



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग चार-क

वर्ष ७, अंक ४७]

बुधवार, डिसेंबर २२, २०२१/पौष १, शके १९४३

[पृष्ठे २१, किंमत : रुपये १.००

असाधारण क्रमांक ५५

### प्राधिकृत प्रकाशन

महाराष्ट्र शासनाव्यतिरिक्त इतर वैधानिक प्राधिकाऱ्यांनी तयार केलेले

(भाग एक, एक-अ व एक-ल यांमध्ये प्रसिद्ध केलेले वैधानिक नियम व आदेश यांव्यतिरिक्त इतर)

वैधानिक नियम व आदेश ; यात भारत सरकार, उच्च न्यायालय, पोलीस आयुक्त, आयुक्त (राज्य उत्पादन शुल्क), जिल्हादंडाधिकारी व निवडणूक आयोग, निवडणूक न्यायाधिकरण, निवडणूक निर्णय अधिकारी व निवडणूक आयोगाखालील इतर प्राधिकारी यांनी तयार केलेले वैधानिक नियम व आदेश यांचा समावेश होतो.

### महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

" हाऊसफिन भवन ", प्लॉट नं. सी-२१, " ई " ब्लॉक, बांद्रा-कुर्ला कॉम्प्लेक्स,  
बांद्रा (पुर्व), मुंबई ४०० ०५१, दिनांक २२ डिसेंबर, २०२१.

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण (सर्वसाधारण) (दुरुस्ती) विनियम, २०२१.

क्रमांक महारेरा/अधिसूचना/२८०/२०२१.—स्थावर संपदा (विनियम व विकास) अधिनियम, २०१६ च्या कलम ८५ मधील उप कलम (१) व उप कलम (२) चे कलम (१) अंतर्गत प्रदान केलेल्या अधिकाराचा तसेच याबाबतीत समर्थ करणाऱ्या सर्व अधिकारांचा वापर करून महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण (सर्वसाधारण) नियम, २०१७ यामध्ये दुरुस्ती करण्यासाठी खालील विनियम करीत आहोत.

#### १. शीर्षक व प्रारंभ :-

- (१) या विनियमांना महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण (सर्वसाधारण) (दुरुस्ती) विनियम, २०२१ असे संबोधले जाईल.
- (२) हे विनियम शासकीय राजपत्रात प्रसिद्ध झाल्यापासून अमलात येतील.

२. मुख्य विनियम.- हे महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण विनियम, २०१७ यामध्ये दुरुस्ती करतील. (यापुढे मुख्य विनियम संबोधले जाईल.)

३. पुढील विनियम मुख्य विनियमाच्या तिसऱ्या विनियमांची जागा घेईल.

वेगळ्या खात्यामधून पैसे वितरित होण्यासाठी प्रकल्प वास्तु विशारद, प्रकल्प अभियंता, सनदी लेखापाल यांनी दिलेली व बँकाकडे सादर केलेली प्रमाणपत्रे अनुक्रमे नमुना १, २ व ३ मध्ये असतील. नोंदणीकृत स्थावर संपत्ती प्रकल्प पूर्ण झाल्यावर प्रकल्प वास्तुविशारद यांनी दिलेले प्रमाणपत्र नमुना ४ मध्ये असतील.

(१)

४. मुख्य विनियमांच्या विनियम ३अ मध्ये "हे नमुने प्रत्येक वित्तीय तिमाहीच्या शेवटी सादर केले जातील" याऐवजी "हे नमुने प्रत्येक वित्तीय वर्षाच्या शेवटी सादर केले जातील", असे वाचावे.

५. मुख्य विनियम ४ मध्ये जिथे "वैधानिक लेखापाल" हे शब्द येतात, त्याऐवजी "वार्षिक लेखापाल" हे शब्द असे वाचावे.

६. मुख्य विनियमांमध्ये जिथे "नमुना-१" जोडले आहे, त्याऐवजी, "परिशिष्ट-अ" सोबत जोडलेला "नमुना-१" अंमलात येईल.

७. मुख्य विनियमांमध्ये जिथे "नमुना-२" जोडले आहे, त्याऐवजी, "परिशिष्ट-ब" सोबत जोडलेला "नमुना-२" अंमलात येईल.

८. मुख्य विनियमांमध्ये जिथे "नमुना-२अ" जोडले आहे, त्याऐवजी, "परिशिष्ट-क" सोबत जोडलेला "नमुना-२अ" अंमलात येईल.

९. मुख्य विनियमांमध्ये जिथे "नमुना-३" जोडले आहे, त्याऐवजी, "परिशिष्ट-ड" सोबत जोडलेला "नमुना-३" अंमलात येईल.

