

W.S. Korke & Co
Chartered Accountants

215, Siddhivinayak Apartments, North Bazar Road, Gokulpeth, Nagpur-440010.
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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)

(As on 18/01/2025)

To,
M/s OM BUILDCON
Plot No. 5 Shop No.1, 1st Floor,
Laxminarayan Sabhagruh,
Opposite Radission Blu Hotel,
Wardha Road Nagpur-440015

Subject: - Certificate of Financial Progress of Work of **SHUBHANGI HEIGHTS** having MahaRERA Registration Number **(APPLIED)** being developed by **M/s OM BUILDCON**.

Sir,

This Certificate is being issued for RERA compliance for the **SHUBHANGI HEIGHTS** having Maha RERA Registration Number **(APPLIED)** being developed by **M/s OM BUILDCON** 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) (3)
(1)	(2)	
1.	i. Land Cost :	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	--
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	4,00,00,000.00
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	44,12,050.00

Table B- Actual Cost Incurred on the Project (As on 18/01/2025)

Sr. No.	Particulars	Amount (Rs.) Incurred Cost
(1)	(2)	(3)
1.	Land Cost :	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	--
b.	Incurred 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.	2,07,28,325.00
c.	Incurred Acquisition cost 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	44,12,050.00
e.	Land Premium paid for redevelopment of land owned by public authorities.	--
f.	Under Rehabilitation scheme: (i) Incurred Expenditure for construction cost 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, 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 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 estimated on the borrowing done specifically for construction of rehabilitation component.	--
	Sub-Total of LAND COST	2,51,40,375.00
2.	Development Cost/ Cost of Construction :	
	i. Expenditure for Construction. Minimum of (a) and (b) to be considered.	0.00
	a) Construction cost incurred including site development	0.00

	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.	0.00
	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 equipment including its here and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	15,68,248.00
	iv. Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to 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		15,68,248.00
3.	Total Cost of Project (Actual incurred as on Date of Certificate)	2,67,08,623.00
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	12.54%
5.	Amount which can be withdrawn from the Designated Account.	2,67,08,623.00
6.	Less: Amount withdrawn till date of this certificate from the RERA Designated Separate Account.	--
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate.	2,67,08,623.00

- 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

Sr. 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	-	-	-	-	-
Totals			-	-	-

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

Unsold Inventory

Sr. No.	Floor/Wing	Flat No./Shop No. etc.	Carpet Area (in sq. m.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4	5
1	First Floor	101	73.068	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
2	First Floor	102	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
3	First Floor	103	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
4	First Floor	104	72.358	41,50,454.88
5	First Floor	105	80.295	46,05,721.20
6	First Floor	106	75.607	43,36,817.52
7	First Floor	107	74.68	42,83,644.80
8	First Floor	108	74.995	43,01,713.20
9	Second Floor	201	73.068	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
10	Second Floor	202	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
11	Second Floor	203	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
12	Second Floor	204	72.358	41,50,454.88
13	Second Floor	205	80.295	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
14	Second Floor	206	75.607	43,36,817.52
15	Second Floor	207	74.68	42,83,644.80
16	Second Floor	208	74.995	43,01,713.20
17	Third Floor	301	73.068	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
18	Third Floor	302	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
19	Third Floor	303	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
20	Third Floor	304	72.358	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
21	Third Floor	305	80.295	46,05,721.20
22	Third Floor	306	75.607	43,36,817.52
23	Third Floor	307	74.68	42,83,644.80

24	Third Floor	308	74.995	43,01,713.20
25	Fourth Floor	401	73.068	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
26	Fourth Floor	402	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
27	Fourth Floor	403	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
28	Fourth Floor	404	72.358	41,50,454.88
29	Fourth Floor	405	80.295	46,05,721.20
30	Fourth Floor	406	75.607	43,36,817.52
31	Fourth Floor	407	74.68	42,83,644.80
32	Fourth Floor	408	74.995	43,01,713.20
33	Fifth Floor	501	73.068	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
34	Fifth Floor	502	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
35	Fifth Floor	503	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
36	Fifth Floor	504	72.358	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
37	Fifth Floor	505	80.295	48,36,007.26
38	Fifth Floor	506	75.607	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
39	Fifth Floor	507	74.68	44,97,827.04
40	Fifth Floor	508	74.995	45,16,798.86
41	Sixth Floor	601	73.068	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
42	Sixth Floor	602	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
43	Sixth Floor	603	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
44	Sixth Floor	604	72.358	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
45	Sixth Floor	605	80.295	48,36,007.26
46	Sixth Floor	606	75.607	45,53,658.40
47	Sixth Floor	607	74.68	44,97,827.04
48	Sixth Floor	608	74.995	45,16,798.86
49	Seventh Floor	701	73.068	44,00,739.50
50	Seventh Floor	702	72.79	THIS FLAT IS GIVEN TO EXISTING LAND OWNER AS PER JOINT DEVELOPMENT AGREEMENT
51	Seventh Floor	703	72.79	43,83,996.12
52	Seventh Floor	704	72.358	43,57,977.62
53	Seventh Floor	705	80.295	48,36,007.26
54	Seventh Floor	706	75.607	45,53,658.40

55	Seventh Floor	707	74.68	44,97,827.04
56	Seventh Floor	708	74.995	45,16,798.86
				14,17,59,159.84

Table D
Comparison between Balance Cost and Receivables

S.No. (1)	Particulars (2)	Amount (3)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	18,63,43,427.00
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)	--
3.	i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	2418.43 Sq. Mtrs.
	ii) Estimated amount of sales proceeds in respect of unsold apartment (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.	14,17,59,159.84
4.	Estimated receivables of ongoing Project. [Sum of 2+3(ii)]	14,17,59,159.84
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.	9,92,31,411.89

Table E
Designated Separate Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account till 31.12.24)
1.	Opening Balance	NIL
2.	Deposits	NIL
3.	Withdrawals	NIL
4.	Closing Balance	NIL

I hereby certify that required proportion of money, as specified in the act, collected from allottee of the project unit as indicated in Table C has been deposited in RERA Designated Separate Bank Account.

I hereby certify that **M/s Om Buildcon** has utilized the required proportion of money, as specified in the act, collected from allottee for this project only for land and construction of this project.

Table F
Means of Finance

S.No.	Particulars	Estimated(At the time of Registration) (InRs.) (Proposed and indicative)	Proposed Estimated (As on the date of certificate) (InRs.)	Actual (As on the date of certificate) (InRs.)
1.	Own Funds	0.00	0.00	0.00
2.	Total Borrowed Funds (Secured) Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) Drawdown availed till date	8,42,10,000.00	8,42,10,000.00	2,67,08,623.00
4.	Customer Receipts used for Project	12,88,42,050.00	12,88,42,050.00	-
5.	Total Funds for Project	21,30,52,050.00	21,30,52,050.00	21,30,52,050.00
6.	Total Estimated Cost (As per Table A)	21,30,52,050.00	21,30,52,050.00	21,30,52,050.00

Table G
Any Comments/Observations of CA

1.	This certificate is prepared as per the documents, informations and explanations provided to us by the management as on 18/01/2025
2.	
3.	



Yours Faithfully,
K Kejdiwal

UDIN:25177898BMHUFV1014

M.NO: 177898

NAME: Kartik Kejdiwal

Agreed and Accepted by:

OM BUILDCON
Vishakha Pise
Partner

Signature of Promoters
Name: Vishakha Pise
Date: 01/05/2025

