

**DHARA GADA  
CHARTERED ACCOUNTANTS**

902, Veera Heights, Bhimani Street, Matunga, 400019.

**FORM-3**

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

Date : 17/08/2023

To,  
The Promoter  
M/s. Bhoomi Kalash Group  
Survey No. 99/2, Hissa No 99/3  
lying and being at Village-Giravale  
Panvel, 410206.

Subject : Certificate of Financial Progress of Work of Project Name - Kalash Greens having MahaRERA Registration Number \_\_\_\_\_ (Only Applicable after Project Registration) being developed by Promoter's Name - M/s. Bhoomi Kalash Group

Sir,  
This certificate is being issued for RERA compliance for the Project Name - Kalash Greens having MahaRERA Registration Number \_\_\_\_\_ (Only Applicable after Project Registration) being developed by Promoter's Name - M/s. Bhoomi Kalash Group and is based on the records and documents produced before me by the management of the Company.

**Table A - Estimated Cost of the Project (at the time of Registration of Project)**

Sr No. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1	<b>i Land Cost</b>	
	a. Value of the land as ascertained from the Annual Statement of Rates (ASR).	90,00,000
	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.	1,05,17,500
	c. Estimated Acquisition cost of TDR (if any)	NIL
	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	70,29,780
	e. Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
	f. Under Rehabilitation scheme:	NA
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA
	(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.	NA
	(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.	NA
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NA
	<b>Sub-Total of Land Cost</b>	<b>2,65,47,280</b>

For BHOOMI KALASH GROUP

PARTNER

ii Development Cost/ Cost of Construction of Building		
(a)	Estimated Cost of Construction as certified by Engineer	20,00,00,000
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	NIL
(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.	NIL
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	NIL
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	NIL
Sub-Total of Development Cost		20,00,00,000
<b>Total Cost of the Project (Estimated)</b>		<b>22,65,47,280</b>

\* 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 Date of Certificate)**

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	<b>i Land Cost</b>	
	a. Value of the land as ascertained from the Annual Statement of Rates (ASR).	50,00,000
	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.	1,05,17,500
	c. Incurred Expenditure for Acquisition cost of TDR (if any)	NIL
	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	41,79,780
	e. Land Premium paid for redevelopment of land owned by public authorities.	NA
	f. Under Rehabilitation scheme:	NA
	(i) Incurred Expenditure for construction of rehabilitation building, Minimum of (a) or (b) to be considered	NA
	(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.	
	(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.	NA
	(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.	NA
	(iv) Any other cost including interest Incurred on the borrowing done specifically for construction of rehabilitation component	
	Sub-Total of Land Cost	1,96,97,280

For BHOOMI KALASH GROUP

*[Signature]*

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ii Development Cost/ Cost of Construction		
(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	0
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	0
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA,	8,31,110
(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	NIL
(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.	NIL
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	NIL
(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 ;	NIL
Sub-total of Development Cost		0
3	<b>Total Cost of the Project (Actual incurred as on date of certificate)</b>	<b>1,96,97,280</b>
4	<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).</b>	<b>8.69%</b>
5	<b>Amount Which can be withdrawn from the Designated Account.</b>	<b>1,96,97,280</b>
6	<b>Less: Amount withdrawn till date of this certificate from the Designated Account</b>	<b>0</b>
7	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>	<b>1,96,97,280</b>

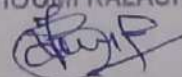
\*Pass through charges or indirect taxes not included in incurred cost of the project

**Table C**  
**Statement for calculation of Receivables from the Sales of the Real Estate Project**  
**Sold Inventory**

S. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment*	Received Amount*	Balance Receivables
	<b>Total</b>				

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

For BHOOMI KALASH GROUP

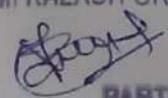


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**(Unsold Inventory Valuation)**

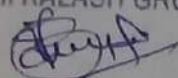
S. No.	Flat / Shop No.	Carpet Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate + 20 %
	Flat No.		
	<b>BUILDING NO. 1 A WING</b>		
1	101	52.64	2830000.00
2	102	51.75	2782000.00
3	103	51.52	2770000.00
4	104	53.56	2879000.00
5	105	33.52	1802000.00
6	106	33.41	1796000.00
7	201	52.64	2830000.00
8	202	51.75	2782000.00
9	203	51.52	2770000.00
10	204	53.56	2879000.00
11	205	33.52	1802000.00
12	206	33.41	1796000.00
13	301	52.64	2830000.00
14	302	51.75	2782000.00
15	303	51.52	2770000.00
16	304	53.56	2879000.00
17	305	33.52	1802000.00
18	306	33.41	1796000.00
19	401	52.64	2830000.00
20	402	51.75	2782000.00
21	403	51.52	2770000.00
22	404	53.56	2879000.00
23	405	33.52	1802000.00
24	406	33.41	1796000.00
25	501	52.64	2830000.00
26	502	51.75	2782000.00
27	503	51.52	2770000.00
28	504	53.56	2879000.00
29	505	33.52	1802000.00
30	506	33.41	1796000.00
31	601	52.64	2830000.00
32	602	51.75	2782000.00
33	603	51.52	2770000.00
34	604	53.56	2879000.00
35	605	33.52	1802000.00
36	606	33.41	1796000.00
37	701	52.64	2830000.00
38	702	51.75	2782000.00
39	703	51.52	2770000.00
40	704	53.56	2879000.00
41	705	33.52	1802000.00
42	706	33.41	1796000.00
	<b>BUILDING NO. 1 B WING</b>		
43	101	33.61	1807000.00
44	102	31.47	1692000.00
45	103	51.62	2775000.00
46	104	33.47	1799000.00
47	105	33.41	1796000.00
48	106	33.52	1802000.00
49	107	33.47	1799000.00
50	201	33.61	1807000.00
51	202	31.47	1692000.00
52	203	51.62	2775000.00
53	204	33.47	1799000.00
54	205	33.41	1796000.00

