



M/s Pratik D.Jain & Associates
Chartered Accountants

Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.

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FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 06.06.2025

To,
The Neeta Builders,
B222/223, Rolex Shopping Centre,
Station Road, Goregaon west,
Anderi, Mumbai Suburban,
Maharashtra-400104.

Subject: Certificate of Financial Progress of Work of "SAMATA B SRA CHS LTD" having Maha RERA Registration Number: **P51900003106** being developed by **NEETA BUILDERS**

Sir,

This certificate is being issued for RERA compliance for the "SAMATA B SRA CHS LTD" having Maha RERA Registration Number :**P51900003106** being developed by **NEETA BUILDERS** and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

Table A - Estimated Cost of the Project (As latest provided by the Management)

Sr. No.	Particulars	Estimated Cost (As latest provided by the Management)
(1)	(2)	(3)
1	(i) Land Cost :	
	a) Value of the Land as ascertained from the Annual Statement of Rates (ASR)	0.00
	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.	0.00
	c) Estimated Acquisition cost of TDR (if any)	0.00

		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	0.00
		e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
		f) Under Rehabilitation scheme:	
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	2,77,79,925.00
		(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, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	90,00,000.00
		(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.	1,31,06,319.00
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
		Sub-Total of Land Cost	4,98,86,244.00
	(ii)	Development Cost / Cost of Construction of Building	
		a) Estimated Cost of Construction as certified by Engineer.	6,00,00,000.00
		b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0.00
		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 cost, consumables etc.	7,43,32,211.35
		d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	20,00,000.00
		e) Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	59,86,008.00
		Sub-total of Development Cost:	14,23,18,219.35
		Total Cost of the Project (Estimated)	19,22,04,463.35

*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 31.03.2025)

Sr. No.	Particulars	Actual (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost	
	(a) Value of land as ascertained from the Annual Statement of Rates (ASR)	0.00
	(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.	0.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(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	0.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	2,77,79,925.00
	(a) Cost Incurred for consruction of rehab including site development and infrastructure for the same as certified by Engineer.	2,77,79,925.00
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	2,77,79,925.00
	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 accomodation 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.	88,67,620.55
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	1,31,06,319.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub -Total of Land Cost	4,97,53,864.55

2	Development Cost/ Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	5,65,29,350.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	5,65,29,350.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	5,65,29,350.00
	(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 costs incurred to complete the construction of the entire phase of the project registered.	5,34,14,510.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	19,37,757.00
	(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.	59,86,008.00
	Sub-Total of Development Cost:	11,78,67,625.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	16,76,21,489.55
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	87.21%
5	Amount which can be withdrawn from the Designated Account	16,76,21,489.55
6	Less: Amount withdrawn till date of this certificate from the Designated Account	9,01,88,860.00
7	Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.	7,74,32,629.55

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

Table C

Statement of Calculation of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr No.	Flat / Shop No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
	Wing A				
1	604	20.90	12,00,000.00	12,00,000.00	0.00
2	608	20.90	25,00,000.00	25,00,000.00	0.00
3	609	20.90	8,50,000.00	8,50,000.00	0.00
4	610	20.90	17,50,000.00	15,89,200.00	1,60,800.00
5	611	20.90	15,00,000.00	14,00,000.00	1,00,000.00
6	701	20.90	21,50,000.00	10,50,000.00	11,00,000.00
7	702	20.90	19,00,000.00	19,00,000.00	0.00
8	703	20.90	25,00,000.00	25,00,000.00	0.00
9	706	20.90	8,00,000.00	8,00,000.00	0.00
10	707	20.90	8,50,000.00	8,50,000.00	0.00
11	708	20.90	15,00,000.00	15,00,000.00	0.00
12	709	20.90	5,00,000.00	3,49,820.00	1,50,180.00
13	710	20.90	15,00,000.00	13,49,840.00	1,50,160.00
14	711	20.90	16,00,000.00	16,00,000.00	0.00
15	712	20.90	9,50,000.00	9,50,000.00	0.00
16	713	20.90	5,50,000.00	5,50,000.00	0.00
17	715	20.90	15,00,000.00	15,00,000.00	0.00
18	716	20.90	19,00,000.00	19,00,000.00	0.00
	Wing B				
19	B-01	28.15	30,00,000.00	30,00,000.00	0.00
20	B-02	28.15	30,00,000.00	30,00,000.00	0.00
21	101	28.15	30,00,000.00	30,00,000.00	0.00
22	102	28.15	30,00,000.00	30,00,000.00	0.00
23	103	28.15	30,00,000.00	30,00,000.00	0.00
24	104	28.15	30,00,000.00	25,00,000.00	5,00,000.00
25	201	28.15	35,00,000.00	35,00,000.00	0.00
26	202	28.15	30,00,000.00	30,00,000.00	0.00
27	203	28.15	30,00,000.00	27,50,000.00	2,50,000.00
28	204	28.15	30,00,000.00	30,00,000.00	0.00
29	301	28.15	28,00,000.00	26,00,000.00	2,00,000.00
30	302	28.15	28,00,000.00	25,00,000.00	3,00,000.00
31	303	28.15	28,00,000.00	28,00,000.00	0.00
32	304	28.15	28,00,000.00	28,00,000.00	0.00
33	401	28.15	40,00,000.00	40,00,000.00	0.00
34	402	28.15	36,00,000.00	36,00,000.00	0.00
35	403	28.15	30,00,000.00	30,00,000.00	0.00
36	404	28.15	30,00,000.00	30,00,000.00	0.00
37	501	28.15	30,00,000.00	30,00,000.00	0.00
38	502	28.15	28,00,000.00	28,00,000.00	0.00
39	503	28.15	30,00,000.00	30,00,000.00	0.00
40	504	28.15	30,00,000.00	30,00,000.00	0.00
Total		995.50	9,31,00,000.00	9,01,88,860.00	29,11,140.00

