INDIA

M/s. GOYAL MANISH AND COMPANY

CHARTERED ACCOUNTANTS

To,

Kaushik Ashok Sharma

Prop. of Rajlaxmi,

343, Orchid Road Mall, A- Wing,

Aarey Milk Colony,

Goregaon (East), Mumbai. 400 065

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWL OF MONEY) [30-06-2022]

Subject :- Certificate of Financial Progress of Work of RAJLAXMI having MAHARERA Registration Number P99000027121 being developed by KAUSHIK ASHOK SHARMA (PROP. OF RAJLAXMI DEVELOPERS).

Sir,

This certificate is being issued for RERA compliance for the RAJLAXMI having MAHARERA Registration Number P99000027121 being developed by KAUSHIK ASHOK SHARMA (PROP. OF RAJLAXMI 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 and B - Cost of Real Estate Project MAHARERA Registration Number P99000027121

Project

RAJLAXMI

Sr. No		Particulars	Amount (in Rs.)	
			Estimated	Incurred & Paid
			(Column - A)	(Column - B)
1	i	**Land Cost:**		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	7,20,000	7,20,000
	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 or any Statutory Authority	-	-

Address:301, METRO APPARTMENT, MAHALAXMI NAGAR, DAMAN ROAD, CHALA, VAPI-396195.
Tel : +91 99282 83664 Mail : goyalmanish104@gmail.com

	c	Acquisition cost of TDR (if any)	-	-
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	50,400	50,400
	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 (in Column-A)	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) 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.	-	-
	(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.	-	-
		Sub-Total of Land Cost	**7,70,400**	**7,70,400**
ii		**Development Cost/Cost of Construction:**		
a (i)		Estimated Cost of Construction as certified by Engineer (Column - A)	1,65,82,000	
a (ii)		Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred,		24,96,453

	Minimum of (i) or (ii) is to be considered)		
a (iii)	On-site 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 directly incurred to complete the construction of the entire phase of the project registered.	10,61,000	2,18,905
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	2,12,000	-
c	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	**1,78,55,000**	**27,15,358**

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	**1,86,25,400**
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	**34,85,758**
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	-
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	**19%**
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	**34,85,758**
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	8,46,750
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**26,39,008**

TABLE D			
Comparison Between Balanced Cost and Receivables			
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**1,51,39,642**
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)	**25,45,350**
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	**453.48**
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	**1,78,32,300**
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**2,03,77,650**
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.	**70.00%**

TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount Till Date (From Start of Bank Account Till Date)
1	Opening Balance	4710
2	Deposits	1904112
3	Withdrawals	1803120
4	Closing Balance	105702

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 KAUSHIK ASHOK SHARMA (PROP. OF RAJLAXMI DEVELOPERS) has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for and construction of this project.

Yours Faithfully,

TABLE F

Means of Finance

S. No.	Particulars	Estimated	Proposed/ Estimated	Actual
		(At time of Registration) in Rs.	(As on the date of the Certificate)	(As on the date of Certificate)
		(Proposed and Indicative)	(In Rs.)	(In Rs.)
1	Own Funds	85,00,000	85,00,000	26,39,008
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0	0	0
4	Customer Receipts used for Project	1,01,25,400	1,01,25,400	8,46,750
5	Total Funds for Project	1,86,25,400	1,86,25,400	34,85,758
6	Total Estimated Cost (As per Table A)	1,86,25,400	1,86,25,400	1,86,25,400

TABLE G

Any Comments/Observation of CA

1	
2	
3	
4	

Yours Faithfully,

For Goyal Manish And Company
Chartered Accountant

Proprietor

Membership Number : **442678**

Name : **CA Manish Goyal**

FRN Number : **152788W**

UDIN No : **25442678BMINSI9188**

COP Date: **12/03/2020**

Date: **17-04-2025**

Place: **Vapi**

Agreed and Accepted By:

Signature of Promoter

Name:- KAUSHIK ASHOK SHARMA (PROP. OF RAJLAXMI DEVELOPERS)

Date: 02-07-2025

For Rajlaxmi Developers

Proprietor

Annexure - A

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

Sold Inventory

Sr. No	Flat/Bunglow/Office No	Carpet Area (in Sq. Mts.)	Balcony Area (in Sq, Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	Flat No. 102	32.70	4.63	₹ 12,56,900	₹ 50,000	**₹ 12,06,900**
2	Flat No. 105	26.25	1.86	₹ 10,67,600	₹ 5,96,750	**₹ 4,70,850**
3	Flat No. 205	26.25	1.86	₹ 10,67,600	₹ 2,00,000	**₹ 8,67,600**
Total		**85.20**	**8.35**	**₹ 33,92,100**	**₹ 8,46,750**	**₹ 25,45,350**

(Unbooked Inventory Valuation)

Of the Residential/Office/Shop premises

Sr. No	Flat/Bunglow/Office No	Carpet Area (in Sq. Mts.)	Balcony Area (in Sq, Mts.)	Estimated Amount of Sale Proceeds
1	Flat No. 101	43.33	4.66	₹ 17,26,900
2	Flat No. 103	33.15	4.63	₹ 12,75,900
3	Flat No. 104	44.13	4.70	₹ 17,47,500
4	Flat No. 201	43.33	4.66	₹ 17,26,900
5	Flat No. 202	32.70	4.63	₹ 12,56,900
6	Flat No. 203	33.15	4.63	₹ 12,75,900
7	Flat No. 204	44.13	4.70	₹ 17,47,500
8	Flat No. 301	43.33	4.66	₹ 17,26,900
9	Flat No. 302	32.70	4.63	₹ 12,56,900
10	Flat No. 303	33.15	4.63	₹ 12,75,900
11	Flat No. 304	44.13	4.70	₹ 17,47,500
12	Flat No. 305	26.25	1.86	₹ 10,67,600
Total		**453.48**	**53.09**	**1,78,32,300**

Yours Faithfully,

For Goyal Manish And Company
Chartered Accountant

Proprietor

Membership Number : **442678** **COP Date:** **12/03/2020**

Name : **CA Manish Goyal** **Date:** **31-07-2025**

FRN Number : **152788W** **Place:** **Vapi**

UDIN No : **25442678BMINSI9188**