



Form 3
CHARTERED ACCOUNTANT'S CERTIFICATE AS ON 29.02.2024

To
The M/s Oscar Infrastructure Private Limited,
711, Corporate Center, Nirmal Life Style, LBS Marg,
Mulund (w), Mumbai – 400080

Subject: Certificate of Financial progress of work of **OmNandanvan** Having Maha RERA Registration Number **(REA51800154986)** being developed by **M/S Oscar Infrastructure Private Limited.**

Sir,

This Certificate is being issued for RERA compliance for the **OmNandanvan** Project having Maha RERA Registration Number **(REA51800154986)** being developed by **M/s Oscar Infrastructure Private Limited.** And is based on the records and documents produced before me and explanations provide 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	Estimated Cost (At the time of registration of Project)
1.	Land Cost :	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR).	NA
b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or UT Administration or any Statutory Authority	2,50,00,000
c.	Estimated Acquisition cost of TDR (if Any)	NA
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	1,00,00,000
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:	
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA



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		(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 owner or appropriate authority or government or concessionaire which are refundable and so on	6,54,06,160
		(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
		Sub Total of Land Cost:		10,04,06,160
	2	Development Cost/ Cost of Construction		
		a.	Estimated Cost of Construction as certified by Engineer	47,25,00,000
		b.	Cost incurred on additional item not includes in estimated cost (As per engineer Certificate)	NA
		c.	Estimated Expenditure for development of entire project excluding cost of construction as per (i) or (ii) 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.	2,50,00,000
		d.	Estimated Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	NA
		e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NA
		Sub-Total of Development Cost		49,75,00,000
		Total Cost Of the Project (Estimated)		59,79,06,160



Table B – Actual cost incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars		Incurred Amount (Rs.)
1.	Land Cost :		
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR).	NA
	b.	Incurred expenditure on Premium to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or UT Administration or any Statutory Authority	2,21,68,624
	c.	Incurred Expenditure for Acquisition cost of TDR (if Any)	NA
	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	88,95,310
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
	f.	Under Rehabilitation scheme:	
	(i)	Incurred Estimated construction cost of rehab building Minimum of (a) or (b) to be considered	NA
	(a)	Cost incurred for construction rehab building including site development and infrastructure for the same as certified by Engineer	NA
	(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.,	NA
	(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 owner or appropriate authority or government or concessionaire which are refundable and so on	1,70,02,370
	(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 estimated on the borrowing done specifically for construction of rehabilitation component	NA
Sub – Total Of Land Cost :			4,80,66,304



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	2	Development Cost/ Cost of Construction		
		(i)	Expenditure for construction. Minimum of (i) and (ii) 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 verified by CA	5,25,108
		(ii)	Cost incurred on additional item not includes in estimated cost (As per engineer Certificate)	NA
		(iii)	Incurred Expenditure for development of entire project excluding cost of construction as per (i) or (ii) 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 Cost incurred to complete the construction of the entire phase of the project registered.	20,37,092
		(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	NA
		(v)	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;	NA
Sub-Total of Development Cost				25,62,200
3	Total Cost Incurred of the Real Estate Project (Actual incurred as on date of certificate)			5,06,28,504
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)			8.47%
5	Amount Which can be withdrawn from the Designated Account			5,06,28,504
6	Less: Amount withdrawn till date of this certificate since the inception of the project			0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate (5-6)			5,06,28,504



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. Mtrs	Unit Consideration as per agreement/ letter of allotment	Received Amount	Balance Receivable

Unsold Inventory

For Existing Members (Rehab)

Sr. No.	Flat No.	Free Carpet Area in sq. mts. allotted to existing members	Additional Carpet Area in sq. mts. Purchased by existing Members	TOTAL Carpet Area Sq. mts. To existing members	Unit Consideration as per Ready Reckoner Rate (ASR)
1	101	96.62	0.00	96.62	-
2	102	68.08	0.00	68.08	-
3	103	68.04	0.00	68.04	-
4	201	96.62	0.00	96.62	-
5	202	68.08	0.00	68.08	-
6	203	72.28	0.00	72.28	-
7	301	96.62	0.00	96.62	-
8	302	70.80	0.00	70.80	-
9	303	72.28	0.00	72.28	-
10	401	72.56	24.06	96.62	31,92,505
11	402	70.61	0.00	70.80	-
12	403	35.20	38.55	73.75	51,15,403
13	404	45.99	0.00	45.99	-
14	405	72.74	10.90	83.64	14,45,884
15	502	70.80	0.00	70.80	-
16	503	67.91	7.79	75.70	10,33,577
17	504	45.99	0.00	45.99	-
18	505	65.22	18.52	83.74	24,57,234
19	602	72.67	0.00	72.67	-
20	603	67.91	7.79	75.70	10,33,577
21	604	45.99	0.00	45.99	-
22	605	65.22	18.42	83.64	24,43,966



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23	704	45.99	0.00	45.99	-
24	705	67.91	15.73	83.64	20,87,056
25	802	72.67	0.00	72.67	-
26	806	72.74	23.88	96.62	31,68,398
27	902	71.53	1.14	72.67	1,50,626
28	906	96.62	0.00	96.62	-
29	1002	71.53	1.14	72.67	1,50,626
30	1006	65.22	31.40	96.62	41,66,152
31	1102	70.61	2.06	72.67	2,73,321
32	1106	72.74	23.88	96.62	31,68,398
33	1202	67.91	4.76	72.67	6,31,557
34	1302	71.53	1.14	72.67	1,51,255
35	1502	67.91	4.76	72.67	6,31,557
36	1602	67.91	4.76	72.67	6,31,557
36		2,491.06	240.67	2,731.92	3,19,32,648

