



Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

M/s. Prarthana Griha Nirman
'B'-101/103 New Look Apartments,
G.D. Ambedkar Marg,
Dadar (East),
Mumbai 400 014

Subject : Certificate of Financial Progress of Work of '**RAJKAMAL PARK**' of M/S **PRARTHANA GRIHA NIRMAN (Mumbai)** having MahaRERA Registration Number **P51900010115** being developed by M/S **PRARTHANA GRIHA NIRMAN (Mumbai)**

Sir,

This certificate is being issued for RERA Compliance for the '**RAJKAMAL PARK**' having MahaRERA Registration Number **P51900010115** being developed by M/S Prarthana Griha Nirman (Mumbai) 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 (Rs.)
		Estimated (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)	-
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	-
c.	Estimate Acquisition Cost of TDR (if any)	
d.	Estimate 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	
e.	Estimate 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.	22,38,23,569
	(ii) Estimate 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	6,90,63,424
	(iii) Estimate 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.	2,88,99,500
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub- Total of LAND COST	32,17,86,493
ii.	Development Cost / Cost of Construction of Building :	
a.	Estimated Cost of Construction as certified by Engineer.	38,33,14,000
b.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c.	Estimate 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.	7,95,74,753
d	Estimated Taxes, Cess, Fees, Charges, Premiums, Interest etc. to any Statutory Authority.	6,50,00,000
e.	Interest payable to financial institution, scheduled bank, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-
	Sub Total of Development Cost	52,78,88,753
	Total Cost of the Project (Estimated)	84,96,75,246

* 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 30th September 2024)

Sr. No.	Particulars	Amount (Rs.)
		Incurred as on 30th September 2024
(1)	(2)	(3)
1. i.	Land Cost :	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	-
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	-
c.	Incurred Expenditure Acquisition Cost of TDR (if any)	
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	-
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	22,38,23,569
	(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	6,90,63,424
	(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.	2,88,99,500
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub- Total of LAND COST	32,17,86,493
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	
	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	37,86,29,498
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	



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	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) 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.	7,15,96,628
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premium, interest etc. to any Statutory Authority.	6,09,47,433
	(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.	
	Sub Total of Development Cost	51,11,73,559
3	Total Cost of the Project (Actual incurred as on the date of certificate)	83,29,60,052
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	98.03%
5	Amount which can be withdrawn from the Designated Account	83,29,60,052
6	Less: Amount withdrawn till date of this certificate from the Designated Account	72,24,73,130
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	11,04,86,922

* 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 Ongoing Real Estate Project
Sold Inventory

Sr.No	Flat No.	Carpet Area(in sq.mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	B -102	36.77	7,000,000	7,000,000	-
2	B- 103	36.89	9,000,000	9,000,000	-
3	B -104	36.97	8,300,000	8,300,000	-
4	B- 202	36.77	8,300,000	8,300,000	-
5	B- 203	36.89	8,300,000	8,300,000	-
6	B- 303	36.89	7,650,000	7,650,000	-
7	B- 304	36.97	7,000,000	7,000,000	-
8	B- 402	36.77	7,000,000	7,000,000	-
9	B- 501	36.61	8,300,000	8,300,000	-
10	B- 502	36.77	7,000,000	7,000,000	-
11	B- 601	36.61	8,300,000	8,300,000	-
12	B- 602	36.77	7,500,000	7,494,500	5,500
13	B- 701	36.61	8,300,000	8,300,000	-
14	B- 702	36.77	8,500,000	8,500,000	-
15	B-301	36.61	8,000,000	8,000,000	-
16	B-403	36.89	8,000,000	8,000,000	-
17	B-404	36.97	8,300,000	8,300,000	-
18	B-503	36.89	7,000,000	7,000,000	-
19	B-504	36.97	8,000,000	8,000,000	-
20	B-603	36.89	8,300,000	8,300,000	-
21	B-604	36.97	8,300,000	8,300,000	-
22	B-703	36.89	8,300,000	8,300,000	-



