

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icaai.org.in

Form 3 (See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

Certificate for Withdrawal from Designated Bank Account

To

Keemaya Build Pvt.Ltd.

8, Abhishek Bldg, Dalia Ind.Estate

Andheri Link Road, Andheri West

Mumbai - 400 053

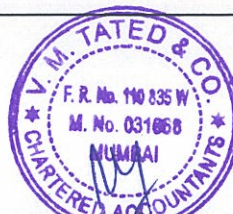
Subject: Certificate of Financial Progress of Work of "UK IONA- C Wing" having MahaRERA Registration Number P51800051359 being developed by M/s.Keemaya Build Pvt.Ltd. As on 30.06.2024

Sir,

This certificate is being issued for RERA Compliance for the "UK IONA - C Wing" having MahaReRA Registration Number P51800051359 being developed by M/s.Keemaya Build Pvt.Ltd. and is based on the records and documents produces before me and explanations provided to me by the Management of the Company

TABLE A- Estimated Cost of the Project

Sr. No.		Particular	Estimated total amount (in INR)
1		Land cost:	
	a	Value of the land as ascertained from the Annual Statement of Rates (ASR)	7
	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	3,68,79,433
	c	Estimated cost of TDR (if any)	
	d	Estimated Amounts payable to State Governemnt/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	
	e	Estimated Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	1,40,34,649
	f	Under the Rehabilitation Scheme	



V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icaai.org.in

	f	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	8,51,25,300
		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.	2,77,53,333
		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	6,22,08,277
		iv	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	2,99,48,471
			Sub Total of Land Cost	25,59,49,463
2			Development cost/ cost of construction of Building	
	a	i	Estimated cost of construction as certified by engineer	17,73,78,522
		ii	Cost incurred on additional items not included in Estimated cost (As per Engineer Certificate)	
		iii	Estimated 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, drainage, layout roads etc), absorbed cost of machineries and equipment including its hire and maintenance costs, consumables etc.	5,93,84,279
	b		Estimated taxes, cess, fees, charges, premiums, interest etc. to any statutory authority	2,97,61,854
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	2,78,89,703
			Sub-total of Development Cost	29,44,14,358
3			Total Cost of the Project Estimated	55,03,63,821

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icaai.org.in

TABLE B : Actual Cost Incurred on the Project as on 30.06.2024

Sr. No.		Particular	Actual total amount (in INR)
1		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 for Acquisition of TDR (if any)	
	d	Amount paid to State Governemnt/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	-
	e	Land premium paid for redevelopment of land owned by public authorities	-
	f	Under the Rehabilitation Scheme	
	f i	Incurred Expenditure for construction cost of rehabilitation building . Minimum of (a) or (b) to be considered	3,77,73,529
		a) Cost incurred for Construction of Rehab Building including site development and infrastructure for the same as certified by Engineer	3,77,73,529
		b) Incurred Expenditure for Construction of Rehab Building as per the books of accounts as verified by CA	3,77,73,529
	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.	83,34,009
	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	1,79,69,785
	iv	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	-
		Sub Total ot Land Cost	6,40,77,323
2		Development cost/ cost of Construction	

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icai.org.in

	a	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	1,28,64,398
			b) Actual cost of construction incurred as per the books of Accounts as verified by the CA	1,28,64,398
		ii	Cost incurred on additional items not included in estimated cost (as per Engineer Certificate)	1,28,64,398
		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, drainage, layout roads etc), absorbed cost 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	1,79,99,043
	b		Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. to any statutory authority	1,36,54,380
	c		Incurred Expenditure towards Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	92,964
			Sub-total of Development Cost	4,46,10,785
3			Total Cost of the Project as on 30.06.2024	10,86,88,108
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(Table A)	19.75%
5			Amount Which can be withdrawn from the Designated Account	10,86,88,108
6			Less: Amount withdrawn till date of this certificate from the Designated Account	4,46,50,175
7			Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,40,37,933

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icai.org.in

TABLE C

Statement for Calculation of Receivable from the sale of the on going Real Estate Project as on 30.06.2024

Sr.No.	Win g	Flat No.	Carpet area (In Sq.Mtrs)	Unit consideration as per Agreement /Letter of Allotment (INR)	Received Amount (INR)	Balance Receivable (INR)
1	C	101	30.20	75,50,000	33,97,500	41,52,500
2	C	201	30.20	71,10,000	51,000	70,59,000
3	C	204	47.32	1,15,50,000	10,00,000	1,05,50,000
4	C	301	30.20	74,45,000	33,50,250	40,94,750
5	C	401	30.20	77,00,000	34,65,154	42,34,846
6	C	402	33.91	84,10,000	37,84,500	46,25,500
7	C	501	30.20	74,00,000	33,30,002	40,69,998
8	C	502	33.91	85,00,000	39,31,000	45,69,000
9	C	503	46.54	1,27,00,000	25,41,900	1,01,58,100
10	C	601	30.20	76,00,000	34,20,000	41,80,000
11	C	701	30.20	76,00,000	7,60,000	68,40,000
12	C	801	30.20	80,50,000	16,10,000	64,40,000
13	C	802	33.88	85,00,000	29,14,000	55,86,000
14	C	901	30.20	75,05,000	35,08,586	39,96,414
15	C	902	33.91	88,00,000	36,96,000	51,04,000
16	C	1001	30.20	76,07,000	34,04,057	42,02,943
17	C	1002	33.91	87,00,000	39,15,000	47,85,000
18	C	1003	46.54	1,22,00,000	54,90,000	67,10,000
19	C	1101	30.20	77,00,000	34,65,000	42,35,000
20	C	1102	33.91	85,00,000	8,50,000	76,50,000