For sale			
Sr. No.	Flat No.	TOTAL Carpet Area Sq. mts.	Unit Consideration as per Ready Reckoner Rate (ASR)
1	503	68.80	91,28,384
2	903	68.80	91,28,384
3	1003	68.80	91,28,384
4	1103	68.80	91,28,384
5	1401	127.30	1,68,90,164
6	1601	102.20	1,35,59,896
7	1603	68.80	91,28,384
8	1604	68.98	91,52,266
9	1605	102.20	1,35,59,896
10	1701	102.20	1,35,59,896
11	1702	72.67	96,41,856
12	1703	68.80	91,28,384
13	1704	68.98	91,52,266
14	1705	102.20	1,35,59,896
15	1801	102.20	1,35,59,896
16	1802	72.67	96,41,856
17	1803	68.80	91,28,384
18	1804	68.98	91,52,266
19	1805	102.20	1,35,59,896
20	1901	102.20	1,35,59,896
21	1902	71.10	94,33,548
22	1903	68.80	91,28,384
23	1904	68.98	91,52,266



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24	1905	102.20	1,35,59,896
25	2001	102.20	1,35,59,896
26	2002	71.10	94,33,548
27	2003	68.80	91,28,384
27		2,229.76	29,58,44,557

For PTC

Sr. No.	Flat No.	TOTAL Carpet Area Sq. mts.	Unit Consideration as per Ready Reckoner Rate (ASR)
1	501	27.88	-
2	506	27.88	-
3	507	27.88	-
4	601	27.88	-
5	606	27.88	-
6	607	27.88	-
7	701	27.88	-
8	706	27.88	-
9	707	27.88	-
10	901	27.88	-
11	904	27.88	-
12	905	27.88	-
13	907	27.88	-
14	908	27.88	-
15	1001	27.88	-
16	1004	27.88	-
17	1005	27.88	-
18	1007	27.88	-
19	1008	27.88	-
20	1101	27.88	-
21	1104	27.88	-
22	1105	27.88	-
23	1107	27.88	-
24	1108	27.88	-
25	1201	27.88	-
26	1203	27.88	-
27	1204	27.88	-
28	1205	27.88	-
29	1206	27.88	-
30	1207	27.88	-
31	1208	27.88	-
32	1209	27.88	-



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33	1210	27.88	-
34	1211	27.88	-
35	1301	27.88	-
36	1303	27.88	-
37	1304	27.88	-
38	1305	27.88	-
39	1306	27.88	-
40	1307	27.88	-
41	1308	27.88	-
42	1309	27.88	-
43	1310	27.88	-
44	1311	27.88	-
45	1402	27.88	-
46	1403	27.88	-
47	1404	27.88	-
48	1405	27.88	-
49	1406	27.88	-
50	1501	27.88	-
51	1503	27.88	-
52	1504	27.88	-
53	1505	27.88	-
54	1506	27.88	-
55	1507	27.88	-
56	1508	27.88	-
57	1509	27.88	-
58	1510	27.88	-
59	1511	27.88	-
59		1644.92	0



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)	54,72,77,656
2	Balance amount of receivables from sold apartments as per Annexure A of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2470.43
	(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	32,77,77,205
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))]	32,77,77,205
5	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	32,77,77,205 (100%)

Table E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposit	-
3	Withdrawals	-
4	Closing Balance	-



Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At the time of Registration in Rs.) (Proposed and Indicative)	Proposed / Estimated (As on the date of certificate) (in Rs.)	Actual (As on the Date of Certificate) (in Rs.)
1	Own fund	27,01,28,955	27,01,28,955	5,06,28,504
2	Total Borrowed Funds (Secured) -Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) -Drawdown availed till date	-	-	-
4	Customer Receipts used for Own Project	32,77,77,205	32,77,77,205	-
5	Total Funds for Project	59,79,06,160	59,79,06,160	5,06,28,504
6	Total Estimated Cost (As per table A)	59,79,06,160	59,79,06,160	5,06,28,504

Table G
Any Comments / Observations of CA

1	I hereby certify that required proportion of Money, as specified in the act, collected from allottees of the project unit as indicated in Annexure A has been deposited in Designated RERA Bank account.
2	I hereby certify that M/S.Oscar Infrastructure Private Limited 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
3	

Yours Faithfully
For Himmat Shethia & Associates,
Chartered Accountants

HIMMAT
DAMJI
SHETHIA
Digitally signed by
HIMMAT DAMJI
SHETHIA
Date: 2024.03.02
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CA. Himmat D Shethia
Membership No.: 133655
Firm Reg. No.: 139311W
UDIN: 24133655BKEUCF2715
Place: Mumbai
Date: 02.03.2024

Agreed and accepted by:
For, **M/S.Oscar Infrastructure Private Limited**

RAHUL
JAGANNATH
H JOSHI
Digitally signed by
RAHUL JAGANNATH
JOSHI
Date: 2024.04.27
15:12:22 +05'30'

Rahul J. Joshi
Director
Date: 02.03.2024