KAPURE & KAPURE
CHARTERED ACCOUNTANTS

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CHARTERED ACCOUNTANT CERTIFICATE AS ON 30.09.2025

To,
Paranjape Schemes (Construction) Ltd
101, Somnath, CTS No 988, Ram Mandir Road, Vile Parle [East], Mumbai MH 400057 IN

Subject: Certificate of Financial Progress of Work of **Samara Hills** having MahaRERA Registration Number **P52100052065** being developed by **Paranjape Schemes (Construction) Ltd**

Sir,
This certificate is being issued for RERA compliance for the project : **Samara Hills** having MahaRERA Registration number **P52100052065** being developed by **Paranjape Schemes (Construction) Limited** and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Table A- Estimated Cost of Project (at the time of Registration of Property)

Sr. No			Particulars	Amount (Rs)
		a.	Value of Land as ascertained from Annual Statement of Rates (ASR)	33,00,00,000
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government / UT Administration or any Statutory Authority	1,00,00,000
		c.	Acquisition cost of TDR (if any)	-
		d.	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	2,00,00,000
		e.	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. Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA	-
			Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	
			III. 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 concessionaire which are not refundable and so on.)	-
			IV. 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.	-
			V. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	-
			Sub-Total of LAND COST	**36,00,00,000**

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	ii		**Development Cost/ Cost of Construction :**	
		a.	Estimated Cost of Construction as certified by Engineer	
			Actual Cost of construction incurred as per the books of accounts as verified by the CA **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	
			Expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost 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	7,25,00,000
		b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	40,00,00,000
			Sub-Total of Development Cost	**47,25,00,000**
			Total Estimated Cost of the Real Estate Project	**83,25,00,000**

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

Sr. No			Particulars	Amount (Rs)
				Incurred
1	i	Land Cost		
		a.	Value of Land as ascertained from Annual Statement of Rates (ASR)	29,77,19,000
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government / UT Administration or any Statutory Authority	1,97,780
		c.	Acquisition cost of TDR (if any)	-
		d.	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	1,46,01,631
		e.	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. Actual cost of construction of rehab building incurred as per the books of accounts as verified by CA	-
			Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	

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			III. 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 concessionaire which are not refundable and so on.)	-
			IV. 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.	
			V. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	
			Sub-Total of LAND COST	**31,25,18,411**
	ii		**Development Cost/ Cost of Construction :**	
		a.	Estimated Cost of Construction as certified by Engineer	
			Actual Cost of construction incurred as per the books of accounts as verified by the CA **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	2,69,19,838
			Expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost 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	2,77,99,596
		b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;[3]	35,98,11,370
			Sub-Total of Development Cost	**41,45,30,804**
			Total Cost Incurred of the Real Estate Project	**72,70,49,215**
			Proportion of the cost incurred on Land cost and Construction Cost to the Total Estimated Cost (Table A)	**87.33%**
			Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of cost incurred)	**72,70,49,215**
			Less: Amount withdrawn till date of this certificate from the Designated Account	**8,06,69,279**
			Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**64,63,79,936**



Table C - SAMARA HILLS

Statement for calculation of Receivables Residential / commercial from the Sales of the Ongoing Real Estate Project

