



Date: 24-11-2022

FORM - 3

To,

M/S SHREE RAMDEV RITU DEVELOPERS
SHOP NO 23 & 24
PUSHPA NIKETAN, NEAR MAXUS MALL
BHAYANDER WEST, THANE- 401101

Subject : Certificate of Financial Progress of Work of RAMDEV RITU HEIGHTS having
Maharera Registration Number P51700019982 being developed by
M/S SHREE RAMDEV RITU DEVELOPERS

Sir,

This Certificate is being issued for Rera Compliance for the RAMDEV RITU HEIGHTS
having Maharera Registration No P51700019982 being developed by
M/S SHREE RAMDEV RITU DEVELOPERS and is based on the records and documents
produce before me and explanations provided to me by the management of the Company

TABLE A- Estimated Cost of the Project & Table B - Actual Cost Incurred on the Project

SR NO	PARTICULARS	AMOUNT IN RS	
		Estimated	Incurred
1 i	Land Cost:		
a	Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, Interest Cost Incurred or Payable on Land Cost and Legal Cost	98295042	98295042
b	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	35000000	16148620
c	Acquisition cost of TDR (if any)	22617340	22617340
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Govt., towards stamp duty, transfer charges, registration fees ect and	0	0
f	Land Premium payables as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
g	Under Rehabilitation Scheme:		
i	Estimated Construction cost of rehab building including sit development and infrastructure for the same as certified by Engineer	0	0
ii	Actual Cost of Construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	Note: (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)		
iii	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.		0
iv	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	0	0
	Sub- Total of Land Cost	155912382	137061002





SR NO	PARTICULARS	AMOUNT IN RS	
		Estimated	Incurred
ii	Development Cost / Cost of Construction :		
a i	Estimated Cost of Construction as certified by Engineer	300000000	
ii	Actual Cost of Construction incurred as per the books of accounts as verified by the C A		317806241.6
	Note: (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)		
iii	On site 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) cost of machineries & equipment including its hire & maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	300000000	84994370
b	Payment of Taxes, cess, fees, charges,premiums, interest etc to any statutory Authority.	0	238297
c	Principal sum and interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0	31048095
	Sub- Total of Development Cost	<u>330000000</u>	<u>434087003.6</u>
2	Total Estimated Cost of the Real Estate Project [1 (i) + 1 (ii) of Estimated Column]	485912382	
3	Total Cost Incurred of the Real Estate Project [1 (i) + 1 (ii) of Incurred Column]		571148005.6
4	Proportion of the Cost Incurred on Land Cost and ...99..% Construction cost to the Total Estimated Cost. (3/2%)		118
5	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (Sr.Number 2 * Sr.Number 5) Less: Amount withdrawan till date of this certificate as per the Books of Accounts and Bank Statement	571148005.6	37159204.08
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	533988801.5	





TABLE C

**Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory**

Sr.No	SHOP NO	Carpet Area (in sq.mts.)	Unit Consideration as per agreement letter of allotment	Received Amount	Balance Receivable
BUILDING NO 2					
1	SHOP .1	18.45	36,48,000	27,00,720	9,47,280
2	SHOP .2	15.91	29,64,000	21,87,400	7,76,600
3	SHOP .3	14.68	28,12,000	17,84,200	10,27,800
4	SHOP .6	14.56	28,50,000	22,51,500	5,98,500
5	SHOP .7	14.75	30,40,000	24,01,600	6,38,400
6	SHOP .8	14.56	28,50,000	22,50,000	6,00,000
7	SHOP .9	18.04	35,34,000	30,04,340	5,29,660
8	SHOP .10	18.04	35,34,000	27,91,860	7,42,140
9	SHOP .11	14.55	28,50,000	22,51,500	5,98,500
10	SHOP .12	18.79	36,10,000	28,51,900	7,58,100
11	SHOP .13	19.82	37,24,000	33,86,862	3,37,138
12	SHOP .14	14.68	28,12,000	21,37,120	6,74,880
13	SHOP .15	15.91	29,64,000	25,19,400	4,44,600
14	OFF NO.3	18.95	18,45,000	14,57,550	3,87,450
15	OFF NO.4	30.64	33,00,000	20,01,000	12,99,000
16	OFF NO.5	13.55	13,50,000	10,66,500	2,83,500
17	OFF NO.6	31.9	34,00,000	27,20,000	6,80,000
18	OFF NO.7	28.95	31,00,000	24,49,000	6,51,000
19	201	34.72	48,50,000	42,07,500	6,42,500
20	202	32.89	49,50,000	38,44,286	11,05,714
21	203	49.15	55,79,700	31,55,797	24,23,903
22	204	32.89	51,97,500	44,17,875	7,79,625
23	205	32.89	49,00,000	37,24,000	11,76,000
24	206	32.89	42,00,000	38,00,000	4,00,000
25	207	49.15	51,31,000	33,51,583	17,79,417
26	208	32.89	49,50,000	40,09,500	9,40,500
27	209	34.72	37,30,500	31,70,925	5,59,575
28	301	34.72	43,49,000	34,35,710	9,13,290
29	302	32.89	43,03,700	34,85,997	8,17,703
30	303	49.15	65,00,000	25,01,000	39,99,000
31	304	32.89	52,31,250	38,31,786	13,99,464
32	305	32.89	37,48,950	28,36,650	9,12,300
33	306	32.89	52,31,250	43,13,789	9,17,461

34	307	49.15	69,52,500	59,09,625	10,42,875
35	308	32.89	42,67,000	33,70,930	8,96,070
36	309	34.72	37,48,950	34,62,000	2,86,950
37	401	34.72	52,31,250	41,85,001	10,46,249
38	402	32.89	52,31,250	44,46,563	7,84,687
39	403	49.15	49,50,000	30,00,000	19,50,000
40	404	32.89	72,07,500	60,34,571	11,72,929
41	405	32.89	49,50,000	42,07,500	7,42,500
42	406	32.89	52,31,250	42,37,313	9,93,937
43	407	49.15	52,31,250	44,46,563	7,84,687
44	408	32.89	62,29,000	50,36,719	11,92,281
45	409	34.72	42,85,250	34,71,053	8,14,197
46	501	34.72	49,75,000	40,29,750	9,45,250
47	502	32.89	49,50,000	39,10,500	10,39,500
48	503	49.15	66,60,250	53,94,803	12,65,447
49	504	32.89	42,98,250	34,81,583	8,16,667
50	505	32.89	49,50,000	10,20,000	39,30,000
51	506	32.89	37,12,500	31,55,625	5,56,875
52	507	49.15	54,66,500	44,27,865	10,38,635
53	508	32.89	41,03,250	33,23,633	7,79,617
54	509	34.72	44,79,625	35,38,904	9,40,721
55	601	34.72	49,50,000	42,07,500	7,42,500
56	602	32.89	52,31,250	42,83,357	9,47,893
57	603	49.15	57,00,000	48,45,000	8,55,000
58	604	32.89	49,75,000	40,29,750	9,45,250
59	605	32.89	49,50,000	40,09,500	9,40,500
60	606	32.89	52,31,250	41,85,001	10,46,249
61	607	49.15	52,15,440	37,02,155	15,13,285
62	608	32.89	41,21,250	35,03,063	6,18,187
63	609	34.72	41,17,875	35,00,194	6,17,681
64	701	34.72	38,20,500	32,47,425	5,73,075
65	702	32.89	38,21,850	27,00,000	11,21,850
66	703	49.15	67,12,250	54,36,923	12,75,327
67	704	32.89	49,50,000	37,64,500	
68	705	32.89	49,50,000	42,07,500	7,42,500
69	707	49.15	63,12,250	53,65,413	
70	708	32.89	38,03,625	34,00,344	4,03,281
71	709	34.72	52,31,250	44,46,563	7,84,687
72	801	34.72	43,57,250	35,29,373	8,27,877
73	802	32.89	50,57,250	42,98,663	7,58,587
74	803	49.15	67,89,500	57,71,075	10,18,425
75	804	32.89	42,57,250	36,18,663	6,38,587
76	805	32.89	49,50,000	42,07,500	7,42,500
77	806	32.89	52,31,250	43,37,313	8,93,937



78	807	49.15	65,00,000	51,35,000	13,65,000
79	808	32.89	49,57,250	40,15,373	9,41,877
80	809	34.72	52,31,250	45,38,501	6,92,749
81	901	34.72	49,50,000	40,09,500	9,40,500
82	902	32.89	38,58,000	32,79,120	5,78,880
83	903	49.15	55,73,100	44,41,798	11,31,302
84	904	32.89	43,75,250	37,18,963	6,56,288
85	905	32.89	48,82,000	35,22,073	13,59,927
86	906	32.89	43,75,250	35,13,698	8,61,552
87	907	49.15	71,64,250	60,89,613	10,74,637
88	908	32.89	49,50,000	40,09,500	9,40,500
89	909	34.72	51,75,250	41,91,953	9,83,297
90	1001	34.72	52,31,250	42,37,313	9,93,937
91	1002	32.89	52,65,000	44,75,250	7,89,750
92	1003	49.15	72,07,500	58,38,075	13,69,425
93	1004	32.89	37,12,500	23,00,000	14,12,500
94	1005	32.89	49,80,000	37,84,800	11,95,200
95	1006	32.89	38,74,500	31,38,345	7,36,155
96	1007	49.15	67,41,500	57,30,275	10,11,225
97	1008	32.89	43,87,175	35,53,612	8,33,563
98	1009	34.72	52,31,250	44,46,563	7,84,687
99	1101	34.72	49,50,000	40,09,500	9,40,500
100	1102	32.89	52,31,250	40,55,250	11,76,000
101	1103	49.15	72,16,250	61,33,813	10,82,437
102	1104	32.89	49,50,000	38,11,500	11,38,500
103	1105	32.89	54,00,000	45,90,000	8,10,000
104	1106	32.89	49,50,000	43,74,000	5,76,000
105	1107	49.15	62,16,250	48,95,035	13,21,215
106	1108	32.89	49,50,000	42,07,500	7,42,500
107	1109	34.72	49,50,000	39,10,500	10,39,500
108	1201	34.72	49,50,000	39,10,500	10,39,500
109	1202	32.89	49,50,000	40,09,500	9,40,500
110	1203	49.15	68,00,000	57,80,000	10,20,000
111	1204	32.89	49,70,000	40,25,700	9,44,300
112	1205	32.89	54,00,000	45,90,000	8,10,000
113	1207	49.15	72,07,500	53,72,075	18,35,425
114	1208	32.89	51,00,000	33,88,250	17,11,750
115	1209	34.72	52,65,000	42,12,000	10,53,000
116	1301	34.72	49,50,000	42,50,000	7,00,000
117	1302	32.89	49,50,000	35,06,781	14,43,219
118	1303	49.15	56,78,400	44,17,840	12,60,560
119	1304	32.89	49,50,000	38,37,500	11,12,500
120	1305	32.89	51,00,000	40,80,000	10,20,000
121	1306	32.89	51,00,000	40,80,000	10,20,000
122	1307	49.15	70,68,250	56,54,601	14,13,649



123	1401	37.33	49,50,000	41,00,000	8,50,000
124	1402	37.33	49,50,000	40,09,500	9,40,500
125	1403	52.36	65,00,000	47,45,000	17,55,000
126	1404	37.33	52,31,250	42,37,313	9,93,937
127	1405	37.33	54,00,000	45,90,000	8,10,000
128	1406	37.33	49,00,000	41,65,000	7,35,000
129	1407	52.36	70,00,000	56,70,000	13,30,000
130	1408	37.33	49,50,000	33,00,000	16,50,000
131	1409	37.33	54,00,000	45,90,000	8,10,000
132	1501	37.33	49,50,000	40,09,500	9,40,500
133	1502	37.33	54,00,000	45,90,000	8,10,000
134	1503	52.36	71,20,250	47,00,000	24,20,250
135	1504	37.33	54,00,000	45,90,000	8,10,000
136	1505	37.33	54,00,000	34,81,212	19,18,788
137	1506	37.33	52,31,250	40,74,251	11,56,999
138	1507	52.36	72,20,250	57,76,200	14,44,050
139	1508	37.33	49,50,000	40,00,000	9,50,000
140	1509	37.33	52,65,000	42,12,000	10,53,000
141	1601	37.33	54,00,000	3,46,000	50,54,000
142	1602	37.33	52,31,250	44,46,563	7,84,687
143	1603	52.36	74,40,000	61,00,800	13,39,200
144	1604	37.33	54,00,000	43,74,000	10,26,000
145	1605	37.33	49,50,000	40,09,500	9,40,500
146	1606	37.33	54,00,000	44,28,000	9,72,000
147	1607	52.36	74,40,000	63,40,033	10,99,967
148	1608	37.33	49,50,000	39,00,000	10,50,000
149	1609	37.33	52,65,000	44,75,250	7,89,750
150	1701	37.33	52,31,250	43,75,000	8,56,250
151	1702	37.33	54,00,000	43,74,000	10,26,000
152	1703	52.36	61,21,000	47,36,210	13,84,790
153	1704	37.33	54,00,000	45,90,000	8,10,000
154	1705	37.33	49,50,000	42,07,500	7,42,500
155	1706	37.33	49,50,000	17,50,000	32,00,000
156	1707	52.36	78,00,000	64,06,000	13,94,000
157	1708	37.33	49,50,000	42,07,500	7,42,500
158	1709	37.33	52,31,250	42,37,313	9,93,937
159	1801	37.33	54,00,000	44,49,000	9,51,000
160	1802	37.33	49,50,000	40,09,500	9,40,500
161	1803	52.36	70,00,000	57,40,000	12,60,000
162	1804	37.33	49,50,000	42,07,500	7,42,500
163	1805	37.33	49,50,000	42,07,500	7,42,500
164	1806	37.33	49,50,000	39,10,500	10,39,500



165	1807	52.36	74,40,000	63,09,120	11,30,880
166	1808	37.33	52,31,250	39,75,750	12,55,500
167	1809	37.33	54,00,000	43,74,000	10,26,000
168	1901	37.33	54,00,000	45,90,000	8,10,000
169	1902	37.33	54,00,000	43,74,000	10,26,000
170	1903	52.36	74,24,250	63,10,613	11,13,637
171	1904	37.33	49,50,000	40,09,500	9,40,500
172	1906	37.33	45,00,000	36,74,999	8,25,001
173	1907	52.36	60,00,000	50,99,999	9,00,001
174	1908	37.33	49,50,000	40,09,500	9,40,500
175	1909	37.33	54,00,000	45,90,000	8,10,000
176	2001	37.33	54,00,000	44,28,000	9,72,000
177	2002	37.33	52,42,000	45,08,120	7,33,880
178	2003	52.36	68,00,000	55,76,000	12,24,000
179	2005	37.33	54,00,000	44,28,000	9,72,000
180	2006	37.33	54,00,000	44,28,000	9,72,000
181	2007	52.36	74,40,000	63,24,000	11,16,000
182	2008	37.33	54,00,000	42,50,000	11,50,000
183	2009	37.33	54,00,000	41,17,500	12,82,500
184	2107	52.36	67,50,000	54,67,500	12,82,500
185	2201	37.33	49,50,000	40,09,500	9,40,500
186	2202	37.33	54,00,000	43,74,000	10,26,000
187	2207	52.36	74,40,000	63,24,000	11,16,000
188	2208	37.33	53,66,250	43,46,663	10,19,587
189	2209	37.33	49,50,000	38,75,000	10,75,000

BUILDING NO 3

190	GROUND FLOOR-COMMERCIAL UNIT	187.50	2,14,00,000.00	1,50,00,000.00	64,00,000
191	1st FLOOR COMMERCIAL UNIT - 1	68.16	62,00,000.00	50,00,000.00	12,00,000
192	1st FLOOR COMMERCIAL UNIT - 2	44.40	40,00,000.00	15,00,000.00	25,00,000
193	2nd FLOOR COMMERCIAL UNIT - 3	139.40	1,27,00,000.00	1,05,05,000.00	21,95,000
		7370.67	1010423390.00	800503704.50	207787348.50



Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential & Commercial

Rs 52000/- per Sqmts & Rs 74000/- sqmts

Sr.No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
Building No 1			
1	GROUND FLOOR COMMERCIAL UNIT	131.71	9746540
2	1st COMMERCIAL UNIT.1	76.63	5670620
3	1st COMMERCIAL UNIT.2	50.63	3746620
4	2nd COMMERCIAL UNIT.1	139.61	10331140
5	3rd COMMERCIAL UNIT.1	139.62	10331880
Building no 2			
6	OFF NO.1	23.04	1709568
7	OFF NO.2	30.15	2237130
8	OFF NO.8	40.85	3031070
9	OFF NO.9	30.15	2237130
10	OFF NO.10	23.05	1710310
11	101	34.72	2576224
12	102	32.89	1710280
13	103	32.89	1710280
14	104	34.72	1805440
15	2101	37.33	1941160
16	2102	37.33	1941160
17	2103	52.36	2722720
18	2104	37.33	2232334
19	2105	37.33	2329392
20	2106	37.33	2329392
21	2108	37.33	2329392
22	2109	37.33	2329392
23	2203	52.36	3267264
24	2206	37.33	2329392





25	SHOP .4	19.82	1470644
26	SHOP .5	18.04	1338568
27	1308	32.89	2052336
28	1309	34.72	2166528
29	1905	37.33	2329392
30	2004	37.33	2329392
31	2204	37.33	2329392
32	2205	37.33	2329392
Building no 3			
33	3rd FLOOR COMMERCIAL UNIT -I	139.41	10093284
Building No 4			
34	GROUND FLOOR COMMERCIAL UNIT	178.54	12926296
35	1st COMMERCIAL UNIT.1	99.72	7219728
36	1st COMMERCIAL UNIT.2	80.22	5807928
37	2nd COMMERCIAL UNIT.1	194.13	14055012
38	3rd COMMERCIAL UNIT.1	194.13	14055012
		2364.96	162808734





TABLE D
COMPARISON BETWEEN BALANCE COST & RECEIVABLES

SR NO	PARTICULARS	AMOUNT IN RS
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost incurred)	-85235624
2	Balance amount of receivables from sold apartments as per Annexure A to this Certificate (as certified by CA as verified from the records and books of accounts)	207787348.50
3	i Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2364.96
	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 & certified by CA) as per Annexure A to this certificate	162808734
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	370596083
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 less than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account]	70





TABLE E
DESIGNATED BANK ACCOUNT DETAILS

SR NO	PARTICULARS	DESIGNATED BANK A/C - Indusind Bank A/c -250112200059 ACTUAL AMOUNT TILL DATE 23-11-2022
1	Opening Balance	0
2	Deposits	605810664
3	Withdrawals	590993384
4	Closing Balance	14817280.29

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 SHREE RAMDEV RITU DEVELOPES has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land & construction of this project

I hereby certify that M/S SHREE RAMDEV RITU DEVELOPES Designated Rera Bank is audited till





**TABLE F
MEANS OF FINANCE**

SR NO	PARTICULARS	ESTIMATED (At time of Registration) (in RS)	PROPOSED/ ESTIMATED (As on the date of the certificate) (in RS)	Actual (As on the date of the certificate) (in RS)
1	Own funds	485912382	485912382	363360657.07
2	Total Borrowed Funds (Secured) (Drawdown availed till date)	0	0	0
3	Total Borrowed Funds (UnSecured) (Drawdown availed till date)	0	0	0
4	Customer Receipt used for Project	1010423390.00	1010423390	207787348.50
5	Total Funds of Project	1496335772.00	1496335772	571148005.6
6	Total Estimated Cost (As per Table A)	485912382	485912382	0

**TABLE G
ANY COMMENTS/OBSERVATIONS OF CA**

1
2
3

Yours Faithfully
For R D LUKAD & CO



(C.A. R D LUKAD)
Chartered Accountant
Partner
Membership No. 031187
Firm's Registration No. 128511W

UDIN NO :- 22031187BDZVII9440

For Shree Ramdev Ritu Developers

Partner

AGREED & ACCEPTED
NAME:
Date:



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