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55	206	33.52	1802000.00
56	207	33.47	1799000.00
57	301	33.61	1807000.00
58	302	31.47	1692000.00
59	303	51.62	2775000.00
60	304	33.47	1799000.00
61	305	33.41	1796000.00
62	306	33.52	1802000.00
63	307	33.47	1799000.00
64	401	33.61	1807000.00
65	402	31.47	1692000.00
66	403	51.62	2775000.00
67	404	33.47	1799000.00
68	405	33.41	1796000.00
69	406	33.52	1802000.00
70	407	33.47	1799000.00
71	501	33.61	1807000.00
72	502	31.47	1692000.00
73	503	51.62	2775000.00
74	504	33.47	1799000.00
75	505	33.41	1796000.00
76	506	33.52	1802000.00
77	507	33.47	1799000.00
78	601	33.61	1807000.00
79	602	31.47	1692000.00
80	603	51.62	2775000.00
81	604	33.47	1799000.00
82	605	33.41	1796000.00
83	606	33.52	1802000.00
84	607	33.47	1799000.00
85	701	33.61	1807000.00
86	702	31.47	1692000.00
87	703	51.62	2775000.00
88	704	33.47	1799000.00
89	705	33.41	1796000.00
90	706	33.52	1802000.00
91	707	33.47	1799000.00
<b>BUILDING NO. 2 C WING</b>			
92	101	33.47	1799000.00
93	102	33.47	1799000.00
94	103	33.47	1799000.00
95	104	51.23	2754000.00
96	105	51.23	2754000.00
97	106	51.23	2754000.00
98	107	51.23	2754000.00
99	108	33.47	1799000.00
100	109	33.47	1799000.00
101	201	33.47	1799000.00
102	202	33.47	1799000.00
103	203	33.47	1799000.00
104	204	51.23	2754000.00
105	205	51.23	2754000.00
106	206	51.23	2754000.00
107	207	51.23	2754000.00
108	208	33.47	1799000.00
109	209	33.47	1799000.00
110	301	33.47	1799000.00
111	302	33.47	1799000.00
112	303	33.47	1799000.00
113	304	51.23	2754000.00


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114	305	51.23	2754000.00
115	306	51.23	2754000.00
116	307	51.23	2754000.00
117	308	33.47	1799000.00
118	309	33.47	1799000.00
119	401	33.47	1799000.00
120	402	33.47	1799000.00
121	403	33.47	1799000.00
122	404	51.23	2754000.00
123	405	51.23	2754000.00
124	406	51.23	2754000.00
125	407	51.23	2754000.00
126	408	33.47	1799000.00
127	409	33.47	1799000.00
128	501	33.47	1799000.00
129	502	33.47	1799000.00
130	503	33.47	1799000.00
131	504	51.23	2754000.00
132	505	51.23	2754000.00
133	506	51.23	2754000.00
134	507	51.23	2754000.00
135	508	33.47	1799000.00
136	509	33.47	1799000.00
137	601	33.47	1799000.00
138	602	33.47	1799000.00
139	603	33.47	1799000.00
140	604	51.23	2754000.00
141	605	51.23	2754000.00
142	606	51.23	2754000.00
143	607	51.23	2754000.00
144	608	33.47	1799000.00
145	609	33.47	1799000.00
146	701	33.47	1799000.00
147	702	33.47	1799000.00
148	703	33.47	1799000.00
149	704	51.23	2754000.00
150	705	51.23	2754000.00
151	706	51.23	2754000.00
152	707	51.23	2754000.00
153	708	33.47	1799000.00
154	709	33.47	1799000.00
	<b>Total</b>	6294.56	338380000.00
	<b>Less : LandLord's Sh</b>	2391.93	128584400.00
	<b>Bal. to Developers</b>	3902.63	209795600.00

For BHOOMIKALASH GROUP



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**Table D**  
**Comparison between Balance Cost and Receivables**

Sr. No	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred )	20,68,50,000
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)	-
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3902.63
(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	20,97,95,600
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	20,97,95,600
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	70%

**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
2	Deposits	36100000
3	Withdrawals	35001110
4	Closing Balance	1098890

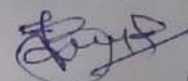
I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Name of Promoter - M/s. Bhoomi Kalash Group 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 time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	50000000	5,00,00,000	1,96,97,280
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0	0	0
4	Customer Receipts used for Project	17,65,47,280	17,65,47,280	0
5	Total Funds for Project	22,65,47,280	22,65,47,280	1,96,97,280
6	Total Estimated Cost ( As per Table A)	22,65,47,280	22,65,47,280	1,96,97,280

For BHOOMI KALASH GROUP



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**Table G**  
**Any Comments/Observations of CA**

1	We have not verified the Carpet Area of the Flats/Shops it is as per given by Management of the Firm.
2	There is no mechanism to verify Sold Inventory it is as per given by Management of the Firm.
3	Table E and F is as per given by Management of the Firm.
4	

This certificate is being issued for RERA compliance for the partnership firm **M/s. Bhoomi Kalash Group** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Dhara Gada

Chartered Accountant

Membership Number 602266

Name : Dhara Gada

UDIN :23602266BGYTUH7481

Agreed and accepted by

For M/s. BHOOMI KALASH GROUP

For BHOOMI KALASH GROUP :

**PARTNER**

Signature of Promoter

Name: Bharat Narsingh patel

Date : 17/08/2023