FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

Shri Pravin S/o Panditrao Kachole And Shri Pankaj S/o Panditrao Kachole (Ward no.-5, Hariom Nagar, Masala, Tal. & District Wardha, Pin Code-442001)

Sub.:- Certificate of Financial Progress of Work of Hariom Nagar MahaRERA Registration Number-(Not allotted Yet) being developed by Shri Pravin S/o Panditrao Kachole And Shri Pankaj S/o Panditrao Kachole.

Sir,

This certificate is being issued for RERA compliance for the Hariom Nagar having MahaRERA Registration Number -(Not Allotted Yet) being developed by Shri Pravin S/o Panditrao Kachole And Shri Pankaj S/o Panditrao Kachole and is based on the records and documents produced before me and explanations provided to me by the Proprietors.

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).	3,60,22,237
	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.	7,54,792
	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	-
	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 linied premium, fees, charges artd security deposits ot maittenance 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	3,67,77,029
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	1,20,87,545
	(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.	34,53,584
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	45,602
	(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	1,55,86,731
	Total Cost of The project (Estimated)	5,23,63,760

GAD & ASSOCIATES FRN-148550W NAGPUR Chartered Accountants

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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	3,60,22,237
	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.	7,54,792
	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	-
	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.	-
	Sub-Total of LAND COST	3,67,77,029
	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.	-
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	-
3	Total Cost of The project (Actual incurred as on date of certificate)	3,67,77,029
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	70.23
5	Amount which can be withdrawn from the Designated Account.	3,67,77,029
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	3,67,77,029

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
05th July 2023
UDIN 23177608BGSMIV8100

Date:-05/07/2023
Place:-Nagpur

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

Table C

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)
NIL					
	TOTAL	-	-	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 2470 per sm. at Carpet Area

Sr. No.	Plot No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	1	269.53	6,92,692
2	2	262.07	6,47,313
3	3	263.35	6,50,475
4	4	269.40	6,65,418
5	5	259.35	6,40,595
6	6	503.04	12,42,509
7	7	520.32	12,85,190
8	8	134.46	3,32,116
9	9	158.82	3,92,285
10	10	125.81	3,10,751
11	11	125.81	3,10,751
12	12	125.81	3,10,751
13	13	125.81	3,10,751
14	14	125.81	3,10,751
15	15	125.81	3,10,751
16	16	125.81	3,10,751
17	17	125.81	3,10,751
18	18	125.81	3,10,751
19	19	125.92	3,11,022
20	20	97.17	2,40,010
21	21	103.02	2,54,459
22	22	108.87	2,68,909
23	23	114.72	2,83,358
24	24	130.02	3,21,149
25	25	146.81	3,62,621
26	26	155.26	3,83,492
27	27	151.55	3,74,329
28	28	153.20	3,78,404
29	29	168.96	4,17,331
30	30	171.27	4,23,037
31	31	112.11	2,76,912
32	32	92.30	2,27,981
33	33	92.95	2,29,587
34	34	93.60	2,31,192

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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35	35	94.25	2,32,798
36	36	94.90	2,34,403
37	37	511.07	12,62,343
38	38	167.77	4,14,392
39	39	136.00	3,35,920
40	40	136.00	3,35,920
41	41	136.00	3,35,920
42	42	136.00	3,35,920
43	43	136.00	3,35,920
44	44	136.00	3,35,920
45	45	136.00	3,35,920
46	46	136.00	3,35,920
47	47	136.00	3,35,920
48	48	136.00	3,35,920
49	49	136.00	3,35,920
50	50	136.00	3,35,920
51	51	160.97	3,97,596
52	52	609.02	15,04,279
53	53	560.00	13,83,200
54	54	560.00	13,83,200
55	55	560.00	13,83,200
56	56	560.00	13,83,200
57	57	560.00	13,83,200
58	58	611.70	15,10,899
59	59	1,472.51	36,37,100
60	60	127.87	3,15,839
61	61	127.87	3,15,839
62	62	127.87	3,15,839
63	63	127.87	3,15,839
64	64	127.87	3,15,839
TOTAL		**14,583.90**	**3,60,22,237.00**

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

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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)	1,55,86,731
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)	14,583.90
	(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	3,60,22,237
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,60,22,237
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)	2,52,15,566

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 Shri Pravin S/o Panditrao Kachole And Shri Pankaj S/o Panditrao Kachole has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
05th July 2023
UDIN 23177608BGSMIV8100

Date:-05/07/2023
Place:-Nagpur

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Table F
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	4,00,00,000	4,00,00,000	3,67,77,029
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	1,00,00,000	1,00,00,000	-
4	Customer Receipts under for Project	3,60,22,237	3,60,22,237	-
5	Total Funds for Project	8,60,22,237	8,60,22,237	3,67,77,029
6	Total Estimated Cost (As per Table A)	5,23,63,760	5,23,63,760	3,67,77,029

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMIV8100

Agreed and accepted by:

P. P. Kachole

Name: Shri Shri Pravin S/o Panditrao Kachole
Proprietor
Place: Wardha
Date:-05/07/2023

P.P.Kachole

Shri Pankaj S/o Panditrao Kachole
Proprietor
Place: Wardha
Date:-05/07/2023