S S P V & CO
Chartered Accountants

FORM-3
[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Date –29/07/2026

To,
M/s. Padmapriya Builders & Developers,
818/3/B,Tarabai Park,
Kolhapur.-416 005

Subject: Certificate of Financial Progress of work of **HARMONY ENCLAVE** having Maha RERA Registration Number **P53000051147** being developed by **M/s. Padmapriya Builders & Developers.**

Sir,
This certificate is being issued for RERA compliance for **HARMONY ENCLAVE** having Maha RERA Registration Number **P53000051147** being developed by **M/s. Padmapriya Builders & Developers** 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)
(1)	(2)	(3)
1	**i. . Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	1,00,21,700/-
	(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.	27,16,549/-
	(c) Estimated Acquisition cost of TDR (if any)	29,37,220/-

Address- 902 G F2 Radhika Sadan Shahupuri 6th Lane, Kolhapur, 416001.
Mail- sspvkop@gmail.com **Contact No**.- 9970883939, 9422580005, 7840974974

S S P V & CO. FRN 112735W CHARTERED ACCOUNTANTS

	(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	7,34,954/-
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil
	(f) Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil
	(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.	Nil
	(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.	Nil
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub-Total of Land Cost :	**1,64,10,423 /-**

S P V & CO * CHARTERED ACCOUNTANTS * FRN 112735W

	ii. Development Cost/ Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	10,04,08,817/-
	(b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	82,73,406/-
	(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.	50,00,000/-
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	1,20,00,000/-
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,00,00,000/-
	Sub-Total of Development Cost	**13,56,82,223 /-**
	Total Cost of the Project (Estimated)	**15,20,92,646/-**

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

**Estimated cost shall be revised through correction application.

S S P V & CO CHARTERED ACCOUNTANTS FRN 112735W

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

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1.	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	1,00,21,700/-
	(b) Incurred Expenditure on 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 /UT administration or any Statutory Authority.	27,16,549/-
	(c) Incurred Acquisition cost of TDR (if any)	12,64,000/-
	(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	7,34,954/-
	(e) Land Premium paid for redevelopment of land owned by public authorities.	Nil
	f. Under Rehabilitation scheme:	
	(i) Incurred expenditure for construction of rehabilitation building minimum of (a) or (b) to be considered.	Nil
	(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	Nil
	(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 payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
	(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.	Nil

M/S. S P V & CO. CHARTERED ACCOUNTANTS FRN 112735W

	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub-Total of Land Cost :	**1,47,37,203 /-**
2.	**Development Cost/ Cost of Construction**	
	i) Expenditure for construction, minimum of (a) and (b) to be considered.	**5,49,03,971/-**
	(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	5,49,03,971/-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	5,49,03,971/-
	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 cost incurred to complete the construction of the entire phase of the project registered.	2,26,80,073/-
	iv) Incurred expenditure towards Taxes, cess, fees, charges, premiums, Interest etc. payable to any Statutory Authority.	18,74,936/-
	v) Incurred expenditure towards interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	58,98,803/-
	Sub-Total of Development Cost	**8,53,57,783/-**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	**10,00,94,986/-**
4.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	**65.81%**
5.	Amount which can be withdrawn from the Designated Account	10,00,94,986/-
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	Nil

S S P V & CO. CHARTERED ACCOUNTANTS FRN 112735W

7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate.	10,00,94,986/-

*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

SIXTH FLOOR

Sr.No.	Unit No.	Carpet Area (in Sq.Mtrs)	Unit consideration as per Agreement/ Letter of Allotment*	Received Amount*	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	601	116.34	99,31,000.00	97,33,000.00	1,98,000.00
2	602	117.27	65,00,000.00	33,12,100.00	31,87,900.00
3	603	117.27	65,00,000.00	59,11,000.00	5,89,000.00
4	604	120.27	70,20,000.00	70,01,100.00	18,900.00
TOTAL			**2,99,51,000.00**	**2,59,57,200.00**	**39,93,800.00**

FIFTH FLOOR

Sr.No.	Unit No.	Carpet Area (in Sq.Mtrs)	Unit consideration as per Agreement/ Letter of Allotment*	Received Amount*	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	501	116.34	70,00,000.00	62,50,000.00	7,50,000.00
2	503	117.27	80,00,000.00	78,00,000.00	2,00,000.00
3	504	120.27	70,00,000.00	57,75,000.00	12,25,000.00
TOTAL			**2,20,00,000.00**	**1,98,25,000.00**	**21,75,000.00**

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

S S P V & CO FRN 112735W CHARTERED ACCOUNTANTS

Unsold Inventory

R.R. RATE AS ON DATE 01/04/2025 OF FIRST FLOOR
RESIDENTIALPREMISES RS. 47,220 per Sq.mtr
FIRST FLOOR

SR. NO.	UNIT NO.	TYPE	CARPET AREA IN SQM.	CARPET AREA RESERVE FOR LAND OWNER	UNIT CONSIDERATION AS PER R.R. RATE
1	101	FLAT	116.34	NIL	54,93,574.80
2	102	FLAT	117.27	NIL	55,37,489.40
3	103	FLAT	117.27	NIL	55,37,489.40
4	104	FLAT	120.27	NIL	56,79,149.40
Total					**2,22,47,703.00 /-**