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23	B-704	36.97	8,300,000	8,300,000	-
24	C- 101	36.89	8,300,000	8,300,000	-
25	C -102	36.97	8,300,000	8,300,000	-
26	C- 103	36.89	8,300,000	8,300,000	-
27	C -104	36.97	8,500,000	8,500,000	-
28	C- 202	36.97	8,300,000	8,300,000	-
29	C- 203	36.89	8,300,000	83,00,000	-
30	C- 302	36.97	8,300,000	8,300,000	-
31	C- 303	36.89	9,000,000	9,000,000	-
32	C- 402	36.97	8,300,000	8,300,000	-
33	C- 403	36.89	8,300,000	8,300,000	-
34	C- 501	36.89	7,000,000	7,000,000	-
35	C- 502	36.97	8,300,000	8,300,000	-
36	C- 601	36.89	7,000,000	7,000,000	-
37	C- 602	36.97	7,000,000	7,000,000	-
38	C- 603	36.89	8,300,000	8,300,000	-
39	C- 604	36.97	8,300,000	8,300,000	-
40	C- 701	36.89	8,300,000	8,300,000	-
41	C- 702	36.97	8,000,000	8,000,000	-
42	C-401	36.89	8,300,000	8,300,000	-
43	C-404	36.97	8,300,000	8,300,000	-
44	C-503	36.89	8,300,000	8,300,000	-
45	C-504	36.97	8,300,000	8,300,000	-
46	C-703	36.89	8,300,000	8,300,000	-
47	C-704	36.97	8,300,000	8,300,000	-
48	D- 101	36.89			-



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			8,300,000	8,300,000	-
49	D- 201	36.89	8,000,000	8,000,000	-
50	D- 202	37.05	8,000,000	8,000,000	-
51	D- 204	36.51	8,300,000	8,300,000	-
52	D- 302	37.05	8,000,000	8,000,000	-
53	D- 401	36.89	8,000,000	8,000,000	-
54	D- 402	37.05	8,000,000	8,000,000	-
55	D- 501	36.89	8,000,000	8,000,000	-
56	D- 502	37.05	8,000,000	8,000,000	-
57	D- 601	36.89	8,000,000	8,000,000	-
58	D- 602	37.05	8,000,000	8,000,000	-
59	D- 701	36.89	8,300,000	8,300,000	-
60	D- 702	37.05	8,300,000	8,300,000	-
61	D-301	36.89	8,000,000	8,000,000	-
62	D-304	36.51	8,300,000	8,300,000	-
63	D-403	40.78	8,500,000	8,500,000	-
64	D-404	36.51	8,300,000	8,300,000	-
65	D-503	40.78	8,700,000	8,700,000	-
66	D-504	36.51	8,300,000	8,300,000	-
67	D-603	40.78	8,500,000	8,500,000	-
68	D-604	36.51	8,300,000	8,300,000	-
69	D-703	40.78	7,500,000	7,500,000	-
70	D-704	36.51	8,300,000	8,300,000	-
71	E- 101	43.79	8,610,000	8,610,000	-
72	E -102	43.79	8,800,000	8,800,000	-
73	E- 103	43.79	9,000,000	8,999,991	9



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74	E-104	43.79	9,500,000	9,500,000	-
75	E-202	43.79	9,500,000	9,500,000	-
76	E-203	43.79	9,500,000	9,500,000	-
77	E-301	43.79	8,500,000	8,500,000	-
78	E-302	43.79	9,000,000	9,000,000	-
79	E-303	43.79	9,500,000	9,500,000	-
80	E-401	43.79	9,500,000	9,500,000	-
81	E-402	43.79	9,500,000	9,500,000	-
82	E-403	43.79	9,500,000	9,500,000	-
83	E-501	43.79	9,500,000	9,500,000	-
84	E-502	43.79	9,500,000	9,500,000	-
85	E-503	43.79	9,500,000	9,500,000	-
86	E-504	43.79	9,500,000	9,500,000	-
87	E-601	43.79	9,500,000	9,500,000	-
88	E-602	43.79	9,100,000	9,100,000	-
89	E-603	43.79	9,500,000	9,500,000	-
90	E-604	43.79	9,500,000	9,500,000	-
91	E-701	43.79	10,300,000	10,300,000	-
92	E-702	43.79	11,000,000	11,000,000	-
93	E-703	43.79	9,500,000	9,500,000	-
94	E-704	43.79	9,500,000	9,500,000	-
95	E-201	43.79	9,500,000	9,500,000	-
96	B-302	36.77	8,300,000	8,300,000	-
97	E-404	43.79	10,100,000	10,100,000	-
98	D-102	37.05	8,000,000	8,000,000	-
99	D-104	36.51			-



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			8,500,000	8,500,000	
100	B-401	36.61	8,300,000	8,300,000	-
101	D-303	40.78	85,00,000	85,00,000	-
102	E-304	43.79	95,00,000	95,00,000	-
		3,966	86,37,60,000	86,37,54,491	5,509

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

Unsold Inventory

Ready Recknor Rate on the date of certificate of the Residential / Commercial premises Rs. 1,97,240 per sm.