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icaai.org.in

21	C	1103	46.54	1,20,00,000	54,00,000	66,00,000
22	C	1201	30.20	75,00,000	33,75,000	41,25,000
23	C	1202	33.91	87,80,000	8,78,000	79,02,000
24	C	1203	46.54	1,25,30,000	6,26,500	1,19,03,500
25	C	1204	47.32	1,22,00,000	57,46,929	64,53,071
26	C	1301	30.20	74,00,000	33,30,000	40,70,000
27	C	1302	33.91	88,00,000	39,60,000	48,40,000
28	C	1303	46.54	1,21,00,000	36,90,500	84,09,500
29	C	1304	47.32	1,22,58,000	55,34,487	67,23,513
30	C	1401	30.20	78,99,000	35,54,550	43,44,450
31	C	1403	46.54	1,22,99,000	55,34,550	67,64,450
			1,115.25			18,53,78,535

List of Unsold Inventory as on 30.06.2024

Sr. No.	Win g	Flat Nos	Rera Carpert area Sq. mt.	Unit Consideration as per Ready Reckoner Rate
1	C	102	33.91	67,89,155
2	C	103	46.54	93,17,820
3	C	104	47.32	94,73,985
4	C	202	33.91	67,89,155
5	C	203	46.54	93,17,820
6	C	302	33.91	67,89,155
7	C	303	46.54	93,17,820

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icai.org.in

8	C	304	47.32	94,73,985
9	C	403	46.54	93,17,820
10	C	404	47.32	94,73,985
11	C	504	47.32	99,47,684
12	C	602	33.91	71,28,613
13	C	603	46.54	97,83,711
14	C	604	47.32	99,47,684
15	C	702	33.91	71,28,613
16	C	703	46.54	97,83,711
17	C	704	47.32	99,47,684
18	C	804	46.54	97,83,711
19	C	903	46.54	97,83,711
20	C	904	47.32	99,47,684
21	C	1004	47.32	99,47,684
22	C	1104	47.32	1,04,21,383
23	C	1402	33.91	74,68,071
24	C	1404	47.32	1,04,21,383
			1,048.98	21,75,02,023

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icai.org.in

TABLE D

**Comparison between Balance Cost and
Receivables**

Sr. No.	PARTICULARS	Amount (INR)
1	Estimated Balance Cost to Complete the Real Estate Project	55,03,63,821
	(Difference of Total Estimated Project cost less Cost incurred)	
2	Balance amount of receivables from sold apartments as per Table C to this certificate	18,53,78,535
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	(i) Balance Unsold area (in sq. mtr.)	1048.98
	(to be certified by Management and to be verified by CA from the records and books of accounts)	
	(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	21,75,02,023
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	40,28,80,558
5	Amount to be deposited in Designated Account – 70% or 100%	40,28,80,558
	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	

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icaai.org.in

TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account details
		Actual Account till 30.06.24 (from start of the Bank Account to till 30.06.24)
1	Opening Balance	-
2	Deposits	6,80,75,200
3	Withdrawals	4,46,50,175
4	Closing Balance	2,34,25,025

TABLE F

MEANS OF FINANCE

Sr.No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed and Indicative)	Proposed/Estimated (As on 30.06.24) (In Rs.)	Actual (As on the 30.06.24) (In Rs.)
1	Own Funds	3,00,00,000	5,00,00,000	5,00,00,000
2	Total Borrowed Funds (Secured) - Drawdown availed till date	5,00,00,000	10,00,00,000	66,02,766
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customers receipts used for project	47,03,63,821	40,03,63,821	5,20,85,342
5	Total Funds for the Project	55,03,63,821	55,03,63,821	10,86,88,108
6	Total Estimated Cost (As per Table A)	55,03,63,821	55,03,63,821	

V.M.TATED & CO.

Chartered Accountants

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icai.org.in

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 Keemaya Build Pvt Ltd 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.

For V.M.Tated & Co.

Chartered Accountants

Firm Registration No.110835W

C.A. Vijay M.Tated

Proprietor

Membership No.031668

Dated: 25/07/2024

UDIN : 24031668BKFSIY4344



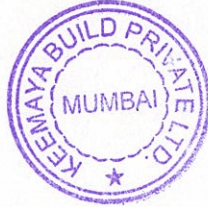
Agreed & Accepted by

For Keemaya Build Pvt.Ltd.

Prabansh D.Bansal

Director

DIN: 07545523



Notes:

1. This certificate is issued on basis of books prepared upto 30.06.2024 (unaudited)
2. I have relied on Certificate in Form No.2 dated 15.07.2024 issued by Shri.Rajesh R.Khandeparkar of Creative Consultants.
3. I have relied on Certificate issued by promoter with respect to estimated cost and actual cost incurred.
4. I have relied on the Management Representation letter dated 16.07.2024