१०. मुख्य विनियमांमध्ये जिथे "नमुना-४" जोडले आहे, त्याऐवजी, "परिशिष्ट-ई" सोबत जोडलेला "नमुना-४" अंमलात येईल.

११. मुख्य विनियमांमध्ये जिथे "नमुना-५" जोडले आहे, त्याऐवजी, "परिशिष्ट-फ" सोबत जोडलेला "नमुना-५" अंमलात येईल.

डॉ. वसंत प्रभू,

सचिव, महारेरा.

**MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY**

“Housefin Bhavan”, Plot No.C-21, “E”-Block, Bandra - Kurla Complex,  
Bandra (East), Mumbai 400 051, Date 22nd December, 2021.

**MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY (GENERAL) (AMENDMENT) REGULATIONS, 2021.**

No. MahaRERA/Regulation/280/2021.—In exercise of the powers conferred on it under sub-sections (1) and clause (i) of sub-section (2) of Section 85 of the Real Estate (Regulations and Development) Act, 2016 and of all other powers enabling it in that behalf, the Maharashtra Real Estate Regulatory Authority, hereby makes the following regulations to amend the Maharashtra Real Estate Regulatory Authority (General) Regulations 2017, namely :—

**1. Title and Commencement: -**

(1) These regulations may be called the Maharashtra Real Estate Regulatory Authority (General) (Amendment) Regulations, 2021.

(2) They shall come into force on the date of their publication in the *Official Gazette*.

**2. Principal Regulations: -** These regulations amend the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017 (hereinafter referred to as “the principal regulations”).

**3. Regulation 3 of the principal regulations shall be substituted with:**

“3. The certificates, issued by the project architect, project engineer, chartered accountant and submitted to the banks for getting release of money from the separate account shall be in Forms 1, 2 and 3 respectively. The certificate issued by the project architect on completion of registered real estate project shall be in Form 4.”

**4. In regulation 3A of the principal regulations, the words “This form shall be submitted at end of every financial quarter.” shall be substituted with “This Form shall be submitted at end of every financial year.**

**5. In regulation 4, the words “statutory auditor” wherever appearing, shall be replaced by “annual auditor”.**

**6. In the principal regulations, “Form - 1” shall be replaced by Form - 1 appended as Annexure ‘A’ herein.**

**7. In the principal regulations, “Form - 2” shall be replaced by Form - 2 appended as Annexure ‘B’ herein.**

**8. In the principal regulations, “Form - 2A” shall be replaced by Form - 2A appended as Annexure ‘C’ herein.**

**9. In the principal regulations, “Form - 3” shall be replaced by Form - 3 appended as Annexure ‘D’ herein.**

**10. In the principal regulations, “Form - 4” shall be replaced by Form - 4 appended as Annexure ‘E’ herein.**

**11. In the principal regulations, “Form - 5” shall be replaced by Form - 5 appended as Annexure ‘F’ herein.**

DR. VASANT PRABHU,

Secretary, MahaRERA.

## Annexure A

## FORM 1

[see Regulation 3]

## ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date

To,

The \_\_\_\_\_ (Name &amp; Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of &lt;Project Name&gt; having MahaRERA Registration Number \_\_\_\_\_ (Only Applicable after project Registration) being developed by [Promoter's Name]

Sir,

I/ We \_\_\_\_\_ have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of &lt;Project Name&gt; having MahaRERA Registration Number \_\_\_\_\_ ( Only Applicable after project Registration, being developed by [Promoter's Name]

Based on Site Inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project . I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

Layout / Building /Wing Number \_\_\_\_\_ (to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt Floor	

6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within Flats/Premises	
8.	Sanitary Fittings within the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	

**TABLE-B**

**Common Areas (Internal and External Development Works) in respect of the Registered Phase / Project Number**

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes / No) (3)	Percentage of Actual Work Done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage (Chamber, lines, Septic Tank, STP).			
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and disposal of sewage and sullage water.			

9.	Solid Waste management & Disposal			
10.	Water conservation / Rain water harvesting			
11.	Energy management			
12.	Fire protection and fire safety requirements			
13.	Electrical meter room, sub-station, receiving station.			
14.	Others (Option to Add more).			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(License No. ....)

Agreed and Accepted by:

Signature of Promoter

Name:

Date: .....

