C A P & Co
Chartered Accountant

Annexure D
FORM3
***(See* Regulation 3)**
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The M/S Shri Sai Builders and developers,

Subject : Certificate of Financial Progress of Work of **Shreenidhi Estate - V** having MahaRERA Registration Number (Only Applicable after project Registration) being developed by **M/S Shir Sai Builders and developers**

Sir, This certificate is being issued for RERA compliance for the **Shreenidhi Estate - V** having MahaRERA Registration Number (Only Applicable afler project Registration) being developed by **M/S Shir Sai Builders and developers** 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.	**Particulars**	**Estimated Cost** (At the time of Registration of Project)
1	2	3
I.	i. **Land Cost** (a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	6,00,00,000.00
	(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.	80,00,000.00
	(c) Estimated Acquisition cost of TDR (if any).	
	(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·	36,30,720.00
	(e) Estimated 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 bv Engineer.	-
1	2	3
	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. 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. iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	**7,16,30,720.00**

	ii. **Development Cost/Cost of Construction of Building** (a) Estimated Cost of Construction as certified by Engineer. (b) Cost incurred on additional items not included in estimated cost (As per engineer certificate) (c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, 1.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. (d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority. (e) Interest payable to financial institutions. scheduled banks, non-banking financial institution (NBFC) or **money lenders on construction funding or money borrowed for construction.** **Sub-total of Development Cost:**	1,50,00,000.00 50,00,000.00 **2,00,00,000.00**
	Total Cost of the Project (Estimated)	**9,16,30,720.00**

*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
	Land Cost (a) Value of the land as ascertained from the Annual Statement of Rates (ASR). (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. (c) Incurred Expenditure for Acquisition of TDR (if any). (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 (e) Land Premium paid for redevelopment of land owned by public authorities. (f) Under Rehabilitation scheme: i. Incurred Expenditure for construction of rehabilitation building. Minimum of(a) or (b) to be considered (a) Cost Incurred for construction of rehab 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 m lieu of Transit **Accommodation. overhead cost, amounts paid to slum dwellers. tenant,;, apartment owners or appropriate authority or government or concessionaire which are** not refundable and so on.	6,00,00,000.00 91,09,364.00 36,30,720.00 - -

	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. iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component. **Sub - Total of Land Cost:**	**7,27,40,084.00**

1	2	3
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. (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 (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.** (iv) Incurred Expenditure towards Taxes, **cess,** fees. charges, premiums, interest etc. to any Statutory Authority. (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. **Sub-total of Development Cost :**	71,78,500.00 14,08,784.00 **85,87,284.00**
3	Total Cost of the Project (Actual incurred as on date of certificate)	**8,13,27,368.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	89%
5	Amount which can be withdrawn from the Designated Account.	**8,13,27,368.00**
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	8,13,27,368.00

*Pass through charges or indirect taxes not included in incurred cost of the project.

Table C

Statement for calculation of receivable from the sales of the real Estate Project

Sold Inventory

S.No.	Plot No.	Carpet Area	Unit Considaration as per Agrrement	Received Amount	Balance Receivable
1	2	516.694	47,75,000.00	47,75,000.00	-
2	6	105	16,39,000.00	16,39,000.00	-
3	10	105	16,95,000.00	16,95,000.00	-
4	12	129.47	11,85,000.00	11,85,000.00	-
5	19	108	13,26,000.00	13,26,000.00	-
6	38	130.341	20,34,000.00	20,34,000.00	-
7	43	125.67	17,59,000.00	17,59,000.00	-
8	56	112.5	15,00,000.00	15,00,000.00	-
9	58	112.5	17,56,000.00	17,56,000.00	-
10	76	112.5	11,00,000.00	11,00,000.00	-
Total		**1557.675**	**1,87,69,000.00**	**1,87,69,000.00**	**-**

Unit Considaration as per agrrement /letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory

S.No	Flat No.	Carpet Area	Unit Consideration As per ready reckoner Rate
1	1	510.718	64,59,408
2	78	455.986	57,67,174
3	60	146.115	18,48,019
4	61	146.115	18,48,019
5	22	142.27	17,99,388
6	23	142.27	17,99,388
7	68	142.27	17,99,388
8	18	138.225	17,48,228
9	32	137.27	17,36,150
10	33	137.27	17,36,150
11	53	135.885	17,18,633
12	7	134.351	16,99,231
13	27	133.455	16,87,899
14	3	132.27	16,72,911
15	28	130.413	16,49,425
16	8	130.326	16,48,324
17	13	129.47	16,37,498
18	48	129.155	16,33,514
19	77	127.5	16,12,582
20	69	127.27	16,09,673
21	52	126.625	16,01,515
22	17	126.175	15,95,824
23	37	125.954	15,93,028
24	47	125.882	15,92,118
25	42	125.67	15,89,436

26	54	112.5	14,22,866
27	55	112.5	14,22,866
28	57	112.5	14,22,866
29	59	112.5	14,22,866
30	62	112.5	14,22,866
31	63	112.5	14,22,866
32	64	112.5	14,22,866
33	65	112.5	14,22,866
34	66	112.5	14,22,866
35	67	112.5	14,22,866
36	70	112.5	14,22,866
37	71	112.5	14,22,866
38	72	112.5	14,22,866
39	73	112.5	14,22,866
40	74	112.5	14,22,866
41	75	112.5	14,22,866
42	20	108	13,65,952
43	21	108	13,65,952
44	24	108	13,65,952
45	25	108	13,65,952
46	26	108	13,65,952
47	4	105	13,28,009
48	5	105	13,28,009
49	9	105	13,28,009
50	11	105	13,28,009
51	14	105	13,28,009
52	15	105	13,28,009
53	16	105	13,28,009
54	29	101.5	12,83,742
55	30	101.5	12,83,742
56	31	101.5	12,83,742
57	34	101.5	12,83,742
58	35	101.5	12,83,742
59	36	101.5	12,83,742
60	39	101.5	12,83,742
61	40	101.5	12,83,742
62	41	101.5	12,83,742
63	44	101.5	12,83,742
64	45	101.5	12,83,742
65	46	101.5	12,83,742
66	49	90.857	11,49,132
67	50	87.792	11,10,367
68	51	86.908	10,99,186
Total		**8597.467**	**10,87,38,183**

Table D

Comparison between Balance Cost and Receivables

S.No.	Particulars	Amount
1	**2**	**3**
I	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,03,03,352
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	8597.467 10,87,38,183
4	Estimated receivables of ongoing project. [Sum of 2 + 3(iillll	10,87,38,183
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70°/4, or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than 1, then I00° of the balance receivables of ongoing project will be deposited in designated Account	7,61,16,728

Table E

Designated Bank Account Details

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From sta1t of bank account to till date)
I.	Opening Balance	0
2	Deposits	1,87,69,000.00
3	Withdrawals	85,87,284.00
4	**Closing Balance**	1,01,81,716.00

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 fiem 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) (proposed and indicative) (In Rs.)	Proposed/Estimated **(As on the date of the certificate)** (In Rs.)	Actual (As on the date of certificate) (In Rs.)
I.	Own Funds	7,15,30,720.00	-	7,27,40,084.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	2,01,00,000.00		85,87,284.00
5	Total Funds for Project	9,16,30,720.00		8,13,27,368.00
6	Total Estimated Cost (As per Table A)	9,16,30,720.00		8,13,27,368.00

Table G

Any Comments/Observations of CA

1	Cost of Land is proportionate cost of total land area calculated as per sanctioned layout.
2	All the proposed quantity of Plots are unsold/unbooked as on the date of this certificate.
3	All actual cost incurred considered as per Trial Balance as on the date of this Certificate produced for our verification.

Place: **NAGPUR**

Date:- **19-09-2025**

Yours Faithfully,
For, Shraddha C Purohit & Company
Chartered Accountants

CA Shraddha Purohit
Proprietor
M.NO.178380
UDIN:25178380BQZEMI4720

Agreed and accepted by:

Signature of Partner
Name: SHRI SAI BUILDERS AND DEVELOEPRS
Date:19/09/2025