



M/S. BHARTI THAKKAR & CO.
Chartered Accountant
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801, Astavinayak Co-op. Society,
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FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
ANUPAM CREATION
Anupam Residency Building,
2nd Floor, 247, V. P. Road,
Prathna Samaj, Mumbai - 400 004.

Date : 14/01/2025

Subject : Certificate of Financial Progress of Work of Shreeji Heights having MahaRERA Registration Number **P51900052017** being developed by **Anupam Creation**.

Sir,
This certificate is being issued for RERA Compliance for the Shreeji Heights having MahaRERA Registration Number **P51900052017** being developed by Anupam Creation and is based on the records and documents 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	Amount
		Estimated (At the time of Registration of ₹
i. Land Cost :		
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	1,48,32,600
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	9,69,47,852
c.	Estimate Acquisition Cost of TDR (if any)	
d.	Estimate 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 fees etc; and	
e.	Estimate 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) Estimate 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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on Note : (for total cost of construction incurred. Minimum of (i) or (ii) is to be consider)	5,87,17,248
	(iii) Estimate 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		17,04,97,700
ii. Development Cost / Cost of Construction of Building :		
a.	Estimated Cost of Construction as certified by Engineer.	33,72,48,666
b.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c.	Estimate Expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. Salaries, Consultants Fees, Site Overheads, Cost of Services (including Water, Electricity, Sewerage) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	7,18,00,010
d.	Estimated Taxes, Cess, Fees, Charges, Premiums, Interest etc. to any Statutory Authority.	50,00,000
e.	Interest payable to financial institution, scheduled bank, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	3,50,00,000
Sub Total of Development Cost		44,90,48,676

	TOTAL ESTIMATE COST	61,95,46,376
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Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount
		Incurred upto 31ST DEC.2024
i.	Land Cost :	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	1,48,32,600
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	7,74,26,529
c.	Incurred Expenditure 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 fees etc; and	-
e.	Land Premium paid for redevelopment of Land owned by public authorities.	-
f.	Under Rehabilitation Scheme :	
	(i) Cost incurred for construction cost of rehabilitation building Minimum of (a) or (b) to be considered.	
	(a) Cost Incurred for construction cost of rehabilitation 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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	3,36,44,709
	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	12,59,03,838
2	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	
	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	14,35,33,844
	(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 (ii) above, i.e. Salaries, Consultants Fees, Site Overheads, Cost of Services (including Water, Electricity, Sewerage) 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.	75,82,763
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premium, interest etc. to any Statutory Authority.	42,34,370
e.	(v) Incurred Expenditure towards interest to Financial institution, schedule bank, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	65,28,317
	Sub Total of Development Cost	16,18,79,294
3	Total Cost of the Project (Actual incurred as on the date of certificate)	28,77,83,132
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	46.45
5	Amount which can be withdrawn from the Designated Account	28,77,83,132
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	28,77,83,132

* 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

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Amount
1			0	0	0
2			0	0	0
	Total	0.00	0	0	0

Unsold Inventory**Ready Recknor Rate as on the date of Certificate of the Residential Premises Rs.1,82,331.39 Per Sq. Mtr. (Rs.16939/-per Sq. Ft.)**

Sr. No.	Flat No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	FLAT 1206	74.60	1,36,01,922
2	FLAT 1306	74.60	1,36,01,922
3	FLAT 1401-02	108.72	1,98,23,069
4	FLAT 1403-04	68.59	1,25,06,110
5	FLAT 1405	55.18	1,00,61,046
6	FLAT 1406	74.60	1,36,01,922
7	FLAT 1501-02	88.38	1,61,14,449
8	FLAT 1601-02	108.72	1,98,23,069
9	FLAT 1603-04	68.59	1,25,06,110
10	FLAT 1701-02	108.72	1,98,23,069
11	FLAT 1703-04	68.59	1,25,06,110
12	FLAT 1705	55.18	1,00,61,046
13	FLAT 1706	74.60	1,36,01,922
14	FLAT 1801-02	108.72	1,98,23,069
15	FLAT 1803-04	68.59	1,25,06,110
16	FLAT 1805	55.18	1,00,61,046
17	FLAT 1806	74.60	1,36,01,922
18	FLAT 1901-02	108.72	1,98,23,069
19	FLAT 1903-04	68.59	1,25,06,110
20	FLAT 1905	55.18	1,00,61,046
21	FLAT 1906	74.60	1,36,01,922
22	FLAT 2001-02	108.72	1,98,23,069
23	FLAT 2003-04	68.59	1,25,06,110
24	FLAT 2005	55.18	1,00,61,046
25	FLAT 2006	74.60	1,36,01,922
26	FLAT 2101-02	108.72	1,98,23,069
27	FLAT 2103-04	68.59	1,25,06,110
28	FLAT 2105	55.18	1,00,61,046
29	FLAT 2106	74.60	1,36,01,922
30	FLAT 2201-02	108.72	1,98,23,069
31	FLAT 2203-04	68.59	1,25,06,110
32	FLAT 2205	55.18	1,00,61,046
33	FLAT 2206	74.60	1,36,01,922
34	FLAT1505-06(Allotment)Land Owner	130.94	0
35	FLAT1605-06(Allotment)Land Owner	130.21	0
36	NR- 1 (Tenant)	54.96	0
37	NR - 2 (Tenant)	61.17	0
38	SH - 3 (Tenant)	11.58	0
39	SH - 4 (Tenant)	11.50	0
40	SH - 5 (STORE ROOM) (Tenant)	18.61	0
41	FLAT 101 (Tenant)	40.20	0
42	FLAT 102 (Tenant)	40.60	0
43	FLAT 103 & 104 (Tenant)	78.40	0
44	FLAT 105 (Tenant)	38.40	0
45	FLAT 201 (Tenant)	40.20	0
46	FLAT 202 (Tenant)	40.60	0
47	FLAT 203 & 204 (Tenant)	78.40	0
48	FLAT 205 (Tenant)	38.40	0
49	FLAT 301 & 02 (Tenant)	81.55	0
50	FLAT 303 & 304 (Tenant)	78.40	0
51	FLAT 305 (Tenant)	38.40	0
52	FLAT 401 (Tenant)	40.20	0
53	FLAT 402 (Tenant)	40.60	0
54	FLAT 403 (Tenant)	38.80	0
55	FLAT 404 (Tenant)	38.90	0

56	FLAT 405 (Tenant)	38.40	0
57	FLAT 501 (Tenant)	40.20	0
58	FLAT 502 (Tenant)	40.60	0
59	FLAT 503 (Tenant)	38.80	0
60	FLAT 504 (Tenant)	38.90	0
61	FLAT 505 (Tenant)	38.40	0
62	FLAT 601 (Tenant)	40.20	0
63	FLAT 602 (Tenant)	40.60	0
64	FLAT 603 & 04 (Tenant)	55.40	0
65	FLAT 605 (Tenant)	60.70	0
66	FLAT 701 (Tenant)	40.20	0
67	FLAT 702 (Tenant)	40.60	0
68	FLAT 703 & 704 (Tenant)	55.40	0
69	FLAT 705 (Tenant)	60.70	0
70	FLAT 801 (Tenant)	52.25	0
71	FLAT 804 (Tenant)	55.20	0
72	FLAT 805 (Tenant)	38.40	0
73	FLAT 901 (Tenant)	52.30	0
74	FLAT 902 (Tenant)	46.70	0
75	FLAT 903 & 04 (Tenant)	78.40	0
76	FLAT 905 (Tenant)	38.40	0
77	FLAT 1001 & 02 (Tenant)	102.90	0
78	FLAT 1003 & 04 (Tenant)	65.20	0
79	FLAT 1005 (Tenant)	51.70	0
80	FLAT 1101 & 02 (Tenant)	102.90	0
81	FLAT 1103 & 1104 (Tenant)	78.40	0
82	FLAT 1105 (Tenant)	38.90	0
83	FLAT 1106 (Tenant)	71.20	0
84	FLAT 1201 (Tenant)	57.05	0
85	FLAT 1202 (Tenant)	46.80	0
86	FLAT 1203 & 04 (Tenant)	78.40	0
87	FLAT 1205 (Tenant)	38.90	0
88	FLAT 1301 & 02 (Tenant)	102.90	0
89	FLAT 1303 & 04 (Tenant)	78.40	0
90	FLAT 1305 (Tenant)	38.90	0
TOTAL		5678.84	45,39,90,590

Table D
Comparison between Balance Cost and Receivables

1	Estimated balance cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	33,17,63,244
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
3	(i) Balance Unsold Area (Sale Area) (to be certified by Management and to be verified by CA from the records and books of accounts)	2564.52 sq. mtr.
	(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	45,39,90,590
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	45,39,90,590
5	(To be filed for ongoing project only) Amount to be deposited in Designated Account - 70% or 100%	0
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account .	70%
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated account .	0%

Table E
Designated Bank Account Details

Sr.	Particulars	Designated Bank Account Details
No.		Actual Amount till date (From start of bank account to till 31.12.2024)
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 the allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account

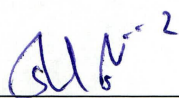
I hereby certify that Anupam Creation has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project

Table F
Means of Finance

S. No	Particulars	Estimated* (At the time of Registration) (in Rs.) (Proposed and indicative)	Proposed / Estimated (As on date of the certificate) (in Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	21,28,72,311	21,28,72,311	19,64,39,328
2	Total Borrowed Funds (Secured) Drawdown avail till date	9,13,43,804	9,13,43,804	9,13,43,804
3	Total Borrowed Funds (Un Secured) Drawdown avail till date		0	-
4	Customer Receipts used for Project	31,53,30,261	31,53,30,261	-
5	Total Funds for Project	61,95,46,376	61,95,46,376	28,77,83,132
6	Total Estimated Cost (As per Table A)	61,95,46,376	61,95,46,376	

Table G
Any Comments/ Observations of CA

1	The figures of actual cost mentioned above are upto 31st December 2024 and certificate is issued accordingly
2	The difference between total carpet area of unsold inventory and Balance Unsold Area is due to flats given to existing tenants as it is a redevelopment project.
3	The difference in proposed own funds and actual own funds is related to advances and bank FDR given for bank gaurantee
4	
5	
6	




Agree and accepted by :

Signature of Promoter
Name : NITIN D. SHAH
Date :

Your faithfully
For M/s. Bharti Thakkar & Co.
Chartered Accountant

FOR BHARTI THAKKAR & CO
CHARTERED ACCOUNTANTS


BHARTI THAKKAR
PROPRIETOR
MEMBERSHIP NO No: 122021
RIEN REG No: 1402941V



Signature of Chartered Accountant
UDIN25122021BMOLVS1726
Membership No. 122021
Name :- BHARTI K. THAKKAR