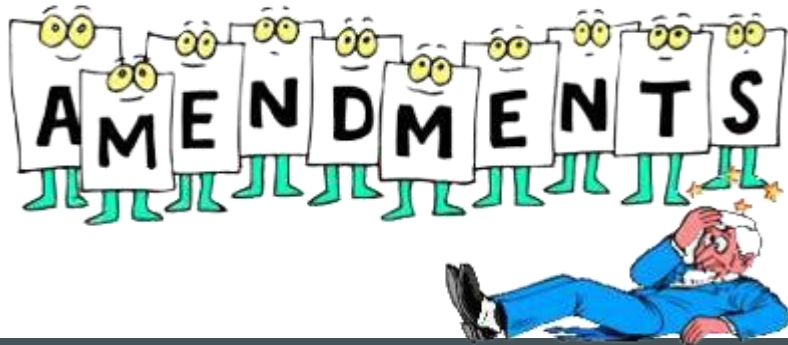




Clause-by-Clause Analysed



RERA CERTIFICATION

28-06-2022

BY CA DILIP AGRAWAL

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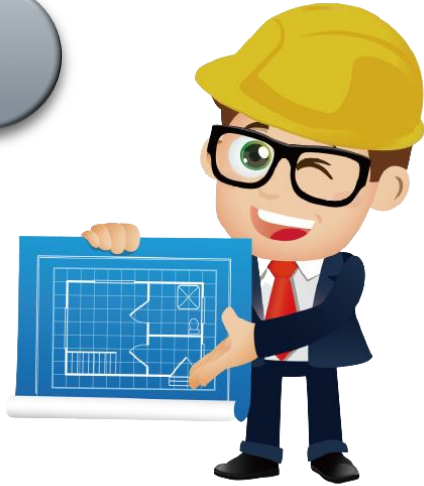
**NEW FORM NO.3 FOR CA
CERTIFICATE**

&

**NEW FORM NO.5 FOR
ANNUAL AUDIT REPORT**



1



2



2A



3



4



5





NEW FORMAT OF FORM NO.3 FOR CA CERTIFICATE

FORM 3-CA CERTIFICATE [REGISTRATION & WITHDRAWAL



- ❑ **SUBJECT CLAUSE CERTIFYING FINANCIAL PROGRESS OF WORK**
- ❑ **ISSUED FOR RERA COMPLIANCE**
- ❑ **SEVEN TABLES INTRODUCED**
- ❑ **CERTIFYING DEPOSIT & UTILISATION FOR LAND & CONSTRUCTION OF PROJECT**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

TABLE A- ESTIMATED COST OF THE PROJECT

- **SEPARATE TABLE FOR ESTIMATED COST**
- **AT THE TIME OF REGISTRATION OF PROJECT SUBJECT TO CHANGE**
- **ESTIMATED LAND COST AS PER ASR VALUE.**
- **ONLY ESTIMATED COST OF CONSTRUCTION BY ENGINEER TO BE MENTIONED**
- **PROVISION FOR COST INCURRED FOR ADDITIONAL ITEMS AS PER TABLE A & B OF ENGINEER CERTIFICATE**
- **PASS THROUGH CHARGES/INDIRECT TAXES EXCLUDED**
- **CAN BE REVISED THROUGH CORRECTION APPLICATION**
- **ABSORBED COST OF MACHINERIES & EQUIPMENT**



TABLE B- ACTUAL COST OF THE PROJECT

- **SEPARATE TABLE FOR ACTUAL COST**
- **MINIMUM OF ACTUAL COST OF CONSTRUCTION BY ENGINEER OR CA TO BE MENTIONED**
- **PROVISION FOR COST INCURRED FOR ADDITIONAL ITEMS AS PER TABLE A & B OF ENGINEER CERTIFICATE**
- **PASS THROUGH CHARGES/INDIRECT TAXES EXCLUDED**
- **ABSORBED COST OF MACHINERIES & EQUIPMENT**



TABLE C- STATEMENT FOR CALCULATION OF RECEIVABLES

- STATEMENT FOR CALCULATION OF **RECEIVABLES**
- **SOLD INVENTORY**
- **UNSOLD INVENTORY**
- **PASS THROUGH CHARGES/INDIRECT TAXES EXCLUDED FROM UNIT CONSIDERATION**



TABLE D- COMPARISON BETWEEN BALANCE COST & RECEIVABLES

- **ESTIMATED BALANCE COST TO COMPLETE**
- **BALANCE AMOUNT OF RECEIVABLES-SOLD APARTMENTS**
- **ESTIMATED UNSOLD SALES**
- **TOTAL ESTIMATED RECEIVABLES**
- **70%/ 100% CHECK ONLY FOR ONGOING PROJECTS**
- **APPLICABLE TO ALL PROJECTS**



TABLE E- DESIGNATED BANK ACCOUNT DETAILS

S. NO.	PARTICULARS	DESIGNATED BANK ACCOUNT DETAILS
		ACTUAL AMOUNT TILL DATE [FROM START OF BANK ACCOUNT TO TILL DATE]
1.	OPENING BALANCE	
2.	DEPOSITS	
3.	WITHDRAWALS	
4.	CLOSING BALANCE	



TABLE F-MEANS OF FINANCE

S. NO.	PARTICULARS	ESTIMATED* (AT THE TIME OF REGISTRATION)(IN ₹) (PROPOSED & INDICATIVE)	PROPOSED/ ESTIMATED (AS ON THE DATE OF THE CERTIFICATE) (IN ₹)	ACTUAL (AS ON DATE OF CERTIFICATE) (IN ₹)
1.	OWN FUNDS	25	25	15
2.	TOTAL BORROWED FUNDS (SECURED) -DRAWDOWN AVAILED TILL DATE	50	50	25
3.	TOTAL BORROWED FUNDS (UNSECURED) -DRAWDOWN AVAILED TILL DATE	25	25	15
4.	CUSTOMER RECEIPTS USED FOR PROJECT	200	200	50
5.	TOTAL FUNDS FOR PROJECT	300	300	105
6.	TOTAL ESTIMATED COST [AS PER TABLE A]	275	275	275

TABLE G- ANY COMMENTS / OBSERVATIONS OF CA

- **ANY EXCEPTIONS IN LAND COST AND CONSTRUCTION COST**
- **ANY DISCREPANCY IN BANK ACCOUNT OPERATIONS**
- **SOLD & UNSOLD INVENTORY**
- **PASS THROUGH CHARGES/INDIRECT TAXES INCLUDED IN UNIT CONSIDERATION**
- **DEPOSIT & UTILISATION OF CUSTOMER RECEIPTS**
- **OTHER EXCEPTIONS RELATED TO PROJECT**





NEW FORMAT OF FORM NO.5 FOR RERA AUDIT REPORT

FORM-5: ANNUAL REPORT ON STATEMENT OF ACCOUNTS FOR THE RERA REGISTERED PROJECT:-

1. FUND DEPOSIT
 2. UTILIZATION VS WITHDRAWAL
- 

FORM 5-ANNUAL REPORT ON STATEMENT OF ACCOUNTS



- ❑ **SUBJECT CLAUSE CERTIFYING DEPOSIT,
UTILIZATION & WITHDRAWAL**
- ❑ **FOUR TABLES & 2 SUB-TABLES INTRODUCED**
- ❑ **SHORTFALL DEPOSIT AMOUNT TO BE PROVIDED**
- ❑ **DATE WISE DETAILS OF EXCESS
WITHDRAWALS TO BE PROVIDED**
- ❑ **DATE WISE DETAILS OF NON-UTILISATION FOR
PROJECT COST TO BE PROVIDED**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

TABLE A-DEPOSITS

S. NO.	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1.	TOTAL AMOUNT COLLECTED FROM ALLOTTEES	50	100
2.	% OF AMOUNT TO BE DEPOSITED AS PER ACT	70%/100%	70%/100%
3.	AMOUNT TO BE DEPOSITED AS PER ACT (1*2)	35	70
4.	TOTAL AMOUNT DEPOSITED IN THE DESIGNATED BANK ACCOUNT	30	60
5.	% OF AMOUNT DEPOSITED IN DESIGNATED BANK ACCOUNT [(4)/(1)*100]	60%	60%
6.	SHORTFALL /(EXCESS) DEPOSIT (3-4)	-5	-10

TABLE B-WITHDRAWALS

S. NO.	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1.	OPENING BALANCE OF DESIGNATED BANK ACCOUNT		
2.	TOTAL DEPOSITS		
3.	TOTAL AMOUNT WITHDRAWN		
4.	CLOSING BALANCE		



TABLE C-UTILISATION:

CA TO CERTIFY WITHDRAWN AMOUNT UTILISED FOR THE PROJECT COST OR ELSE SPECIFY DATE-WISE DETAILS OF WITHDRAWN AMOUNT.

S. NO.	DATE	Amount not utilised for Project Cost	
1.			
2			
3			

TABLE D- ANY COMMENTS / OBSERVATIONS OF CA

- EXCEPTIONS RELATING TO **DEPOSIT, UTILISATION & WITHDRAWALS**
- ANY DISCREPANCY IN **FORM 1, 2 & 3**
- **OTHER EXCEPTIONS** RELATED TO PROJECT

