snehal sandip somani (127087)
OFFICE NO 419, SILVER RADIANCE 2
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Submitted On: 11-07-2025

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Real Estate Project Registration Number:PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA14585/261224/311227

			Amount (in Rs.)	
Sr. No.		**Particular**	**Estimated**	**Incurred & Paid**
			(Column - A)	**(Column - B)**
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. Method of land valuation : Agreement Value	2,76,00,000	2,76,00,000
	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	1,80,23,452	54,65,240
	c	Acquisition cost of TDR (if any)	0	0
	d	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.	16,29,500	16,29,500
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0	0
	f	Under Re-development/Rehabilitation Scheme:	Applicable (YES/NO)	No
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	
	(ii)	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	(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	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	4,72,52,952	3,46,94,740

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			Amount (in Rs.)	
1	(ii)	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	13,00,00,000	
	a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		2,12,44,093
	a (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 etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	50,00,000	79,506
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	50,00,000	14,41,204
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	3,00,00,000	0
		Sub-Total of Development Cost(INR)	17,00,00,000	2,27,64,803

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A (INR)	21,72,52,952
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B (INR)	5,74,59,543
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	0
5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)(INR)	0.26
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)(INR)	5,74,59,543
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement(INR)	0
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.(INR)	5,74,59,543

This certificate is being issued for RERA compliance for the Company Promoter's Name :**SHLOK DEVELOPERS** Project's Name : **SHLOK SKY FARM** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **31-05-2025**

Yours Faithfully,

Name of Chartered : **snehal sandip somani**

For (Name of CA Firm) : **SNEHAL SOMANI & ASSOCIATES**

Partner/Proprietor(Membership Number) : **127087**

COP Date : 17-05-2013

Place : Ahmedabad

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Details of Project Loan and Lenders:

Lender Name	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement	Loan Disbursal Received (INR)	Mortgage Deed	Loan Repaid (INR)	Total Number of Project Units Mortgaged	Balance of Loan (Out Standing) (INR)
IIFL HOME FINANCE LTD	4,99,94,000	Available	2,00,00,000	Available	0	60	2,00,00,000

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Details of Separate RERA Bank account:

Bank Name	HDFC BANK
Branch Name	GANDHINAGAR-GUJARAT
Account Number	50200090423416
Account Name	SHLOK DEVELOPERS SHLOK SKYFARM RERA A/C
IFSC Code	HDFC0000190
Opening Balance (INR)	0
Opening Balance Date	01-04-2025
Deposit during the period (INR)	0
Withdrawal during the period (INR)	0
Closing Balance (INR)	0
Closing Balance Date	31-05-2025
State	GUJARAT
District	Gandhinagar
Project RERA Bank Account Passbook	Yes

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(ADDITIONAL INFORMATION FOR PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (INR)	15,97,93,409
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant's as verified from the records And books of Accounts) (INR)	5,05,99,857
3	(i)	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	4,552.34
	(ii)	Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate(INR).	16,60,00,000
4		Estimated receivables of project. Sum of 2 + 3 (ii)(INR)	21,65,99,857
5		Percentage to be deposited in Designated Account is 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account.	70

This certificate is being issued for RERA compliance for the Company : **SHLOK DEVELOPERS** Project's Name :**SHLOK SKY FARM**

This certificate is being issued for RERA compliance for the Company : **SHLOK DEVELOPERS** Project's Name :**SHLOK SKY FARM**and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **31-05-2025**

The physical progress of the project as certified by the architect (Form 1) and engineer (Form 2) seems in coherence with actual expenditure incurred & paid considering project specifications: **YES**

The variation is on account of the following reasons provided by the promoters of the project.

Yours Faithfully,

Name of Chartered Accountant's :**snehal sandip somani**

For (Name of CA Firm) : **SNEHAL SOMANI & ASSOCIATES**

Partner/Proprietor(Membership Number) : **127087**

UDI Number : **25127087BMLNMA9501**

CA FRN Number : **161298W**

CA Designation : **Proprietor**

Additional Notes to Certificate (if any) : **We have relied upon the estimates given by the management in case of costs other than construction cost.Details Pertaining to RERA Bank account is taken as per the document provided to us by the management .The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing and Maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The certificate is addressed to and provided to the promoters of the project as part of working paper.We do not certify any detail except incurred and paid cost as per tally backup provided to us. Land cost is taken at actuals without indexing.We have relied upon information provided by the management for the numbers and areas given for covered and open parking and garages as we are not technical person to certify the same. The same is the case with Carpet Area, Balcony Area and Terrace Area as mentioned in the certificate.Promoter is not routing the required amount of booking deposit through existing RERA Account.**

COP Date : 17-05-2013

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Place : Ahmedabad

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SUMMARY

Type of Inventory	Number	Booked	Unbooked	Total Carpet Area Booked	Total Carpet Area UnBooked	Units Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Shop	5	5	0	145.11	0	76,00,000	29,00,000	47,00,000	76,00,000	0
Residential	54	14	40	1,521.80	4,348.00	21,60,00,000	1,01,00,143	20,58,99,857	5,60,00,000	16,00,00,000
Other	1	0	1	0	204.34	60,00,000	0	60,00,000	0	60,00,000
Total	60	19	41	1,666.91	4,552.34	22,96,00,000	1,30,00,143	21,65,99,857	6,36,00,000	16,60,00,000

Details	Proposed	Booked
No. of Garages	0	0
No. of Covered Parking	0	0
No. of Open Parking	0	

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