Sr.No.	Flat No.	Carpet Area(in sq.mts)	Unit Consideration as per Ready Recknor
1	A-101	35.76	7,053,302
2	A-102	36.53	7,205,177
3	A-201	35.76	7,053,302
4	A-202	36.53	7,205,177
5	A-301	35.76	7,053,302
6	A-302	36.53	7,205,177
7	A-401	35.76	7,053,302
8	A-402	36.53	7,205,177
9	A-501	35.76	7,053,302
10	A-502	36.53	7,205,177
11	A-601	35.76	7,053,302
12	A-602	36.53	7,205,177
13	A-701	35.76	7,053,302
14	A-702	36.53	7,205,177
15	A-801	36.53	7,205,177
16	A-802	39.97	7,883,683
17	A-901	36.53	



			7,205,177
18	A -902	39.97	7,883,683
19	B- 101	36.61	7,220,956
20	B- 201	36.61	7,220,956
21	B- 204	36.97	7,291,963
22	B- 801	36.77	7,252,515
23	B -802	36.61	7,220,956
24	B -803	36.90	7,278,156
25	B -804	36.98	7,293,935
26	B -901	36.77	7,252,515
27	B -902	36.61	7,220,956
28	B -903	36.90	7,278,156
29	B -904	36.98	7,293,935
30	C- 201	36.89	7,276,184
31	C- 204	36.97	7,291,963
32	C-301	36.89	7,276,184
33	C-304	36.97	7,291,963
34	C-801	36.97	7,291,963
35	C-802	36.89	7,276,184
36	C-803	36.9	7,278,156
37	C-804	36.98	7,293,935
38	C-901	36.97	7,291,963
39	C-902	36.89	7,276,184
40	C-903	36.9	7,278,156
41	C-904	36.98	7,293,935
42	D- 103	40.78	8,043,447



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43	D- 203	40.78	8,043,447
44	D-801	37.05	7,307,742
45	D-802	36.89	7,276,184
46	D-803	40.78	8,043,447
47	D-804	36.61	7,220,956
48	D-901	37.05	7,307,742
49	D-902	36.89	7,276,184
50	D-903	40.78	8,043,447
51	D-904	36.61	7,220,956
52	E- 204	43.79	8,637,140
53	E-801	43.39	85,58,244
54	E-802	43.36	85,52,326
55	E-803	43.52	85,83,885
56	E-804	43.39	85,58,244
57	E-901	43.39	85,58,244
58	E-902	43.36	85,52,326
59	E-903	43.52	85,83,885
60	E-904	43.39	85,58,244
	Total	2,282	45,01,54,935



Table D
Comparison between Balance Cost and Receivables

S.No.	Particulars	Amount
1	Estimated balance cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	1,67,15,194
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)	5,509
3	(i) Balance Unsold Area 2282 Sq. mts (to be certified by Management and to be verified by CA from the records and books of accounts)	2282 Sq. mts
	(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	45,01,54,935
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	45,01,60,444
5	(To be filed for ongoing project 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 .	70%
	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	0.00
2	Deposits	37,32,09,038.73
3	Withdrawals	37,31,58,115.00
4	Closing Balance	50,923.73



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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 M/S Prarthana Griha Nirman 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	0	0	0
2	Total Borrowed Funds (Secured) - Drawdown avail till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Drawdown avail till date	1,50,00,000	15,00,00,000	19,02,49,437
4	Customer Receipts used for Project	70,01,03,965	86,37,54,491	86,37,54,491
5	Total Funds for Project	71,51,03,965	1,01,37,54,491	1,10,28,23,627
6	Total Estimated Cost (As per Table A)	71,51,03,965	84,96,75,246	84,96,75,246

***Note: We have considered Total Estimated Cost as per Table A as required in the all above column in the point no. 6**

Table G
Any Comments/ Observations of CA

1	
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Yours faithfully,
For JAIN P K AND ASSOCIATES

PIYUSH PARASMAL JAIN
Membership No.170678
Date: 11/01/2025
UDIN: 25170678BMIZIX4682



Agree and accepted by:
M/S PRARTHANA GRIHA NIRMAL

JOITKUMAR B. JAIN(Partner)
Date: