M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Chowk, Amravati - 444601
Mob. No. +91 9420076355 email id - cagadassociates@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

Shree Govinda Infra (Prop. Vijay Nanakram Talda)
Govinda Group, Shreeram Complex, Walcut Compound, Amravati.

Sub.:- Certificate of Financial Progress of Work of DATTA NAGARI 1 having MahaRERA Registration Number NEW REGISTRATION being developed by SHREE GOVINDA INFRA (PROP. VIJAY NANAKRAM TALDA)

Sir,

This certificate is being issued for RERA compliance for the DATTA NAGARI 1 having MahaRERA Registration Number NEW REGISTRATION being developed by SHREE GOVINDA INFRA (PROP. VIJAY NANAKRAM TALDA) and is based on the records and documents produced before me and explanations provided to me by the management of the Company(promoter).

(Certificate as on 15/09/2023)

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	4,30,00,000
	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)	-
	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	27,55,771

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	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, apartment owners or appropraite authority of 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	4,57,55,771
	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, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	4,12,00,000
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	30,00,000
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	4,42,00,000
	Total Cost of The project (Estimated)	**8,99,55,771**

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Table B - Actual Cost Incurred on the Project (as on 15/09/2023)

Sr. No.	Particulars	Amount in Rs. Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	4,30,00,000
	b) Incurred expenditure on Premiums 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) Incurred Expenditure for 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	27,55,771
	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 infrastruture for the same as certified by Engineer. (b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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 lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	

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	Sub-Total of LAND COST	4,57,55,771
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied 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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	59,84,879
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	15,64,292
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	75,49,171
3	Total Cost of The project (Actual incurred as on date of certificate)	5,33,04,942
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	59.26
5	Amount which can be withdrawn from the Designated Account.	5,33,04,942
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	5,33,04,942

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Table C (DATTA NAGARI 1)

Statement for calculation of Receivables from the Sales of the Ongoing 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 Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NO PLOTS SOLD					
	TOTAL		-	-	-

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Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises :-

Type	Ready Reckoner Rates
Open Plots	**3300**

Sr. No.	Flat / Shop No./Plot no.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	1	258.79	8,54,007
2	2	90.78	2,99,574
3	3	78.13	2,57,829
4	4	77.62	2,56,146
5	5	88.92	2,93,436
6	6	99.58	3,28,614
7	7	90.00	2,97,000
8	8	90.00	2,97,000
9	9	90.00	2,97,000
10	10	90.00	2,97,000
11	11	90.00	2,97,000
12	12	90.00	2,97,000
13	13	90.00	2,97,000
14	14	90.00	2,97,000
15	15	90.00	2,97,000
16	16	90.00	2,97,000



17	17	105.00	3,46,500
18	18	302.45	9,98,085
19	19	291.87	9,63,171
20	20	105.00	3,46,500
21	21	90.00	2,97,000
22	22	90.00	2,97,000
23	23	90.00	2,97,000
24	24	90.00	2,97,000
25	25	90.00	2,97,000
26	26	90.00	2,97,000
27	27	90.00	2,97,000
28	28	90.00	2,97,000
29	29	90.00	2,97,000
30	30	90.00	2,97,000
31	31	96.86	3,19,638
32	32	92.54	3,05,382
33	33	90.00	2,97,000
34	34	90.00	2,97,000
35	35	90.00	2,97,000
36	36	90.00	2,97,000
37	37	90.00	2,97,000
38	38	90.00	2,97,000
39	39	90.00	2,97,000
40	40	90.00	2,97,000
41	41	90.00	2,97,000
42	42	90.00	2,97,000
43	43	105.00	3,46,500
44	44	274.96	9,07,368
45	45	264.39	8,72,487
46	46	105.00	3,46,500
47	47	90.00	2,97,000
48	48	90.00	2,97,000
49	49	90.00	2,97,000



50	50	90.00	2,97,000
51	51	90.00	2,97,000
52	52	90.00	2,97,000
53	53	90.00	2,97,000
54	54	90.00	2,97,000
55	55	90.00	2,97,000
56	56	90.00	2,97,000
57	57	91.55	3,02,115
58	58	122.45	4,04,085
59	59	108.98	3,59,634
60	60	136.36	4,49,988
61	61	100.80	3,32,640
62	62	100.80	3,32,640
63	63	100.80	3,32,640
64	64	100.80	3,32,640
65	65	100.80	3,32,640
66	66	100.80	3,32,640
67	67	100.80	3,32,640
68	68	100.80	3,32,640
69	69	100.80	3,32,640
70	70	118.85	3,92,205
71	71	102.19	3,37,227
72	72	111.03	3,66,399
73	73	123.65	4,08,045
74	74	130.25	4,29,825
75	75	70.96	2,34,168
76	76	74.34	2,45,322
77	77	78.88	2,60,304
78	78	115.65	3,81,645
79	79	96.00	3,16,800
80	80	96.00	3,16,800
81	81	96.00	3,16,800
82	82	96.00	3,16,800



