

R SUBHASH & ASSOCIATES
CHARTERED ACCOUNTANTS

Office : 201, Shrika Corporate, Pande Layout,
Khamla, Nagpur- 440025

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Mob. : 9822467393

FORM-3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 14/01/2026

To,

The ANIL RADHESHYAM SHARMA
Nagpur, MAHARASHTRA, 440010

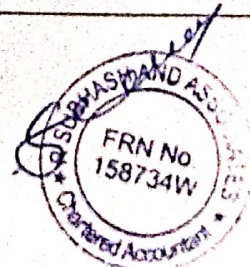
Subject : Certificate of Financial Progress of Work of **NARMADA RESIDENCY** having MahaRERA Registration Number **P50500076639** being developed by **ANIL RADHESHYAM SHARMA**

Sir,

This certificate is being issued for RERA compliance for the **NARMADA RESIDENCY** having MahaRERA Registration Number **P50500076639** being developed by **ANIL RADHESHYAM SHARMA** 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)
1	(I) Land Cost	46556974.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(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 GovernmentAdministration or any Statutory Authority.	16142819.00
	(c) Estimated Acquisition cost of TDR (if any).	
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charges,registration fees and	373452.00
	(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 by Engineer.	
	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 apartments owners or appropriate authority or government or concessionaire, which are not refundable, and so on.	



Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest estimated the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost	63073245.00
2	Development Cost/Cost of Construction of Building (i). Estimated Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost of construction incurred including site development and infrastructure for the same as certified by the engineer (b) Actual cost of construction incurred as per the books of accounts as verified by the CA	278798200.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) 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.	21120000.00
	(iv) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	500000.00
	(v) 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:	300418200.00
	Total Cost of Project (Estimated)	363491445.00

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

** Estimated cost shall be revised through correction application.

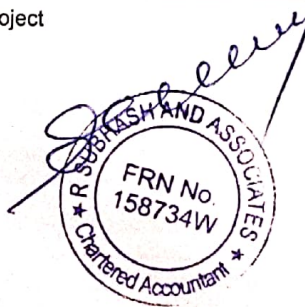


Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

S.No	Particulars	Amount(Rs.)
(1)	(2)	(3)
1	Land Cost	46556974.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(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 Administration or any Statutory Authority	16142819.00
	(c) Incurred Expenditure for Acquisition cost of TDR (if any).	
	(d) Amounts paid to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government,towards stamp duty, transfer charges,registration fees etc; and	373452.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation scheme :	
	i. Incurred Expenditure construction cost 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 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. Incurred Expenditure Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest incurred Expenditure on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	63073245.00
2	(i) Expenditure for construction. Minimum of(a) and (b) to be considered	113322533.00
	(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.	4184728.00
	(iv) Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	122861.00
	(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:	117630122.00
3	Total Cost of the Project (Actual incurred as on date on certificate)	180703367.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	49.71
5	Amount which can be withdrawn from the Designated Account	180703367.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	69187502.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	111515865.00

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

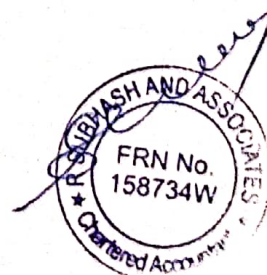


Table C - Statement for calculation of Receivables from the Sales of the Real Estate Project

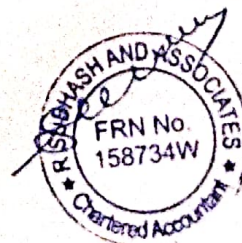
*Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory

