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

FORM 3

Date :- 24/02/2025
As on 31/12/2021

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

NAME OF PROMOTER :- SUNIL LADDHAD & NIMISH LADDHAD(AOP)
NAME OF PROJECT :- SUMANGAL VIHAR
Cost Of Real Estate Project MahaRERA Registration Number P50500007042

Sr.No.		Particulars	Amount (Rs.) Estimated	Incurred
1	I	Land Cost:		
	a.	Acquisition Cost Of Land or Development Rights, lease Premium ,lease rent, interest cost incurred or payable on Land Cost and legal cost	2,70,20,000.00	2,70,20,000.00
	b.	Amount of Premium payable to obtain development rights, FSI,additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c.	Acquisition cost of TDR (if any)		-
	d.	Amount s payable to State Government or competent authority or any other statutory authority of State or Central Government, towards stamp duty, transfer charges, registration fees etc;and		
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	g.	Under Rehabilitation scheme:		
		(i)Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
		(ii)Actual Cost of construction of rehab building incurred as per the books of accunts as verified by the CA		
		Note:(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii)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.	40,35,400.00	40,35,400.00
		(iv) 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.		
		Sub-Total Of LAND Cost	3,10,55,400.00	3,10,55,400.00
	II	Development Cost/ cost of Construction		
	a.	(i) Estimated construction cost as certified by Engineer	32,50,00,000.00	16,76,99,200.00
		(i) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	-	16,43,96,902.90
		Note:(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	16,43,96,902.90
		(iii)On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads, etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,46,50,720.00	2,57,40,497.38
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		57,81,040.89
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	2,03,52,000.00	4,32,42,941.49
		Sub-Total of Development Cost	36,00,02,720.00	23,91,61,382.66
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii) of Estimated Column [1(i)+1(ii)] of [1(i)+1(ii)] of Estimated Column	39,10,58,120.00	
3		Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		27,02,16,782.66
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2%)		69.10%
5		Amount which can be withdrawn from the Designated Account Total Estimated Cost* Proportion of Cost incurred(Sr. no. 2* Sr. no. 5)		27,02,16,782.66
6		Less: Amount withdrawn till date of this certificate since inception of the project (This shall include 70% of the amounts already realised till date and not provided in the separate Bank Account)		19,97,68,830.00
7		Net Amount which can be withdrawn from the designated Bank Account under this Certificate(6-7)		7,04,47,952.66

This certificate is being issued ,subject to declaration of no booking , for RERA compliance for the SUMANGAL VIHAR and is based on the records and documents produced before me as on 31/12/2021 and explanations provided to me by the management of the Company

Yours Faithfully
For Shailendra Agrawal & Associates
Chartered Accountants
FRN 010902C

SHAILENDRA AGRAWAL & ASSOCIATES SEAL

Shailendra Agrawal
(Proprietor)
MRN 079383

UDIN: 25079383BMJKXD5258
Place: Seoni
Date: 24/02/2025