

**Annexure D**  
**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:

To,  
**SUPREME SKY HIGH LLP**  
 Mumbai Suburban, MAHARASHTRA, 400050

**Subject :** Certificate of Financial Progress of Work of **SUPREME BOULEVARD CHEMBUR WING B** having MahaRERA Registration Number being developed by **SUPREME SKY HIGH LLP**

Sir,

This certificate is being issued for RERA compliance for the **SUPREME BOULEVARD CHEMBUR WING B** having MahaRERA Registration Number being developed by **SUPREME SKY HIGH LLP** and is based on the records and documents produced 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	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1	(i) Land Cost	121654171.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(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 GovernmentAdministration or any Statutory Authority.	102080537.00
	(c) Estimated Acquisition cost of TDR (if any).	105709933.00
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees and	10683090.00
	(e) Estimated 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.	
	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 apartments owners or appropriate authority or government or concessionaire, which are not refundable, and so on.	

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest estimated the borrowing done specifically for construction of rehabilitation component	
	<b>Sub - Total of Land Cost</b>	340127731.00
2	<b>Development Cost/Cost of Construction of Building</b> (i). Estimated Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost of construction incurred including site development and infrastructure for the same as certified by the engineer (b) Actual cost of construction incurred as per the books of accounts as verified by the CA	517509417.00
	(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, 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.	18501456.00
	(iv) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	19188970.00
	(v) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	10468309.00
	<b>Sub-total of Development Cost:</b>	565668152.00
	<b>Total Cost of Project (Estimated)</b>	905795883.00

\*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)**

S.No	Particulars	Amount(Rs.)
(1)	(2)	(3)
1	<b>Land Cost</b>	121654171.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(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 Administration or any Statutory Authority	5149081.00
	(c) Incurred Expenditure for Acquisition cost of TDR (if any).	39262136.00
	(d) Amounts paid to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government,towards stamp duty, transfer charges,registration fees etc; and	10596959.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation scheme :	
	i. Incurred Expenditure construction cost for construction of rehabilitation building. Minimum of (a) or (b) to be considered	
	(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 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.	
	iii. Incurred Expenditure Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest incurred Expenditure on the borrowing done specifically for construction of rehabilitation component	
	<b>Sub - Total of Land Cost:</b>	<b>176662347.00</b>
2	(i) Expenditure for construction. Minimum of(a) and (b) to be considered	74128924.00
	(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.	
	(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.	3627802.00
	(iv) Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	2647947.00
	(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.	
	<b>Sub-total of Development Cost:</b>	<b>80404673.00</b>
3	<b>Total Cost of the Project (Actual incurred as on date on certificate)</b>	<b>257067020.00</b>
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	28.38
5	Amount which can be withdrawn from the Designated Account	257067020.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	
7	<b>Net Amount which can be withdrawn front the Designated Bank Account under this certificate</b>	<b>257067020.00</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

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

**Unsold Inventory**

Building Name/ Wing Name: **Building No. 1/Wing B**

S. No.	Flat No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	B 101	93.29	12029745.50
2	B 102	93.29	12029745.50
3	B 201	93.29	12029745.50
4	B 202	93.29	12029745.50
5	B 205	67.61	8718309.50
6	B 206	67.61	8718309.50
7	B 301	93.29	12029745.50
8	B 302	93.29	12029745.50
9	B 305	67.61	8718309.50
10	B 306	67.61	8718309.50
11	B 401	93.29	12029745.50
12	B 402	93.29	12029745.50
13	B 403	81.92	10563584.00
14	B 404	81.92	10563584.00
15	B 405	67.61	8718309.50
16	B 406	67.61	8718309.50
17	B 501	93.29	12029745.50
18	B 502	93.29	12029745.50
19	B 503	81.92	10563584.00
20	B 504	81.92	10563584.00
21	B 505	67.61	8718309.50
22	B 506	67.61	8718309.50
23	B 601	93.29	12029745.50
24	B 602	93.29	12029745.50
25	B 603	81.92	10563584.00
26	B 604	81.92	10563584.00
27	B 701	93.29	12029745.50
28	B 702	93.29	12029745.50
29	B 703	81.92	10563584.00
30	B 704	81.92	10563584.00
31	B 705	67.61	8718309.50
32	B 706	67.61	8718309.50
33	B 801	93.29	12029745.50
34	B 802	93.29	12029745.50
35	B 803	81.92	10563584.00
36	B 804	81.92	10563584.00
37	B 805	67.61	8718309.50
38	B 806	67.61	8718309.50
39	B 901	93.29	12029745.50
40	B 902	93.29	12029745.50
41	B 903	81.92	10563584.00
42	B 904	81.92	10563584.00
43	B 905	67.61	8718309.50
44	B 906	67.61	8718309.50
	<b>Total</b>	<b>3608.80</b>	<b>465354760.00</b>

**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)	648728863.00
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)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3608.80
4	(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	465354760.00
5	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	465354760.00
6	(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 h designated Account.	465354760.00



**Table E - Designated Bank Account Details**

S.No	Particulars	Designated Bank Account Details	
		Account No:	Bank & Branch Name: & IFSC:
		Actual Amount till Date (From start of bank account to till date)	
1.	Opening Balance		0.00
2.	Deposits		0.00
3.	Withdrawals		0.00
4.	Closing balance		0.00

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

Supreme Sky High LLP 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	390441123.00	390441123.00	257067020.00
2.	Total Borrowed funds (Secured) - Drawdown availed till date	50000000.00	50000000.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for project	465354760.00	465354760.00	0.00
5.	Total Funds for project	905795883.00	905795883.00	257067020.00
6.	Total Estimated Cost(As per Table A)	905795883.00	905795883.00	905795883.00

Table G - Any Comments/Observations of CA

	No record found
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Yours Faithfully

Signature of Chartered Accountant  
(UDIN: 24150124BKFTKJ5305 and Membership Number: 150124)  
Name : JIGNESH SHAH

Agreed and accepted by:

Sunny  
Ramesh Bijlanj

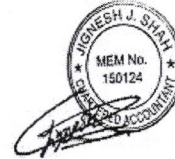
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Sunny Ramesh Bijlanj  
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Signature of Promoter:

Name: SUPREME SKY HIGH LLP

Date:



JIGNESH  
JAYANTILAL  
SHAH

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