**Annexure – B**

**FORM-2**

[See Regulation 3]

**ENGINEER'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project Wise)

Date

To,

The \_\_\_\_\_ (Name & Address of Promoter)

Subject : Certificate of Cost Incurred for Development of <Project Name> having MahaRERA Registration Number \_\_\_\_\_ (Only Applicable after project Registration) being developed by [Promoter's Name]

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying Estimated Cost for <Project Name> having MahaRERA Registration Number \_\_\_\_\_ ( Only Applicable after project Registration being developed by [Promoter's Name]

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required for the entire work as calculated by \_\_\_\_\_ Quantity Surveyor\* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. \_\_\_\_\_ (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the \_\_\_\_\_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. \_\_\_\_\_ (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items. ..

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. \_\_\_\_\_ (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

**TABLE A**

Building /Wing / Layout / Plotted Development bearing Number \_\_\_\_\_ or called \_\_\_\_\_  
(to be prepared separately for each Building /Wing / Layout /Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout / Plotted Development as on date of Registration is	
2.	Cost incurred as on date of certificate	
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	

**TABLE B**

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	
2.	Cost incurred as on date of certificate	
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]



Local Authority license no. \_\_\_\_\_ ( If applicable)

Agreed and Accepted by:

Signature of Promoter

Name:

Date:

Note :

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. (\*\*) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

**Table C**

List of Extra/Additional/ Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1.		
2.		

**Annexure C****FORM-2A**

(See MahaRERA order no. 5 of 2018)

**ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE**

(Site Supervisor's Certificate)

(To be submitted at the end of Financial Year)

Date

To,

The \_\_\_\_\_ (Name &amp; Address of Promoter)

**Quality Assurance Certificate**

(Certificate No. .... for the Year Ending .....)

**Subject:** Certificate for quality of materials used and quality of Construction and workmanship for the work of <Project Name> having MahaRERA Registration Number \_\_\_\_\_ being developed by [Promoter's Name]

Sir,

I / We ..... have undertaken an assignment of supervision of this real estate project.

**Our Responsibility**

I/We are responsible for carrying out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the authorized laboratory and to ensure quality of work and workmanship as per prescribed specifications, and as per NBC and or other relevant code of practice.

**1. Input Materials, Fixtures and Fittings**

I/We hereby certify that all Construction material, Fixtures and Fittings with regard to the flooring, Electrical, Sanitary fittings etc and amenities to be provided by the Promoter in the said Project, building and the Apartment as are as per specifications mentioned in Annexure 'E', of Agreement of Sale.

For those items, where no specifications have been mentioned in agreement of sale, the materials, Fixtures and Fittings used conform to the relevant BIS Standards / IS /National Building codes or as per industry standards.

**2. Workmanship** - I/we hereby certify that work has been carried out under our supervision. We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

**3. Structural Engineer -**

Promoters has engaged structural engineer Mr. ....having Licenses No. .... having Office No. .... Cell No. ....

The structural design of buildings in this project has been done under his supervision. The formwork and concrete mix design has been done as per IS 10262:2009 or as per other relevant codes as applicable. **His periodic checks and certificates for STABILITY and SAFETY have been kept on record.**

**5. Preservation of records.-** Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.

Please specify deviation in quality of materials or any other item of work which were not conforming to the specifications as mentioned in Agreement of Sale:

.....  
.....

Yours Faithfully,

Signature of Engineer (Site Supervisor)

Name:

Qualification (Not less than graduate)

License No. (if any)-

Phone No:

Place:

Agreed and accepted by:

Signature of Promoter

Name:

Date:

## Annexure D

## FORM 3

(See Regulation 3)

## CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date:

To,

The \_\_\_\_\_ (Name &amp; Address of Promoter),

Subject : Certificate of Financial Progress of Work of <Project Name> having MahaRERA Registration Number \_\_\_\_\_ ( Only Applicable after project Registration) being developed by (Promoter's Name)

Sir,

This certificate is being issued for RERA compliance for the <Project Name> having MahaRERA Registration Number \_\_\_\_\_ ( Only Applicable after project Registration) being developed by (Promoter's Name) 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 the Project (at the time of Registration of Project)

Sr. No. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
I.	<p><b>i. Land Cost</b></p> <p>(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).</p> <p>(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.</p> <p>(c) Estimated Acquisition cost of TDR (if any).</p> <p>(d) Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and</p> <p>(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</p> <p>(f) Under Rehabilitation scheme :</p> <p>i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p>	

(1)	(2)	(3)
	<p>ii. Estimated 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.</p> <p>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.</p> <p>iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component</p> <p>Sub - Total of Land Cost:</p>	
	<p><b>ii. Development Cost/Cost of Construction of Building</b></p> <p>(a) Estimated Cost of Construction as certified by Engineer.</p> <p>(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)</p> <p>(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.</p> <p>(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.</p> <p>(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.</p> <p>Sub-total of Development Cost :</p>	
	<p><b>Total Cost of the Project (Estimated)</b></p>	

\*Pass through charges or indirect taxes not included in estimated cost of project.