83	83	96.00	3,16,800
84	84	112.00	3,69,600
85	85	112.00	3,69,600
86	86	96.00	3,16,800
87	87	96.00	3,16,800
88	88	120.00	3,96,000
89	89	117.32	3,87,156
90	90	143.42	4,73,286
91	91	120.00	3,96,000
92	92	96.00	3,16,800
93	93	96.00	3,16,800
94	94	112.00	3,69,600
95	95	112.00	3,69,600
96	96	96.00	3,16,800
97	97	96.00	3,16,800
98	98	96.00	3,16,800
99	99	96.00	3,16,800
100	100	96.00	3,16,800
101	101	115.65	3,81,645
102	102	123.65	4,08,045
103	103	100.80	3,32,640
104	104	100.80	3,32,640
105	105	100.80	3,32,640
106	106	100.80	3,32,640
107	107	100.80	3,32,640
108	108	100.80	3,32,640
109	109	100.80	3,32,640
110	110	132.53	4,37,349
111	111	111.97	3,69,501
112	112	103.97	3,43,101
113	113	103.97	3,43,101
114	114	103.98	3,43,134
115	115	103.97	3,43,101



116	116	134.65	4,44,345
117	117	115.65	3,81,645
118	118	107.19	3,53,727
119	119	107.20	3,53,760
120	120	107.20	3,53,760
121	121	107.20	3,53,760
122	122	107.20	3,53,760
123	123	115.73	3,81,909
124	124	115.73	3,81,909
125	125	107.19	3,53,727
126	126	107.19	3,53,727
127	127	107.19	3,53,727
128	128	107.19	3,53,727
129	129	107.19	3,53,727
130	130	115.65	3,81,645
131	131	123.65	4,08,045
132	132	96.00	3,16,800
133	133	96.00	3,16,800
134	134	96.00	3,16,800
135	135	96.00	3,16,800
136	136	120.00	3,96,000
137	137	120.00	3,96,000
138	138	96.00	3,16,800
139	139	96.00	3,16,800
140	140	96.00	3,16,800
141	141	96.00	3,16,800
142	142	120.16	3,96,528
143	143	136.53	4,50,549
144	144	114.39	3,77,487
145	145	120.16	3,96,528
146	146	95.99	3,16,767
147	147	95.99	3,16,767
148	148	95.99	3,16,767



149	149	95.99	3,16,767
150	150	119.99	3,95,967
151	151	119.99	3,95,967
152	152	96.00	3,16,800
153	153	96.00	3,16,800
154	154	96.00	3,16,800
155	155	96.00	3,16,800
156	156	123.64	4,08,012
157	157	123.65	4,08,045
158	158	96.00	3,16,800
159	159	96.00	3,16,800
160	160	96.00	3,16,800
161	161	96.00	3,16,800
162	162	120.00	3,96,000
163	163	120.00	3,96,000
164	164	96.00	3,16,800
165	165	96.00	3,16,800
166	166	120.00	3,96,000
167	167	120.00	3,96,000
168	168	151.96	5,01,468
169	169	129.83	4,28,439
170	170	120.00	3,96,000
171	171	120.00	3,96,000
172	172	96.00	3,16,800
173	173	96.00	3,16,800
174	174	120.00	3,96,000
175	175	120.00	3,96,000
176	176	96.00	3,16,800
177	177	96.00	3,16,800
178	178	96.00	3,16,800
179	179	96.00	3,16,800
180	180	123.65	4,08,045
181	181	105.00	3,46,500



182	182	90.00	2,97,000
183	183	90.00	2,97,000
184	184	90.00	2,97,000
185	185	90.00	2,97,000
186	186	90.00	2,97,000
187	187	90.00	2,97,000
188	188	90.94	3,00,102
189	189	88.40	2,91,720
190	190	88.40	2,91,720
191	191	88.40	2,91,720
192	192	88.40	2,91,720
193	193	88.40	2,91,720
194	194	86.69	2,86,077
195	195	86.64	2,85,912
196	196	78.00	2,57,400
197	197	77.99	2,57,367
198	198	78.00	2,57,400
199	199	86.60	2,85,780
		20964.03	**6,91,81,299**



Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	3,66,50,829
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)	20,964.03
	(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	6,91,81,299
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	6,91,81,299
5	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)	- 70.00

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 SHREE GOVINDA INFRA (PROP. VIJAY NANAKRAM TALDA) has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construcion of this project.

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Table F (DATTA NAGARI 1)
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	5,00,00,000	5,00,00,000	5,33,04,942
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,00,00,000	3,00,00,000	-
4	Customer Receipts under for Project	1,00,00,000	-	-
5	Total Funds for Project	9,00,00,000	8,00,00,000	5,33,04,942
6	Total Estimated Cost (As per Table A)	8,99,55,771	8,99,55,771	8,99,55,771

Table G
Any Comments / Observations of CA

1	No Adverse Comments

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Deepak S. Zambani
Partner
M. no. 150719
UDIN - 23150719BGXXSJ4970

GAD & ASSOCIATES Chartered Accountants AMRAVATI

Agreed and accepted by:

Name:- Vijay Nanakram Talda
Place:-Amravati
Date:- 05/10/2023