as of 30 Sept 25

Sold Inventory

Sr No	Flat No	Carpet Area (in sq.mtrs)	Unit Consideration as per Agreement /Letter of	Received Amount (Rs.)	Balance Receivable (Rs.)
1	Plot No.-83	203	45,41,297	29,51,748	15,89,549
2	Plot No.-82	201	45,42,341	29,58,834	15,83,507
3	Plot No.-81	201	45,89,541	30,01,015	15,88,526
4	Plot No.-80	205	46,34,179	30,20,420	16,13,759
5	Plot No.-79	209	49,59,795	32,88,605	16,71,190
6	Plot No.-78	213	50,07,816	33,62,390	16,45,426
7	Plot No.-77	215	49,54,155	49,54,155	-
8	Plot No.-71	224	51,24,808	33,55,253	17,69,555
9	Plot No.-70	220	53,03,650	35,89,586	17,14,064
10	Plot No.-69	216	53,31,031	5,33,000	47,98,031
11	Plot No.-68	211	48,63,401	19,86,340	28,77,061
12	Plot No.-67	207	49,94,476	33,29,374	16,65,102
13	Plot No.-66	203	48,94,632	28,23,116	20,71,516
14	Plot No.-64	203	49,65,419	1,50,000	48,15,419
15	Plot No.-63	171	40,81,237	27,09,998	13,71,239
16	Plot No.-62	168	40,40,039	26,93,052	13,46,987
17	Plot No.-61	164	37,74,479	24,75,820	12,98,659
18	Plot No.-60	161	36,83,366	24,14,105	12,69,261
19	Plot No.-59	200	47,33,632	31,39,201	15,94,431
20	Plot No.-58	168	37,37,718	14,73,772	22,63,946
21	Plot No.-57	161	38,72,037	26,55,200	12,16,837
22	Plot No.-56	164	36,09,436	23,29,276	12,80,160
23	Plot No.-55	168	39,77,512	26,37,317	13,40,195
24	Plot No.-54	171	39,42,549	25,87,471	13,55,078
25	Plot No.-53	308	72,27,951	49,19,949	23,08,002
26	Plot No.-52	211	44,25,274	28,48,694	15,76,580
27	Plot No.-51	179	38,76,023	25,26,778	13,49,245
28	Plot No.-50	193	46,44,378	30,95,028	15,49,350
29	Plot No.-49	161	37,77,349	24,95,425	12,81,924
30	Plot No.-48	288	70,10,464	20,00,000	50,10,464
31	Plot No.-47	165	38,67,629	25,51,792	13,15,837
32	Plot No.-46	165	38,67,629	25,51,792	13,15,837
33	Plot No.-45	212	50,09,395	33,19,401	16,89,994
34	Plot No.-44	212	51,46,259	34,93,060	16,53,199
35	Plot No.-37	243	59,20,320	39,61,431	19,58,889
36	Plot No.-36	235	54,08,326	35,40,833	18,67,493

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37	Plot No.-35	217	50,46,708	34,19,394	16,27,314
38	Plot No.-30	240	55,00,000	36,57,459	18,42,541
39	Plot No.-29	254	58,20,000	38,68,905	19,51,095
40	Plot No.-28	184	45,57,826	4,55,783	41,02,043
		8,094.51	**18,92,64,077**	**11,31,24,772**	**7,61,39,305.00**



(Unsold Inventory Valuation -"Samara Hills" as of 30/9/25 Rate as on the date of Certificate of the Open Land (NA) 2500/- per sq mtrs			
Sr. No.	Flat No.	Carpet Area(Sq.Mtr.)	Unit Consideration Rate (Rs.)
1	Plot No.-76	224.28	5,60,700
2	Plot No.-75	260	6,49,400
3	Plot No.-74	234	5,85,100
4	Plot No.-73	398	9,95,325
5	Plot No.-72	247	6,16,475
6	Plot No.-65	236	5,89,650
7	Plot No.-39	198	4,94,550
8	Plot No.-38	198	4,95,300
9	Plot No.-34	198	4,95,300
10	Plot No.-33	198	4,95,050
11	Plot No.-32	257	6,41,800
12	Plot No.-31	216	5,39,950
13	Plot No.-27	190	4,74,175
14	Plot No.-26	195	4,87,550
15	Plot No.-25	200	5,00,800
16	Plot No.-24	206	5,14,500
17	Plot No.-23	215	5,38,725
18	Plot No.-22	230	5,74,850
19	Plot No.-21	245	6,12,725
20	Plot No.-20	278	6,95,150
21	Plot No.-19	297	7,41,400
22	Plot No.-18	332	8,28,825
23	Plot No.-17	198	4,94,975
24	Plot No.-16	197	4,91,300
25	Plot No.-15	194	4,85,600
26	Plot No.-14	216	5,41,000
27	Plot No.-13	245	6,11,300
28	Plot No.-12	242	6,04,650
29	Plot No.-11	242	6,04,650
30	Plot No.-10	242	6,04,400
31	Plot No.-09	241	6,02,325
32	Plot No.-08	222	5,55,850
33	Plot No.-07	231	5,76,775
34	Plot No.-06	313	7,81,825
35	Plot No.-05	244	6,09,900
36	Plot No.-04	244	6,09,600
37	Plot No.-03	243	6,07,575
38	Plot No.-02	225	5,61,725
39	Plot No.-01	199	4,98,425
		9,187.67	**2,29,69,175**

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Table D - Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount(Rs.)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	10,54,50,785
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	7,61,39,305
3	(i) Balance Unsold area in sq mtrs (to be certified by Management and to be verified by CA from the records and books of accounts)	9,188
	(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	2,29,69,175
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	9,91,08,480
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 ,IF 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	70%



Table E - Designated Bank Account Details

S. No.	Particulars	Disgnated Bank Account Details
		Actual Amount till Date
	BANK NAME: HDFC Bank Ltd	
1	Opening Balance	-
2	Deposits	8,06,69,279
3	Withdrawals	8,06,69,279
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 RERA Bank Account.