A

R.R. RATE AS ON DATE 01/04/2025 OF SECOND FLOOR
RESIDENTIAL PREMISES RS. 47,220 per Sq. mtr
SECOND FLOOR

SR. NO.	UNIT NO.	TYPE	CARPET AREA IN SQM.	CARPET AREA RESERVE FOR LAND OWNER	UNIT CONSIDERATION AS PER R.R. RATE
1	201	FLAT	116.34	NIL	54,93,574.80
2	202	FLAT	117.27	NIL	55,37,489.40
3	203	FLAT	117.27	NIL	55,37,489.40'
4	204	FLAT	120.27	NIL	56,79,149.40
Total					**2,22,47,703.00/-**

B

S S P V & CO FRN 112735W CHARTERED ACCOUNTANTS

R.R. RATE AS ON DATE 01/04/2025 OF THIRD FLOOR
RESIDENTIAL PREMISES RS. 47,220 per Sq. Mtr

THIRD FLOOR

SR. NO.	UNIT NO.	TYPE	CARPET AREA IN SQM.	CARPET AREA RESERVE FOR LAND OWNER	UNIT CONSIDERATION AS PER R.R. RATE
1	301	FLAT	116.34	NIL	54,93,574.80.
2	302	FLAT	117.27	NIL	55,37,489.40
3	303	FLAT	117.27	NIL	55,37,489.40
4	304	FLAT	120.27	NIL	56,79,149.40
Total					**2,22,47,703.00/-**

C

R.R. RATE AS ON DATE 01/04/2025 OF FOURTH FLOOR
RESIDENTIAL PREMISES RS. 47,220 per Sq.mtr.

FOURTH FLOOR

SR. NO.	UNIT NO.	TYPE	CARPET AREA IN SQM.	CARPET AREA RESERVE FOR LAND OWNER	UNIT CONSIDERATION AS PER R.R. RATE
1	401	FLAT	116.34	NIL	54,93,574.80
2	402	FLAT	117.27	NIL	55,37,489.40
3	403	FLAT	117.27	NIL	55,37,489.40
4	404	FLAT	120.27	NIL	56,79,149.40
Total					**2,22,47,703.00/-**

D

S S P V & CO. CHARTERED ACCOUNTANTS FRN 112735W

R.R. RATE AS ON DATE 01/04/2025 OF FIFTH FLOOR RESIDENTIAL PREMISES RS. 47,220 per Sq.mtr.

FIFTH FLOOR

SR. NO.	UNIT NO.	TYPE	CARPET AREA IN SQM.	CARPET AREA RESERVE FOR LAND OWNER	UNIT CONSIDERATION AS PER R.R. RATE
1	502	FLAT	117.27	NIL	55,37,489.40
Total					**55,37,489.40/-**

E

GRAND TOTAL A TO E	**9,45,28,301.00/-**

Table D

Comparison between Balance cost and Receivables

Sr. No.	Particulars	Amount (Rs.)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	5,19,97,660.00/-
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)	61,68,800.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts). (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	2,001.87 SqMtr 9,45,28,301.00/-
4.	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	10,06,97,101.00/-
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 of the balance receivables of ongoing project will be deposited in designated Account	100%

S S P V & CO * CHARTERED ACCOUNTANTS * FRN 112735W

Table E

Designated Bank Account Details

Sr.No.	Particulars	Designated Bank Account Details
		Actual Amount till date (From start of bank account to till date)
1.	Opening Balance	61,99,676.94
2.	Deposits	3,05,72,480.00
3.	Withdrawals	2,79,65,056.58
4.	Closing Balance	88,07,100.36

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 Padmapriya Constructions 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 the time of registration) (In Rs.) (Proposed and indicative)	Proposed / Estimated (As on date of the certificate) (In Rs.)	Actual (As on date of certificate) (In Rs.)
1.	Own Funds	3,00,00,000/-	0.00	3,00,00,000/-
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	1,00,00,000/-	0.00	1,00,00,000/-
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4.	Customer receipts used for Project	10,63,10,446/-	0.00	4,57,82,200/-
5	Total Funds for Project			
6.	Total Estimated Cost (As per Table A)	15,20,92,646/-	0.00	6,63,10,446/-

S S P V & CO CHARTERED ACCOUNTANTS FRN 112735W

Table G

Any Comments/ Observations of CA	
1.	Nil
2.	Nil
3.	Nil
4.	Nil

Yours Faithfully

Signature of Chartered Accountant
(UDIN -26192692JJBIDG6851)
Membership Number: -192692
Name: - CA SOURABH M. PATANKAR
Date –29/07/2026

Agreed and Accepted By:

पद्मप्रिया बिल्डर्स & डेव्हलपर्स

पार्टनर

Signature of Promoter
Name –PADMAPRIYA BUILDERS & DEVELOPERS
Date –29/07/2026