Building Name/ Wing Name: **A - WING/BUILDING/NA**

S. No.	Flat No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	SHOP 1	17.46	567548.00
2	SHOP 2	16.80	545958.00
3	SHOP 6	17.68	574740.00
4	SHOP 8	22.46	729921.00
5	SHOP 9	22.50	731120.00
6	SHOP 10	38.11	1238575.00
7	SHOP 11	22.50	731120.00
8	SHOP 12	22.46	729918.00
9	SHOP 13	17.68	574740.00
10	SHOP 14	17.68	574740.00
11	SHOP 15	22.46	729918.00
12	SHOP 16	22.20	721500.00
13	SHOP 17	22.20	721500.00
14	SHOP 18	16.80	545958.00
15	A-101	61.09	1588457.00
16	A-107	62.47	1624181.00
17	A-108	61.09	1588457.00
18	A-111	63.19	1642862.00
19	A-201	61.09	1588457.00
20	A-212	61.09	1588157.00
21	A-305	61.56	1600487.00
22	A-306	61.56	1600482.00
23	A-308	61.09	1588457.00
24	A-310	62.38	1621997.00
25	A-312	61.09	1588457.00
26	A-409	61.09	1588457.00
27	A-412	61.09	1588457.00
28	A-503	61.56	1600490.00
29	A-505	61.56	1600487.00
30	A-506	61.56	1600482.00
31	A-509	61.09	1588457.00
32	A-512	61.09	1588457.00
33	A-601	61.09	1588457.00
34	A-602	62.47	1624181.00
35	A-603	61.56	1600490.00
36	A-604	62.47	1624181.00
37	A-605	61.56	1600487.00
38	A-606	61.56	1600482.00
39	A-608	61.09	1588457.00
40	A-609	61.09	1588457.00
41	A-610	62.38	1621997.00
42	A-611	62.38	1621997.00
43	A-612	61.09	1588457.00
	Total	2084.47	56140637.00

Building Name/ Wing Name: **B - WING/BUILDING/NA**



S. No.	Flat No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	B-101	61.09	1588457.00
2	B-102	62.47	1624181.00
3	B-103	61.56	1600490.00
4	B-104	62.47	1624181.00
5	B-105	61.56	1600487.00
6	B-106	61.56	1600482.00
7	B-107	62.47	1624181.00
8	B-109	61.09	1588457.00
9	B-110	63.19	1642862.00
10	B-111	63.19	1642862.00
11	B-112	61.09	1588457.00
12	B-201	61.09	1588457.00
13	B-202	62.47	1624181.00
14	B-203	61.56	1600490.00
15	B-204	62.47	1624181.00
16	B-205	61.56	1600487.00
17	B-206	61.56	1600482.00
18	B-207	62.47	1624181.00
19	B-208	61.09	1588457.00
20	B-209	61.09	1588457.00
21	B-210	62.38	1621997.00
22	B-211	62.38	1621997.00
23	B-212	61.09	1588457.00
24	B-301	61.09	1588457.00
25	B-302	62.47	1624181.00
26	B-303	61.56	1600490.00
27	B-304	62.47	1624181.00
28	B-305	61.56	1600487.00
29	B-306	61.56	1600482.00
30	B-307	62.47	1624181.00
31	B-308	61.09	1588457.00
32	B-309	61.09	1588457.00
33	B-310	62.38	1621997.00
34	B-311	62.38	1621997.00
35	B-312	61.09	1588457.00
36	B-401	61.09	1588457.00
37	B-402	62.47	1624181.00
38	B-403	61.56	1600490.00
39	B-404	62.47	1624181.00
40	B-405	61.56	1600487.00
41	B-406	61.56	1600487.00
42	B-407	62.47	1624181.00
43	B-408	61.09	1588457.00
44	B-409	61.09	1588457.00
45	B-410	62.38	1621997.00
46	B-411	62.38	1621997.00
47	B-412	61.09	1588457.00
48	B-501	61.09	1588457.00
49	B-502	62.47	1624181.00
50	B-503	61.56	1600490.00
51	B-504	62.47	1624181.00
52	B-505	61.56	1600487.00
53	B-506	61.56	1600482.00
54	B-507	62.47	1624181.00
55	B-508	61.09	1588457.00
56	B-509	61.09	1588457.00



S. No.	Flat No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
57	B-510	62.38	1621997.00
58	B-511	62.38	1621997.00
59	B-512	61.09	1588457.00
	Total	3646.58	94812398.00