I hereby certify that Paranjape Schemes (Construction) Limited has utilised the required proportion of money, as specified in the act, collected for this project only for land and construction of this project.

Table F - Means of Finance

S. No	Particular	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	27,20,00,000	27,20,00,000	31,63,79,936
2	Total Borrowed Funds (Secured)	33,00,00,000	33,00,00,000	33,00,00,000
	-Drawdown availed till date			
3	Total Borrowed Funds (Unsecured)	-	-	
	-Drawdown availed till date	-	-	
4	Customer Receipts used for Project	23,05,00,000	23,05,00,000	8,06,69,279
5	Total Funds for Project	83,25,00,000	83,25,00,000	72,70,49,215
6	Total Estimated Cost (As per Table A)	83,25,00,000	83,25,00,000	83,25,00,000

Table G

Any Comments and Observation of CA

Sr. No.	Comments and Observation
1	As per Notes Attached

Agreed and accepted by :

Signature of Promoter
Name :
Date:

Yours Faithfully,
Kapure & Kapure
Chartered Accountants

KAPURE & KAPURE * FRN: 140582W * CHARTERED ACCOUNTANTS

Sumit C Kapure
M.No : 1474514
Date: 16-04-2026
Partner
UDIN: 26147451ITMLPD2362

Table G - Any Comments/Observation of CA Annexed herewith to Form 3 of "Samara Hills" as on 30/09/2026.

1. This form 3 is issued at the request of the Management of Paranjape Schemes (Construction) Ltd Limited for the registration of the project "Samara Hills" under the provisions of Section 5 and other relevant provisions of The Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made there under.
2. During the course of preparation of Form No. 3, we have obtained Management Representation Letter ("MRL") from the management of Paranjape Schemes (Construction) Ltd dated 16/04/2026 which necessarily forms basis for the preparation of this Form No. 3 more particularly described hereunder.
3. It may be noted that, the certificate is based on the unaudited data produced.
4. This Form No. 3 is prepared as per the Provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder more particularly as per following Rules & Regulations:
    a. The Maharashtra Real Estate Regulatory Authority (General) Regulations 2017
    b. The Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and disclosure on website) Rules, 2017
    c. MahaRERA General Amendment Regulations 2017
    d. MahaRERA General -Second Amendment- Regulations 2019
    e. The Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interests and disclosures on website) (Amendment) Rules, 2019
    f. Circular No. 39/2021 dated 28th December 2021 under the title "Clarification on CA Certificate"
    g. The Maharashtra Real Estate Regulatory Authority (General)(Amendment) Regulations 2021.
5. During the course of preparation of Form No. 3, all the estimates are obtained from the management relying on its commercial prudence and propriety. For the purpose of "Estimated Cost of Construction", we have relied on Certificate given by an Engineer in the Format of "Form 2" as provided in The Maharashtra Real Estate Regulatory Authority (General) (Amendment) Regulations 2021.
6. Estimates are taken from the management and used for the Table A. There is no change in the estimated cost as per Table A and cost module of the RERA portal.
7. The information about the sold flats is given by the management. We have relied on the same.

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8. Means of finance as provided under table F of Form no 3 is obtained from the management of the promoter vide Management Representation letter dated 16/04/2026.
9. During the preparation Form 3 it is Observed that, Actual Cost of construction incurred as per the books of accounts exceeds the Estimated Amount in Table A Development Cost Point no. ii (a).
10. We would like to express that our Responsibility is limited to the "Incurred Expenditure" given in this Form 3 and calculation of "Net amount which can be withdrawn from the Designated Bank Account under this Certificate" which is arrived as per the Automatic Calculus embedded in the Format of the Form No. 3. It may be noted that the "Primary data" required for the preparation of this certificate is provided by the management of the Promoter and it has been relied upon by us for the purpose of preparation of Form No. 3.

Yours Faithfully

For KAPURE & KAPURE

CHARTERED ACCOUNTANTS



PARTNER

MEMBERSHIP NO.147451

FRN. 140582W

UDIN: **26147451ITMLPD2362**

Date: 16-04-2026

Place: Thane