

Document Description:	RERA FORM 3