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

Unsold Inventory

Sr. No.	Flat / Shop No.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
	Wing A		
1	2	20.90	23,18,500.00
2	8	20.90	23,18,500.00
3	16	20.90	23,18,500.00
4	109	20.90	23,18,500.00
5	114	20.90	23,18,500.00
6	301	20.90	23,18,500.00
7	304	20.90	23,18,500.00
8	308	20.90	23,18,500.00
9	410	20.90	23,18,500.00
10	511	20.90	23,18,500.00
11	603	20.90	23,18,500.00
	Shop		
12	Shop-01	3.97	4,50,000
	Total	233.87	2,59,53,500.00

Table D
Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	2,45,82,973.80
2	Balance amount receivable from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	29,11,140.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)	233.87
	(ii) Estimated amount of sales proceed 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	2,59,53,500.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	2,88,64,640.00
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 balance receivables of ongoing project will be deposited in designated Account	

Table E
Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details - ICICI 120605000702 For the period from 01.04.2017 to 31.03.2025
1	Opening Balance	21,145.00
2	Deposits	10,74,97,278.66
3	Withdrawals	10,75,05,018.42
4	Closing Balance	13,405.24

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 **NEETA BUILDERS** 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. (As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only.)

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 31.03.2025) (in Rs.)	Actual (As on 31.03.2025) (In Rs.)
1.	Own Funds	0.00	7,50,00,000.00	7,24,35,929.55
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	30,00,000.00	21,33,400.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	50,00,000.00	28,63,300.00
4.	Customer Receipts used for Project	0.00	10,92,04,463.35	9,01,88,860.00
5.	Total Funds for Project	0.00	19,22,04,463.35	16,76,21,489.55
6.	Total Estimated Cost (as per Table A)	11,08,11,810.00	19,22,04,463.35	16,76,21,489.55

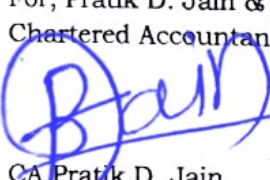
Note: Estimates pertaining to means of finance at the time of registration is not available with us.

Table G
Any Comments/Observations of CA

1.	The Expression "incurred" would mean the amount of product or service received, creating debt in favour of a seller or supplier, and shall also include the amount of product or service received against the payment.
2.	All the estimates of the project are taken as certified by the Promoter and Engineer.
3.	The estimates and actuals relating to means of finance are taken as certified by the Promoter.
4.	The details of unsold area i.e Unit No., Carpet Area, agreement value, and Valuation as per ready reckoner rate are taken as provided by the promoter. Also, the receipts with respect to Wing A are taken as provided by the promoter.
5.	For calculation of the actual cost incurred till 31.03.2020 We have relied on the CA certificate dated 12.07.2020 uploaded on RERA web portal, Expenditure incurred from 01.04.2020 to 31.03.2025 are taken as per books unaudited of accounts produced before us for verification.
6.	Expenses are regrouped & bifurcated according to books of accounts.
7.	The promoter is advised to update the latest estimated cost on the RERA web portal.

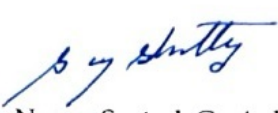
Yours faithfully,

For, Pratik D. Jain & Associates
Chartered Accountants


CA Pratik D. Jain
Designation: Proprietor
Membership No. 610534
UDIN: 25610534BMJFOV7708
Date: 06.06.2025
Place: Nashik



Agreed and accepted by:
For, Neeta Builders


Name: Santosh Govind Shetty
Designation: Partner
Date: 06.06.2025
Place: Mumbai