Booked Inventory

Building Name/ Wing Name: A - WING/BUILDING/NA

S. No.	Flat No	Carpet area(Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	SHOP 3	22.20	1600000.00	1200000.00	400000.00
2	SHOP 4	22.20	1600000.00	1380000.00	220000.00
3	SHOP 5	22.45	2900000.00	2350000.00	550000.00
4	SHOP 7	17.68	2500000.00	2000000.00	500000.00
5	A-102	62.47	3609000.00	900000.00	2709000.00
6	A-103	61.56	3557500.00	601000.00	2956500.00
7	A-104	62.47	3451000.00	1800000.00	1651000.00
8	A-105	61.55	3400000.00	2500000.00	900000.00
9	A-106	61.55	2800000.00	1100000.00	1700000.00
10	A-109	61.09	3000000.00	2400000.00	600000.00
11	A-110	63.18	3968000.00	3172000.00	796000.00
12	A-112	61.09	2800000.00	2240000.00	560000.00
13	A-202	62.47	3470000.00	3120000.00	350000.00
14	A-203	61.56	3400000.00	2750000.00	650000.00
15	A-204	62.47	3400000.00	2720000.00	680000.00
16	A-205	61.56	3450000.00	1900000.00	1550000.00
17	A-206	61.56	3400000.00	2728000.00	672000.00
18	A-207	62.47	3488000.00	100000.00	3388000.00
19	A-208	61.09	3385000.00	2708000.00	677000.00
20	A-209	61.09	3400000.00	250000.00	3150000.00
21	A-210	62.38	3400000.00	2720000.00	680000.00
22	A-211	62.38	2700000.00	2200000.00	500000.00
23	A-301	61.09	3494000.00	2551000.00	943000.00
24	A-302	62.47	2600000.00	151000.00	2449000.00
25	A-303	61.56	3500000.00	2800000.00	700000.00
26	A-304	62.47	3400000.00	2720000.00	680000.00
27	A-307	62.47	3348000.00	2700000.00	648000.00
28	A-309	61.09	3450000.00	200000.00	3250000.00
29	A-311	62.38	3450000.00	2650000.00	800000.00
30	A-401	61.09	3300000.00	2500000.00	800000.00
31	A-402	62.47	3571000.00	401000.00	3170000.00
32	A-403	61.56	3520000.00	2000000.00	1520000.00
33	A-404	62.47	3483000.00	2433000.00	1050000.00
34	A-405	61.56	3000000.00	300000.00	2700000.00
35	A-406	61.56	3520000.00	200000.00	3320000.00
36	A-407	62.47	3572000.00	601000.00	2971000.00
37	A-408	61.09	3385000.00	601000.00	2784000.00
38	A-410	62.38	2800000.00	1600000.00	1200000.00
39	A-411	62.38	2701000.00	2151000.00	550000.00
40	A-501	61.09	3400000.00	2720000.00	680000.00
41	A-502	62.47	3485000.00	1900000.00	1585000.00
42	A-504	62.47	3400000.00	100000.00	3300000.00
43	A-507	62.47	3571000.00	250000.00	3321000.00
44	A-508	61.09	2650000.00	1150000.00	1500000.00
45	A-510	62.38	2650000.00	190000.00	2460000.00



S. No.	Flat No	Carpet area(Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
46	A-511	62.38	2650000.00	100000.00	2550000.00
47	A-607	62.47	3400000.00	2750000.00	650000.00
-	Total	2747.90	149978500.00	78558000.00	71420500.00

Building Name/ Wing Name: B - WING/BUILDING/NA

S. No.	Flat No	Carpet area(Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	B-108	61.09	2800000.00	451000.00	2349000.00
-	Total	61.09	2800000.00	451000.00	2349000.00

Table D - Comparison between Balance Cost and Receivables

Sr. 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)	182788077.00
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)	74269500.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5732.44
4	(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	150986867.00
5	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	225256367.00
6	(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.	225256367.00

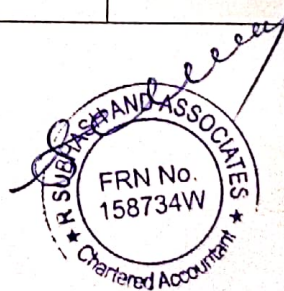


Table E - Designated Bank Account Details

S. No	Particulars	Designated Bank Account Details
		Account No: 120028863008
		Bank & Branch Name: CANARA BANK & GANDHINAGAR, NAGPUR
		IFSC: CNRB0000265
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	0.00
2.	Deposits	70972383.00
3.	Withdrawals	69187502.00
4.	Closing balance	1784881.00

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 ANIL RADHESHYAM SHARMA 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	90000000.00	115000000.00	111515866.00
2.	Total Borrowed funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for project	273491445.00	248491445.00	69187502.00
5.	Total Funds for project	363491445.00	363491445.00	180703368.00
6.	Total Estimated Cost(As per Table A)	363491445.00	363491445.00	0.00



Table G - Any Comments/Observations of CA

1	The (Table A) estimate cost of the project has been provided by the Promoter after consulting Engineer & Architect. Estimated and Proposed cost in Table-F is provided by the Promoter.
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Yours Faithfully

261533750PUGHX4221

Agreed and accepted by:

Signature of Promoter:

Name: ANIL RADHESHYAM SHARMA

Date: 14/11/2026



(UDIN: _____)

Signature of Chartered Accountant
and Membership Number: 153373

Name : SUBHASH RAHANGDALE



Subhash Rahangdale