\*\* Estimated cost shall be revised through correction application.

Table B – Actual Cost Incurred on the Project (as on Date of Certificate)

S.No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1	<p><b>Land Cost</b></p> <p>(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).</p> <p>(b) Incurred Expenditure on Premiums 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.</p> <p>(c) Incurred Expenditure for Acquisition of TDR (if any).</p> <p>(d) Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and</p> <p>(e) Land Premium paid for redevelopment of land owned by public authorities.</p> <p>(f) Under Rehabilitation scheme:</p> <p>i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered</p> <p>(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.</p> <p>(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.</p> <p>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, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.</p> <p>iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.</p> <p>iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.</p> <p>Sub - Total of Land Cost:</p>	

(1)	(2)	(3)
2.	<p><b>Development Cost / Cost of Construction</b></p> <p>(i) Expenditure for construction. Minimum of (a) and (b) to be considered</p> <p>(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.</p> <p>(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.</p> <p>(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)</p> <p>(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), 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.</p> <p>(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.</p> <p>(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.</p> <p>Sub-total of Development Cost :</p>	
3.	Total Cost of the Project (Actual incurred as on date of certificate)	
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	
5.	Amount which can be withdrawn from the Designated Account.	
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	

\*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

S. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1					
2					
3					
4					
	<b>Total</b>				

\*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

## Unsold Inventory

S.No	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1			
2			
3			
4			
	<b>Total</b>		

Table D

## Comparison between Balance Cost and Receivables

S.No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	
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), (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	
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	
5	(To Be Filled for Ongoing Projects 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 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 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	

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 (Name of Promoter) 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 time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds			
2.	Total Borrowed Funds (Secured) - Drawdown availed till date			
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4.	Customer Receipts used for Project			
5.	Total Funds for Project			
6.	Total Estimated Cost ( As per Table A)			

## Table G

## Any Comments/Observations of CA

1.	
2.	
3.	
4.	

Yours Faithfully,

Signature of Chartered Accountant

(UDIN..... and Membership Number.....)

Name.....

Agreed and accepted by:

Signature of Promoter

Name:

Date:

**Annexure E**

**FORM 4**

(See Regulation 3)

**ARCHITECT'S CERTIFICATE**

(To be issued on completion of Registered Project)

Date:

To,

The \_\_\_\_\_ (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of <Project Name> having MahaRERA Registration Number \_\_\_\_\_ being developed by (Promoter's Name)

Sir,

I/ We \_\_\_\_\_ have undertaken assignment as Architect /Licensed Surveyor of certifying Completion of Construction Work of <Project Name> having MahaRERA Registration Number \_\_\_\_\_ being developed by (Promoter's Name)

I/We hereby certify that, on basis of my inspection and certificate received from Structural Engineer and Site Supervisor, the following area of <Project Name> has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected/constructed and enlarged. Further, the following Occupancy Certificates/ Completion Certificate have been granted:-

S.No.	Occupancy Certificate Number	Layout/Building/ Wing Number	Date	Local Planning Authority
1				
2				
3				

I certify that the <Project Name> having MahaRERA Registration Number \_\_\_\_\_ is complete in all aspects as per agreement of sale.

Yours Faithfully,

Signature and Name (IN BLOCK LETTERS) of L.S/Architect with

(Licence No.....)

Agreed and Accepted by:

Signature of Promoter

Name:

Date: \_\_\_\_\_

**Annexure F**  
**FORM 5**  
**(See Regulation 4)**

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE  
PROMOTER'S COMPANY/FIRM)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**  
**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

Date

To,

The \_\_\_\_\_ (Name & Address of Promoter),

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by [Promoter] for the period from \_\_\_\_\_ to \_\_\_\_\_ with respect to MahaRERARegn Number \_\_\_\_\_

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended ..... and hereby certify that:

**A. Deposits:**

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees		
2.	% of amount to be deposited as per act		
3.	Amount to be deposited as per act (1*2)		
4.	Total amount deposited in the Designated Bank Account		
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]		
6.	Shortfall/Excess deposit (3-4)		

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No)

If No, Please mention the amount not deposited. ....

**B. Withdrawals**

		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		

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? ( Yes / No)

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		

**C. Utilisation**

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1		

**D. Any Qualifications / Observations of CA**

1.	
2.	
3.	
4.	

**Yours Faithfully,**

**Signature of Chartered Accountant**

**(UD|N..... and Membership Number.....)**

**Name.....**

Agreed and Accepted by:

Signature of Promoter

Name:

Date: