Annexure D

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)

To,
M/s. Shiv Realities,
Nagpur.

Date: 11/07/2024

Subject: Certificate of Financial Progress of Work of "Shiv Ganga Park B-Wing" having MahaRERA Registration Number NA being developed by M/S. Shiv Realities through Partner Mr. Gajanan Warambhe.
Sir/ Madam,

This certificate is being issued for RERA compliance for the "Shiv Ganga Park B-Wing" having MahaRERA Registration Number NA being developed by M/S. Shiv Realities through Partner Mr. Gajanan Warambhe 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.	**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.	-
(c)	Estimated Acquisition cost of TDR (if any).	1,83,75,782.00
(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	37,53,600.00
(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 licu 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 ofrehabilitation.	-
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub-Total of Land Cost:	**8,21,29,382.00**
ii.	**Development Cost/Cast of Construction of Building**	
(a)	Estimated Cost of Construction as certified by Engineer.	25,00,00,000.00
(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, 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	50,00,000.00
(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	5,00,000.00
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	50,00,000.00
	Sub-total of Development Cost:	26,05,00,000.00
	Total Cost of the Project (Estimated)	34,26,29,382.00

*Pass through charges or indirect taxes not included in estimatedcostofproject
**Estimated cost shall be revised through correction application.

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

-1	-2	-3
	Land Cost	
(a)	Value of the land asascertained from the Annual Statement of Rates (ASR).	6,00,00,000.00
(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).	1,83,75,782.00
(d)	Amounts paid to State Governmenu/UT Administration or competent authority or any other statutory authority of the State Central Government, towards stamp duty, transfer charges, registration fees etc; and	37,53,600.00
(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 in licu 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.	-
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:	**8,21,29,382.00**
2	**Development Cost/Cost of Construction**	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	-
(a)	Construction cost incurred including sitedevelopment 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.	2,96,013.00
(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:	2,96,013.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	8,24,25,395.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	24%
5	Amount which can be withdrawn from the Designated Account.	8,24,25,395.00
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.	8,24,25,395.00

*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
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
0	Total	0.000	0.000	0.000	0.000

*Unit consideration as per agreement/letter of allotment and amount received does not include pass throughcharges and indirect taxes

Unsold Inventory 39150

S. No.	Flat No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	101	76.097	2979198
2	102	74.815	2929007
3	103	55.897	2188368
4	104	56.765	2222350
5	105	57.037	2232999
6	106	57.587	2254531
7	107	57.587	2254531
8	201	76.097	2979198
9	202	74.815	2929007
10	203	55.897	2188368
11	204	56.765	2222350
12	205	57.037	2232999
13	206	57.587	2254531
14	207	57.587	2254531
15	301	76.097	2979198
16	302	74.815	2929007
17	303	55.897	2188368
18	304	56.765	2222350
19	305	57.037	2232999
20	306	57.587	2254531
21	307	57.587	2254531
22	401	76.097	2979198
23	402	74.815	2929007
24	403	55.897	2188368
25	404	56.765	2222350
26	405	57.037	2232999
27	406	57.587	2254531
28	407	57.587	2254531
29	501	76.097	2979198
30	502	74.815	2929007
31	503	55.897	2188368
32	504	56.765	2222350
33	505	57.037	2232999
34	506	57.587	2254531
35	507	57.587	2254531
36	601	76.097	2979198
37	602	74.815	2929007
38	603	55.897	2188368
39	604	56.765	2222350
40	605	57.037	2232999
41	606	57.587	2254531
42	607	57.587	2254531
43	701	76.097	2979198
44	702	74.815	2929007
45	703	55.897	2188368
46	704	56.765	2222350
47	705	57.037	2232999
48	706	57.587	2254531

49	707	57.587	2254531
49	Total	3050.50	119426879.25

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)	260203987.00
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)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	3050.50
	(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	119426879.25
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))]	119426879.25
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	0.00

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	0.00
3	Withdrawals	0.00
4	Closing Balance	0.00

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 M/S. Shiv Realities through Partner Mr. Gajanan Warambhe. 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*	Proposed / Estimated	Actual
		(At time of Registration) (In Rs.) (proposed and indicative)	(As on the date of the certificate) (In Rs.)	(As on the date of certificate)(In Rs.)
1	Own Funds	223202502.75	223202502.75	82425395.00
2	Total Borrowed Funds (Secured)	0.00	0.00	-
	less: Drawdown availed till date	0.00	0.00	-
3	Total Borrowed Funds (Unsecured)	0.00	0.00	-
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	119426879.25	119426879.25	-
5	Total Funds for Project	342629382.00	342629382.00	82425395.00
6	Total Estimated Cost (As per Table A)	342629382.00	342629382.00	342629382.00

Table G

Any Comments/Observations of CA

1	

For A M Dabke & Associates
Chartered Accountants

A. M. Dabke & Associates * Chartered Accountants * FRN-144213W NAGPUR

CA Amey Dabke
M No 170917
Date: 11.7.2024
UDIN: 24170917BKELXG1243

Agreed & Accepted By-
M/s. Shiv Realities,
Mr. Gajanan Warambhe (Partner)

SHIV REALITIES PARTNER PARTNER

Date: 11/07/2024