# SHAILENDRA AGRAWAL & ASSOCIATES
## CHARTERED ACCOUNTANTS
### 18, NEW SHUKRAWARI COMPLEX, SEONI MP M No 9822463930


**FORM 3**

**[See Regulation 3]**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

**Date : 24/02/2025**
**For 31/12/2023 (Q3 23-24)**

**To : SUNIL LADDHAD & NIMISH LADDHAD (AOP)**
**HINGNA, NAGPUR, 440016**

**Subject : Certificate of Financial Progress of work of Project : SUMANGAL VIHAR having MahaRERA Registration Number being PS0500007042 developed by SUNIL LADDHAD & NIMISH LADDHAD (AOP)**

Sir,

This certificate is being issued for RERA compliance for the Project SUMANGAL VIHAR having MahaRERA Registration Number PS0500007042 being developed by SUNIL LADDHAD & NIMISH LADDHAD (AOP) and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

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

| Sr.No. (1) | Particulars (2) | Estimated Cost (At the time of Registration of Project) (3) |
|---|---|---|
| 1 | **I. Land Cost:** | |
| | (a) Value of the land as ascertained from the Annual Statement of Rates (ASR). | 2,70,20,000 |
| | (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 Amount payable/paid to State Government/UT Administration or competent authority or any other statutory authority of State or Central Government, towards stamp duty, transfer charges, registration fees etc;and | |
| | (e) Estimated Land Premium payable/paid 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 the 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 appropriate authority or government or commissionaire which are not refundable and so on. | 40,35,400 |
| | (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 | |
| | Sub-Total of Land Cost | 3,10,55,400 |
| 2 | **Development Cost/ Cost of Construction** | |
| | (a) Estimated Cost of Construction as certified by Engineer. | 32,50,00,000 |
| | (b) Cost incurred on additional items not included in estimated cost (As per engineer certificate) | |
| | (c) Expenditure for development of entire project excluding cost of construction as per (i) or (iv) above, i.e. salaries, consultants fees, site overheads, development works, cost of services cost of machineries and equipment including its hire and maintenance costs, consumables etc. | 1,46,50,720 |
| | (d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority | |
| | (e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. | 2,02,52,000 |
| | Sub-Total of Development Cost : | 36,00,02,720 |
| | **Total Cost of the Project (Estimated)** | 39,10,58,120 |

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

**Estimated cost shall be revised through correction application.

**For Shailendra Agrawal & Associates**
**Chartered Accountants**
**FRN 010902C**

SHAILENDRA AGRAWAL & ASSOCIATES SEAL

**Shailendra Agrawal**
**(Proprietor)**
**MRN 079383**

**UDIN:** 25079383BMJKxL1186
**Place:** Seoni
**Date:** 24/02/2025

| Sr.No. | Table B - Actual Cost Incurred on the Project as on 31/12/2023<br>Particulars | Amount (Rs.) Incurred |
|---|---|---|
| 1 | I. Land Cost: | |
| | (a) Value of the land as ascertained from the Annual Statement of Rates (ASR) | 2,70,20,000 |
| | (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) | |
| | (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 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 lieu 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. | 40,35,400 |
| | 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 onborrowing done specifically for construction of rehabilitation component. | |
| | Sub-Total of Land Cost: | 3,10,55,400 |
| 2 | Development Cost/ Cost of Construction | |
| | (i) Expenditure for construction. Minimum of (a) and (b) to be considered | 24,88,42,028 |
| | (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer. | 26,12,96,740 |
| | (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. | 24,88,42,028 |
| | (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, services consultants fees, site overheads, development works, cost of service (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. | 3,84,76,897 |
| | (iv) Incurred Expenditure towards taxes, cess, fees, charges,premiums, interest etc. to any Statutory Authority. | 62,78,843 |
| | (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. | 4,85,26,516 |
| | Sub-Total of Development Cost : | 34,21,24,285 |
| 3 | Total Cost of the Project (Actual incurred as on date of certificate) | 37,31,79,685 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A). | 95.43% |
| 5 | Amount which can be withdrawn from the Designated Account | 37,31,79,685 |
| 6 | Less: Amount withdrawn till date of this certificate as per Designated Account | 30,46,52,528 |
| 7 | Net Amount which can be withdrawn from the Designated Bank Account | 6,85,27,157 |

*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. | Wing | Flat No. | Carpet Area (in sq. mts.) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|---|
| 1 | Bhaichandra Apartment -B3 | 103 | 63.69 | 36,15,000 | 36,15,000 | - |
| 2 | Bhaichandra Apartment -B3 | 104 | 63.69 | 26,28,900 | 26,28,900 | - |
| 3 | Bhaichandra Apartment -B3 | 401 | 63.69 | 34,39,400 | 34,39,400 | - |
| 4 | Bhaichandra Apartment -B3 | 204 | 63.69 | 31,30,000 | 31,30,000 | - |
| 5 | Bhaichandra Apartment -B3 | 104 | 63.69 | 31,14,800 | 31,14,800 | - |
| 6 | Bhaichandra Apartment -B3 | 404 | 63.69 | 26,28,900 | 26,28,900 | - |
| 7 | Bhaichandra Apartment -B3 | 402 | 63.69 | 36,76,600 | 36,76,600 | - |
| 8 | Bhaichandra Apartment -B3 | 502 | 63.69 | 36,10,000 | 36,10,000 | - |
| 9 | Bhaichandra Apartment -B3 | 202 | 63.69 | 33,20,800 | 33,20,800 | - |
| 10 | Bhaichandra Apartment -B3 | 201 | 63.69 | 35,58,000 | 35,58,000 | - |
| 11 | Bhaichandra Apartment -B3 | 602 | 63.69 | 34,69,050 | 34,69,050 | - |
| 12 | Bhaichandra Apartment -B3 | 203 | 63.69 | 33,71,850 | 33,71,850 | - |
| 13 | Bhaichandra Apartment -B3 | 101 | 63.69 | 22,50,000 | 22,50,000 | - |
| 14 | Bhaichandra Apartment -B3 | 301 | 63.69 | 28,46,400 | 28,46,400 | - |
| 15 | Bhaichandra Apartment -B3 | 102 | 63.69 | 26,50,000 | 26,50,000 | - |
| 16 | Bhaichandra Apartment -B3 | 302 | 63.69 | 36,20,400 | 36,20,400 | - |
| 17 | Moreshwar Apartment Block C | 601 | 51.43 | 32,76,000 | 32,76,000 | - |
| 18 | Moreshwar Apartment Block C | 303 | 51.43 | 31,60,500 | 31,60,500 | - |
| 19 | Moreshwar Apartment Block C | 304 | 51.43 | 32,39,000 | 32,39,000 | - |
| 20 | Moreshwar Apartment Block C | 201 | 51.43 | 20,00,000 | 20,00,000 | - |
| 21 | Moreshwar Apartment Block C | 503 | 51.43 | 26,35,000 | 26,35,000 | - |
| 22 | Moreshwar Apartment Block C | 704 | 51.43 | 31,50,000 | 31,50,000 | - |
| 23 | Moreshwar Apartment Block C | 701 | 51.43 | 33,30,600 | 33,30,600 | - |
| 24 | Moreshwar Apartment Block C | 603 | 51.43 | 31,00,000 | 31,00,000 | - |
| 25 | Moreshwar Apartment Block C | 204 | 51.43 | 31,87,250 | 31,87,250 | - |
| 26 | Moreshwar Apartment Block C | 304 | 51.43 | 31,87,250 | 31,87,250 | - |
| 27 | Bhaichandra Apartment -B3 | 303 | 63.69 | 30,00,000 | 30,00,000 | - |
| 28 | Moreshwar Apartment Block C | 403 | 51.43 | 22,50,000 | 22,50,000 | - |
| 29 | Moreshwar Apartment Block C | 301 | 51.43 | 31,48,700 | 31,48,700 | - |
| 30 | Moreshwar Apartment Block C | 401 | 51.43 | 33,85,200 | 33,85,200 | - |
| 31 | Moreshwar Apartment Block C | 502 | 51.43 | 22,00,000 | 22,00,000 | - |
| 32 | Moreshwar Apartment Block C | 804 | 51.43 | 31,87,250 | 31,87,250 | - |
| 33 | Moreshwar Apartment Block C | 501 | 51.43 | 26,80,000 | 26,80,000 | - |
| 34 | Moreshwar Apartment Block C | 203 | 51.43 | 25,00,000 | 25,00,000 | - |
| 35 | Moreshwar Apartment Block C | 402 | 51.43 | 22,00,000 | 22,00,000 | - |
| 36 | Moreshwar Apartment Block C | 404 | 51.43 | 32,39,500 | 32,39,500 | - |
| 37 | Moreshwar Apartment Block C | 703 | 51.43 | 29,00,000 | 29,00,000 | - |
| 38 | Sarvesh Apartment Block C | 504 | 51.43 | 24,00,000 | 23,13,160 | 86,840 |
| 39 | Sarvesh Apartment Block C | 403 | 51.43 | 31,00,000 | 31,00,000 | - |
| 40 | Sarvesh Apartment Block C | 404 | 51.43 | 31,64,000 | 29,85,698 | 1,78,302 |
| 41 | Sarvesh Apartment Block C | 501 | 51.43 | 22,00,000 | 22,00,000 | - |
| 42 | Sarvesh Apartment Block C | 703 | 51.43 | 28,26,000 | 28,26,000 | - |
| 43 | Sarvesh Apartment Block C | 704 | 51.43 | 29,26,000 | 29,26,000 | - |
| 44 | Sarvesh Apartment Block C | 304 | 51.43 | 31,97,700 | 31,97,700 | - |
| 45 | Sarvesh Apartment Block C | 401 | 51.43 | 32,48,700 | 32,48,700 | - |
| 46 | Sarvesh Apartment Block C | 601 | 51.43 | 29,00,000 | 29,00,000 | - |
| 47 | Sarvesh Apartment Block C | 604 | 51.43 | 30,00,000 | 30,00,000 | - |
| 48 | Sarvesh Apartment Block C | 701 | 51.43 | 31,00,000 | 31,00,000 | - |
| 49 | Sarvesh Apartment Block C | 201 | 51.43 | 32,76,000 | 32,76,000 | - |
| 50 | Sarvesh Apartment Block C | 301 | 51.43 | 33,85,200 | 33,85,200 | - |
| 51 | Sarvesh Apartment Block C | 204 | 51.43 | 32,60,400 | 32,60,400 | - |
| 52 | Sarvesh Apartment Block C | 504 | 51.43 | 32,97,000 | 32,97,000 | - |
| 53 | Bhaichandra Apartment -B3 | 504 | 63.69 | 34,26,000 | 34,26,000 | - |
| 54 | Bhaichandra Apartment -B3 | 303 | 63.69 | 36,70,400 | 36,70,400 | - |
| 55 | Bhaichandra Apartment -B3 | 803 | 63.69 | 49,50,000 | 49,50,000 | - |
| 56 | Moreshwar Apartment Block C | 302 | 51.43 | 31,12,200 | 31,12,200 | - |
| 57 | Bhaichandra Apartment -B3 | 604 | 63.69 | 34,00,000 | 34,00,000 | - |
| 58 | Sarvesh Apartment Block C | 303 | 51.43 | 31,35,000 | 31,35,000 | - |
| 59 | Moreshwar Apartment Block C | 302 | 51.43 | 22,00,000 | 22,00,000 | - |
| 60 | Moreshwar Apartment Block C | 302 | 51.43 | 22,00,000 | 22,00,000 | - |
| 61 | Bhaichandra Apartment -B3 | 403 | 63.69 | 34,26,000 | 34,26,000 | - |
| 62 | Sarvesh Apartment Block C | 101 | 51.43 | 25,00,000 | 25,00,000 | - |
| 63 | Sarvesh Apartment Block C | 103 | 51.43 | 28,00,000 | 28,00,000 | - |
| 64 | Sarvesh Apartment Block C | 102 | 51.43 | 20,50,000 | 20,50,000 | - |
| 65 | Bhaichandra Apartment -B3 | 702 | 63.69 | 36,11,200 | 36,11,200 | - |
| 66 | Bhaichandra Apartment -B3 | 701 | 63.69 | 34,50,000 | 34,50,000 | - |
| 67 | Bhaichandra Apartment -B3 | 704 | 63.69 | 34,50,000 | 34,50,000 | - |
| 68 | Bhaichandra Apartment -B3 | 103 | 63.69 | 35,40,000 | 35,40,000 | - |
| 69 | Sarvesh Apartment Block C | 402 | 51.43 | 32,80,000 | 32,80,000 | - |
| 70 | Sarvesh Apartment Block C | 503 | 51.43 | 25,00,000 | 25,00,000 | - |
| 71 | Sarvesh Apartment Block C | 402 | 51.43 | 33,85,200 | 33,85,200 | - |
| 72 | Moreshwar Apartment Block C | 103 | 51.43 | 30,00,000 | 30,00,000 | - |
| 73 | Bhaichandra Apartment -B3 | 601 | 63.69 | 24,00,000 | 24,00,000 | - |
| 74 | Moreshwar Apartment Block C | 702 | 51.43 | 33,92,000 | 33,92,000 | - |
| 75 | Moreshwar Apartment Block C | 104 | 51.43 | 21,00,000 | 21,00,000 | - |
| 76 | Sarvesh Apartment Block C | 302 | 51.43 | 22,00,000 | 22,00,000 | - |
| 77 | Sarvesh Apartment Block C | 702 | 51.43 | 22,00,000 | 22,00,000 | - |
| 78 | Sarvesh Apartment Block C | 103 | 51.43 | 21,00,000 | 21,00,000 | - |
| 79 | Sarvesh Apartment Block C | 606 | 51.43 | 32,58,000 | 32,58,000 | - |
| | Total | | 4,304 | 23,80,60,650 | 23,77,38,208 | 2,65,142 |

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

(Unsold Inventory Valuation)

| Sr. No. | Wing | Type | Flat No. | Carpet Area (In sq. mts.) | Ready Reckoner Rate (ASR) | Unit Consideration as per Ready Reckoner Rate(ASR) |
|---|---|---|---|---|---|---|
| 1 | Sarvesh Apartment Block C | 2 BHK | 503 | 51.43 | 30460 | 1566679.64 |
| 2 | Bhaichandra Apartment -B3 | 3 BHK | 709 | 63.69 | 30460 | 1939845.10 |
| 3 | Moreshwar Apartment Block C | 2 BHK | 602 | 51.43 | 30460 | 1566679.64 |
| 4 | Moreshwar Apartment Block C | 2 BHK | 103 | 51.43 | 30460 | 1566679.64 |
| 5 | Sarvesh Apartment Block C | 2 BHK | 702 | 51.43 | 30460 | 1566679.64 |
| Total | | | | 269.42 | 152300.00 | 8206563.66 |

| TABLE D | | | |
|---|---|---|---|
| Comparison between Balance Cost and Receivables | | | |
| Sr No | Particulars | | Amount Rs. |
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) | | 1,78,78,435 |
| 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) | | 23,77,38,208 |
| 3 | | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) | 0.00 |
| | | (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. | 1,52,300 |
| 4 | Estimated receivables of ongoing project. [Sum of 2+3(ii)] | | 23,79,90,508 |
| 5 | (To Be Filled for Ongoing Projects only) | | NA |
| | If 4 is greater than 1,then 70% of the balance receivables of ongoing project will be deposited in designated Account. | | 70% |
| | If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account. | | NA |

**Table E**

**Designated Bank Account Details**

| Sr.No | Particulars | Designated Bank Account |
|---|---|---|
| | | Actual Amount Till Date (From start of bank account to till date) |
| 1 | Opening Balance | - |
| 2 | Deposits | 30,59,89,984 |
| 3 | Withdrawals | 30,46,52,528 |
| 4 | Closing Balance | 13,37,456 |

**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 **SUNIL LADDHAD & NIMISH LADDHAD (AOP)** 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**

| Sr.No | Particulars | Estimated (At time of Registration) (In Rs.) | Proposed / Estimated (As on the date of certificate) (In Rs.) | Actual (As on the date of certificate) (In Rs.) |
|---|---|---|---|---|
| 1 | Own Funds | 10,05,01,937 | 14,15,00,000 | 12,58,17,105 |
| 2 | Total Borrowed Funds (Secured) - Drawdown availed till date | | 50,00,000 | 40,01,522 |
| 3 | Total Borrowed Funds (Unsecured) - Drawdown availed till date | | 70,00,000 | 56,22,850 |
| 4 | Customer Receipts used for Project | 29,05,56,183 | 23,75,58,120 | 23,77,58,208 |
| 5 | Total Funds for Project | 39,10,58,120 | 39,10,58,120 | 37,31,79,685 |
| 6 | Total Estimated cost as per Table A | 39,10,58,120 | 39,10,58,120 | |

Table G
Any Comments / Observations of CA

| | |
|---|---|
| 1 | |
| 2 | NA |
| | NA |

Yours Faithfully,
Signature

SHAILENDRA AGRAWAL & ASSOCIATES
SEAL

UDIN : 25079383BMJFXL1186
Membership Number : 079383
CA Shailendra Agrawal

SUNIL LADDHAD &
NIMISH LADDHAD (AOP)

Agreed and accepted by:

Associate Person

Signature of Promoter
Name : SUNIL LADDHAD & NIMISH LADDHAD (AOP)
Date : 24/02/2025