



G Y SHAH & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM - 3		
[SEE REGULATION 3]		
CHARTERED ACCOUNTANT'S CERTIFICATE		
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)		
		Date : -31.08.2024
To, Ananda Developers Vasai West		
Subject : - Certificate of Financial Progress of work of BLOSSOM BLD 6 WING C & D being developed by <u>Ananda Developers</u>		
Sir,		
This certificate is being issued for RERA compliance for the Project "BLOSSOM BLD 6 WING C & D" Being Developed by <u>Ananda Developers</u> 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 Project (At the time of Registration of Project)		
Sr. No	Particulars	Amounts (Rs)
		Estimated Cost
1	i. Land Cost :	as on 31.08.2024
	a. Value of Land as ascertained from The Annual Statement of Rates (ASR)	23,29,80,600.00
	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 state government or any statutory authority	-
	c. Acquisition cost of TDR (if any)	
	d. Estimated 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 fee etc; and	-
	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 encumbrance including cost of removal of legal/illegal occupant, 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	



(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	-
(iv) Any other Cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
Sub-Total Of Land Cost	23,29,80,600.00
ii. Development Cost/ Cost Of Construction :	
a. Estimated cost of construction as certified by engineer	64,00,00,000.00
b. Cost Incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
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 work, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc.	8,77,19,400.00
d. Payment of taxes, cess, fees, charges, premium, interest, etc. to any statutory authority	-
e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	11,94,00,000.00
Sub- Total Of Development Cost	84,71,19,400.00
TOTAL COST OF THE PROJECT (ESTIMATED)	1,08,01,00,000.00



TABLE B - Actual Cost incurred on the Project (as on Date of Certificate)	
1	i. Land Cost :
	a. Value of Land as ascertained from The Annual Statement of Rates (ASR)
	23,29,80,600.00
	b. Incurred Expenditure on premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from local authority or state government or any statutory authority
	-
	c. Incurred Expenditure for 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 fee etc; and
	-
	e. Land premium paid for redevelopment of land owned by public authorities
	-
	f. Under Rehabilitation Scheme :
	(i) Incurred expenditure for construction of rehab 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 CA
	-
	(ii) Incurred Expenditure towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupant, 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
	-
	(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
	-
	(iv) Any other Cost including interest estimated on the borrowing done specifically for construction of rehabilitation component
	-
	Sub-Total Of Land Cost
	23,29,80,600.00



2	ii. 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	11,47,61,890.00
	b. Actual Cost of Construction incurred as per the books of accounts as verified by the CA as on 31.08.2024	11,47,61,890.00
	(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 (1) above, i.e.salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attricutable 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	71,78,340.00
	(iv) Incurred Expenditure towards Taxes, Cess, fees, charges, premiums, interest etc to any statutory authority	-
	(v) Incurred expenditure towards interest to financial institutions, scheduled banks, ono-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	18,25,344.00
	Sub - total od Development Cost :	12,37,65,574.00
3	Total cost of the project (Actual incurred as on date of certificate)	35,67,46,174.00
4	Proportion of the cost incurred on land cost & construction cost to the total estimated cost (Table A)	33%
5	Amount which can be withdrawn from the designated account	35,67,46,174.00
6	Less: amount withdrawn till date of this certificate as per the book of accounts and bank statement	0.00
7	Net amount which can be withdrawn from the designated bank account under this certificate	35,67,46,174.00
<p>This certificate is being issued for RERA compliance for the company M/s. Ananda Developers for the project BLOSSOM BLD 6 WING C & D and is based on the records and documents produced before me and explanations provided to me by the management of the company</p>		



TABLE C

Statement for Calculation of Receivables from Sale of the Project
Sold Inventory

Sr NO.	Flat NO	RERA Carpet Area	Agreement Value	Received Amount	Balance Receivables
1				NIL	
		-	-	-	-



Statement for Calculation of Receivables from Sale of the Project				
Unsold Inventory				
Sr NO.	WING	Flat NO	RERA Carpet Area (Sq. Mtr)	Ready Rackoner Rate
1	C	101	64.28	1,06,71,513.98
2	C	102	53.99	89,63,905.71
3	C	103	54.54	90,54,889.60
4	C	201	64.39	1,06,90,275.25
5	C	202	53.99	89,63,905.71
6	C	203	54.54	90,54,889.60
7	C	204	64.39	1,06,90,275.25
8	C	301	64.28	1,06,71,513.98
9	C	302	53.99	89,63,905.71
10	C	303	54.54	90,54,889.60
11	C	304	64.28	1,06,71,513.98
12	C	305	46.90	77,86,428.04
13	C	306	39.09	64,89,907.58
14	C	401	64.39	1,06,90,275.25
15	C	402	53.99	89,63,905.71
16	C	403	54.54	90,54,889.60
17	C	404	64.39	1,06,90,275.25
18	C	405	46.79	77,67,832.79
19	C	406	38.98	64,71,312.33
20	C	501	64.28	1,06,71,513.98
21	C	502	53.99	89,63,905.71
22	C	503	54.54	90,54,889.60
23	C	504	64.28	1,06,71,513.98
24	C	505	46.90	77,86,428.04
25	C	506	39.09	64,89,907.58
26	C	601	64.39	1,06,90,275.25
27	C	602	53.99	89,63,905.71
28	C	603	54.54	90,54,889.60
29	C	604	64.39	1,06,90,275.25
30	C	605	46.79	77,67,832.79
31	C	606	38.98	64,71,312.33
32	C	701	64.28	1,06,71,513.98
33	C	702	53.99	89,63,905.71
34	C	703	54.54	90,54,889.60
35	C	704	64.28	1,06,71,513.98
36	C	705	46.90	77,86,428.04
37	C	706	39.09	64,89,907.58
38	C	801	64.39	1,06,90,275.25
39	C	802	53.99	89,63,905.71
40	C	803	54.54	90,54,889.60
41	C	804	64.39	1,06,90,275.25
42	C	805	46.79	77,67,832.79
43	C	806	38.98	64,71,312.33
44	C	901	64.28	1,06,71,513.98



45	C	902	53.99	89,63,905.71
46	C	903	54.54	90,54,889.60
47	C	904	64.28	1,06,71,513.98
48	C	905	46.90	77,86,428.04
49	C	906	39.09	64,89,907.58
50	C	1001	64.39	1,06,90,275.25
51	C	1002	53.99	89,63,905.71
52	C	1003	54.54	90,54,889.60
53	C	1004	64.39	1,06,90,275.25
54	C	1005	46.79	77,67,832.79
55	C	1006	38.98	64,71,312.33
56	C	1101	64.28	1,06,71,513.98
57	C	1102	53.99	89,63,905.71
58	C	1103	54.54	90,54,889.60
59	C	1104	64.28	1,06,71,513.98
60	C	1105	46.90	77,86,428.04
61	C	1106	39.09	64,89,907.58
62	C	1201	64.39	1,06,90,275.25
63	C	1202	53.99	89,63,905.71
64	C	1203	54.54	90,54,889.60
65	C	1204	64.39	1,06,90,275.25
66	C	1205	46.79	77,67,832.79
67	C	1206	38.98	64,71,312.33
68	C	1301	64.28	1,06,71,513.98
69	C	1302	53.99	89,63,905.71
70	C	1303	54.54	90,54,889.60
71	C	1304	64.28	1,06,71,513.98
72	C	1305	46.90	77,86,428.04
73	C	1306	39.09	64,89,907.58
74	C	1401	64.39	1,06,90,275.25
75	C	1402	53.99	89,63,905.71
76	C	1403	54.54	90,54,889.60
77	C	1404	64.39	1,06,90,275.25
78	C	1405	46.79	77,67,832.79
79	C	1406	38.98	64,71,312.33
80	C	1501	64.28	1,06,71,513.98
81	C	1502	53.99	89,63,905.71
82	C	1503	54.54	90,54,889.60
83	C	1504	64.28	1,06,71,513.98
84	C	1505	46.90	77,86,428.04
85	C	1506	39.09	64,89,907.58
86	C	1601	64.39	1,06,90,275.25
87	C	1602	53.99	89,63,905.71
88	C	1603	54.54	90,54,889.60
89	C	1604	64.39	1,06,90,275.25
90	C	1605	46.79	77,67,832.79
91	C	1606	38.98	64,71,312.33
92	D	201	65.65	1,08,98,973.71
93	D	202	65.64	1,08,97,313.42
94	D	301	50.29	83,49,598.41



95	D	302	65.68	1,09,05,116.78
96	D	303	65.67	1,09,03,622.52
97	D	304	50.36	83,60,556.32
98	D	401	50.29	83,49,598.41
99	D	402	65.65	1,08,98,973.71
100	D	403	65.64	1,08,97,313.42
101	D	404	50.36	83,60,556.32
102	D	501	50.29	83,49,598.41
103	D	502	65.68	1,09,05,116.78
104	D	503	65.67	1,09,03,622.52
105	D	504	50.36	83,60,556.32
106	D	601	50.29	83,49,598.41
107	D	602	65.65	1,08,98,973.71
108	D	603	65.64	1,08,97,313.42
109	D	604	50.36	83,60,556.32
110	D	701	50.29	83,49,598.41
111	D	702	65.68	1,09,05,116.78
112	D	703	65.67	1,09,03,622.52
113	D	704	50.36	83,60,556.32
114	D	801	50.29	83,49,598.41
115	D	802	65.65	1,08,98,973.71
116	D	803	65.64	1,08,97,313.42
117	D	804	50.36	83,60,556.32
118	D	901	50.29	83,49,598.41
119	D	902	65.68	1,09,05,116.78
120	D	903	65.67	1,09,03,622.52
121	D	904	50.36	83,60,556.32
122	D	1001	50.29	83,49,598.41
123	D	1002	65.65	1,08,98,973.71
124	D	1003	65.64	1,08,97,313.42
125	D	1004	50.36	83,60,556.32
126	D	1101	50.29	83,49,598.41
127	D	1102	65.68	1,09,05,116.78
128	D	1103	65.67	1,09,03,622.52
129	D	1104	50.36	83,60,556.32
130	D	1201	50.29	83,49,598.41
131	D	1202	65.65	1,08,98,973.71
132	D	1203	65.64	1,08,97,313.42
133	D	1204	50.36	83,60,556.32
134	D	1301	50.29	83,49,598.41
135	D	1302	65.68	1,09,05,116.78
136	D	1303	65.67	1,09,03,622.52
137	D	1304	50.36	83,60,556.32
138	D	1401	50.29	83,49,598.41
139	D	1402	65.65	1,08,98,973.71
140	D	1403	65.64	1,08,97,313.42
141	D	1404	50.36	83,60,556.32
142	D	1501	50.29	83,49,598.41
143	D	1502	65.68	1,09,05,116.78
144	D	1503	65.67	1,09,03,622.52



145	D	1504	50.36	83,60,556.32
146	D	1601	50.29	83,49,598.41
147	D	1602	65.65	1,08,98,973.71
148	D	1603	65.64	1,08,97,313.42
149	D	1604	50.36	83,60,556.32
			8,311.80	1,37,99,99,842.20



TABLE D		
Comparison Between Balance Cost & Receivable		
Sr NO.	Particulars	Amunts
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated project cost less cost incurred)	52,52,38,110.00
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)	-
3	(i) Balance Unsold Area (to be certified By Management and to be verified by CA from the records and books of accounts)	8,311.80
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculates as per ASR multiplied to unsold area as on the date of certificate, to be calculates and certify by CA) As per TABLE C to this Certificate	1,37,99,99,842.20
4	Estimated receivables of ongoing project (sum of 2 + 3 (ii))	1,37,99,99,842.20
5	(to be Filled 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	96,59,99,889.54
	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 Accounts Details as on 31.08.2024		
Sr No.	Particulars	Actual Amount Till Date
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 M/S. Ananda Developers has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of the project.



TABLE F

Means of Finance

Sr NO.	Particular	Estimated (At time of Registration)	Proposed /Estimated (as on the date of certificate)	Actual (as on the date of certificate)
1	Own Fund	27,66,00,000.00	27,66,00,000.00	27,66,00,000.00
2	Total Borrowed Fund (Secured)	45,00,00,000.00	45,00,00,000.00	8,01,46,174.00
3	Total Borrowed fund (Unsecured)	-	-	-
4	Customer Receipts used for project	35,35,00,000.00	35,35,00,000.00	-
5	Total Funds for Project	1,08,01,00,000.00	1,08,01,00,000.00	35,67,46,174.00
6	Total Estimated Cost (As per Table A)	1,08,01,00,000.00	1,08,01,00,000.00	35,67,46,174.00



TABLE G

Sr NO. Any Comments & observation of CA

1	NO ADVERSE COMMENTS
2	-----

Yours Faithfully,

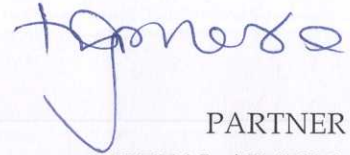
FOR G Y SHAH & ASSOCIATES
CHARTERED ACCOUNTANTS



GAURAV Y SHAH
M. NO. - 181473



Agreed & Accepted By :
ANANDA DEVELOPERS



PARTNER
HETAL AJMERA
DATE : - 01/10/2024