

SALGIA & ASSOCIATES

CHARTERED ACCOUNTANTS

Panthky House, 1st Floor,
8, Maruti Cross Lane,
Near Handloom House,
Fort, Mumbai - 400 001.
Phone : 2261 9784
Email: salgia_associates@yahoo.com

FORM 3 (See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Name & Address of Promoter : A.K. Developers, Purshottam Building, C-Wing, 1st Floor, Tribhuvan Road, Mumbai - 400 004

Subject : Certificate of Financial Progress of Work of AADITYA LUXURIA having MahaRERA Registration Number PS190003845 (Only Applicable after project Registration) being developed by A.K. Developers

Sir,

This certificate is being issued for RERA Compliance for the AADITYA LUXURIA having MahaRERA Registration Number PS190003845 (Only Applicable after project Registration) being developed by A.K. DEVELOPERS and is based on the records and documents 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	Amount
		Estimated (At the time of Registration of Project)
		₹
i. Land Cost :		
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	9,00,00,000
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	24,97,40,572
c.	Estimated Acquisition Cost of INTEGRATED FSI (if any)	7,90,38,760
d.	Estimated 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; and	72,10,150
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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	10,24,53,249
(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	52,84,42,731
ii. Development Cost / Cost of Construction of Building :		
a.	Estimated Cost of Construction as certified by Engineer	47,22,66,600.00
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 (ii) above, i.e. Salaries, Consultants Fees, Site Overheads, Cost of Services (including Water, Electricity, Sewerage) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	3,17,63,875
d.	Estimated Taxes, Cess, Fees, Charges, Premiums, Interest etc. to any Statutory Authority	2,86,46,150
e.	Interest payable to financial institution, scheduled bank, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	13,48,31,287
	Sub Total of Development Cost	66,75,07,912
	Total Cost of Project Estimate	1,19,59,50,643

Table B - Actual Cost Incurred on the Project (as on 30.09.2025)

Sr. No.	Particulars	Amount Incurred ₹
i. Land Cost :		
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	9,00,00,000
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	11,91,43,315
c.	Incurred Expenditure Acquisition Cost of TDR (if any)	7,90,38,760
d.	Amounts paid 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; and	72,10,150
e.	Land Premium paid for redevelopment of Land owned by public authorities	
f.	Under Rehabilitation Scheme :	
(i)	Cost incurred for construction cost of rehabilitation building Minimum of (a) or (b) to be considered	
(a)	Cost incurred for construction cost of rehabilitation 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 accommodation or rent in lieu of Transit Accommodation, Overhead Cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	10,39,04,577
(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	

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(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
ii Sub- Total of LAND COST	39,92,96,802
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	37,29,27,875
(b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	
(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 (ii) above, i.e. Salaries, Consultants Fees, Site Overheads, Cost of Services (including Water, Electricity, Sewerage) absorbed cost (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	5,43,86,694
(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premium, interest etc. to any Statutory Authority.	6,55,12,207
e. (v) Incurred Expenditure towards interest to Financial institution, schedule bank, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
Sub Total of Development Cost	15,48,31,287
	64,76,58,063
3 Total Cost of the Project (Actual incurred as on 30.09.2025)	1,04,69,54,865
4 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	87.54
5 Amount which can be withdrawn from the Designated Account.	1,04,69,54,865
6 Less: Amount withdrawn till date of this certificate from the Designated Account	90,92,65,441
7 Net Amount which can be withdrawn from the Designated Bank Account under this certificate	13,76,89,425

* Pass through charges or indirect taxes not included in incurred cost of the project

Table C

SOLD INVENTORY (Sold & Registered)

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

SR.NO.	FLAT NO.	CARPET (IN SQ.MTR.)	UNIT CONSIDERATION AS	RECEIVED TILL	BALANCE
1	1904	104.89	30500000.00	28500000	2000000
2	1501	138.42	37500000.00	37500000	0
3	1103	75.16	23000000.00	22000000	1000000
4	1004	104.89	30500000.00	30250000	250000
5	803	40.41	12500000.00	12500000	0
6	602	111.48	27400000.00	21616700	5783300
7	603	76.74	18800000.00	14920000	3880000
8	604	104.89	25600000.00	25345900	254100
9	504	104.89	25800000.00	25800000	0
10	1203	76.74	19500000.00	19500000	0
11	1204	104.89	26600000.00	26334000	266000
12	1002	49.05	15900000.00	15900000	0
13	503	76.74	18900000.00	18900000	0
14	502	111.48	27500000.00	27500000	0
15	1104	104.79	27000000.00	27000000	0
16	1502	108.70	30000000.00	30000000	0
17	1901	136.66	36000000.00	34633000	1367000
18	1902	108.70	28500000.00	28500000	0
19	1403	76.74	19500000.00	19500000	0
20	1201	139.45	34000000.00	32500000	1500000
21	2004	104.79	27000000.00	27000000	0
22	1903	74.88	20000000.00	20000000	0
23	1402	89.93	23400000.00	23400000	0
24	2001	136.75	36000000.00	36000000	0
25	2202-2203	77.38	26000000.00	26000000	0
26	2003	74.84	20000000.00	20000000	0
27	1202	60.00	17000000.00	17000000	0
	TOTAL [A]	2574.25	684400000.00	668099600	16300400

SOLD INVENTORY (Sold but pending Registration)

SR.NO.	FLAT NO.	CARPET (IN SQ.MTR.)	UNIT CONSIDERATION AS	RECEIVED TILL	BALANCE
1	1802	170.87	52400000	52400000	0
2	1601	429.00	120000000	120000000	0
3	1701	429.00	120000000	120000000	0
	TOTAL [B]	1028.87	292400000	292400000	0
	TOTAL [A+B]	3603.12	976800000.00	960499600.00	16300400.00

UNSOLD INVENTORY

SR NO.	FLAT NO	CARPET AREA IN SQ. MTR	UNIT CONSIDERATION AS
1	501	139.4	33854317
2	804	79.5	19307161
3	904	104.81	25453881
4	1003	76.76	18641732
5	1504	104.81	25453881
6	2101	129.5	31450029
7	2301	136.7	33198602
8	2303	74.84	18175445
9	2304	104.81	25453881
10	2402	108.68	26393739
11	2404	104.81	25453881
12	2501	136.7	33198602
13	2502	108.68	26393739
14	2503	74.84	18175445
15	2504	104.81	25453881
16	2601	136.7	33198602
17	2602	108.68	26393739
18	2603	122.66	29788885
		1957.69	475439441



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Table D

Comparison between Balance Cost and Receivables

1	Estimated balance cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	14,89,95,778
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)	1,63,00,400
3	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts)	1957.69
	(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	47,54,39,441
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	49,17,39,841
5	(To be filed for ongoing project only) Amount to be deposited in Designated Account - 70% or 100%	34,42,17,889
	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

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till date (From start of bank account to till date)
1	Opening Balance	10000
2	Deposits	969175954
3	Withdrawals	909265441
4	Closing Balance	59910513

I hereby certify that required proportion of money, as specified in the act, collected from the 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 the time of Registration) (in Rs.) (Proposed and Indicative)	Proposed / Estimated (As on date of the certificate) (in Rs.)	Actual (As on the date of certificate) (in Rs.)
1	Own Funds	13,04,200	6,12,81,555	6,12,81,555
2	Total Borrowed Funds (Secured) Drawdown avail till date	N.A.	0	0
3	Total Borrowed Funds (Unsecured) Drawdown avail till date	53,91,98,138	15,78,69,088	2,51,73,710
4	Customer Receipts used for Project	N.A.	97,68,00,000	96,04,99,600
5	Total Funds for Project	N.A.	1,19,59,50,643	1,04,69,54,865
6	Total Estimated Cost (As per Table A)	54,05,02,338	1,19,59,50,643	1,04,69,54,865

Your faithfully
For Salgia & Associates
Chartered Accountants
FRN: 10990W

(Mahesh C. Salgia)
Proprietor
M. No. 036359
UDIN: 26036359/VKRFM9470
Date: 14-01-2026



Agree and accepted by:

(Signature)
Signature of Promoter
Name:

