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 31/12/2022 (Q3 22-23)

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 P50500007042 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 P50500007042 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.	2,03,52,000
	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: 25079383BMJKxH5866
Place: Seoni
Date: 24/02/2025

Table B - Actual Cost incurred on the Project as on 31/12/2022

Sr.No.	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	21,95,61,605
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	22,61,78,450
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	21,95,61,605
	(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.	2,93,72,515
	(iv) Incurred Expenditure towards taxes, cess, fees, charges,premiums, interest etc. to any Statutory Authority.	61,49,077
	(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.	4,66,01,573
	Sub-Total of Development Cost :	30,16,84,770
3	Total Cost of the Project (Actual incurred as on date of certificate)	33,27,40,170
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	85.09%
5	Amount which can be withdrawn from the Designated Account	33,27,40,170
6	Less: Amount withdrawn till date of this certificate as per Designated Account	27,55,41,852
7	Net Amount which can be withdrawn from the Designated Bank Account	5,71,98,318

*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	304	63.69	26,28,900	26,28,900	-
3	Bhaichandra Apartment -B3	403	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	802	63.69	34,69,050	34,69,050	-
12	Bhaichandra Apartment -B3	303	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	903	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	301	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	504	51.43	31,87,250	31,87,250	-
27	Bhaichandra Apartment -B3	803	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	801	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	902	51.43	22,00,000	22,00,000	-
32	Moreshwar Apartment Block C	604	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	708	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	29,26,000	29,26,000	-
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	801	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	301	51.43	32,76,000	32,76,000	-
50	Sarvesh Apartment Block C	801	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	104	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	501	63.69	36,70,400	36,70,400	-
55	Bhaichandra Apartment -B3	603	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	804	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	102	51.47	22,00,000	22,00,000	-
61	Bhaichandra Apartment -B3	403	63.69	34,26,000	34,26,000	-
62	Sarvesh Apartment Block C	103	51.43	25,00,000	25,00,000	-
63	Sarvesh Apartment Block C	203	51.43	28,00,000	28,00,000	-
64	Sarvesh Apartment Block C	302	51.43	20,50,000	20,50,000	-
65	Bhaichandra Apartment -B3	703	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	503	63.69	35,40,000	35,40,000	-
69	Sarvesh Apartment Block C	602	51.43	32,80,000	32,80,000	-
70	Sarvesh Apartment Block C	502	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	101	51.43	30,00,000	30,00,000	-
Total			4,023	23,03,53,350	22,80,88,208	2,68,142

* 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	Bhaichandra Apartment -B3	3 BHK	601	63.69	30460	1939845.10
2	Moreshwar Apartment Block C	2 BHK	702	51.43	30460	1566679.64
3	Moreshwar Apartment Block C	2 BHK	104	51.43	30460	1566679.64
4	Sarvesh Apartment Block C	2 BHK	102	51.43	30460	1566679.64
5	Sarvesh Apartment Block C	2 BHK	702	51.43	30460	1566679.64
6	Sarvesh Apartment Block C	2 BHK	103	51.43	30460	1566679.64
7	Sarvesh Apartment Block C	2 BHK	603	51.43	30460	1566679.64
8	Sarvesh Apartment Block C	2 BHK	903	51.43	30460	1566679.64
9	Bhaichandra Apartment -B3	3 BHK	703	63.69	30460	1939845.10
10	Moreshwar Apartment Block C	2 BHK	602	51.43	30460	1566679.64
11	Moreshwar Apartment Block C	2 BHK	103	51.43	30460	1566679.64
12	Sarvesh Apartment Block C	2 BHK	202	51.43	30460	1566679.64
Total				641.71	365520.00	19546486.60

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)		5,83,17,950
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)		22,00,88,208
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.	3,65,520
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]		22,04,53,728
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	27,59,63,489
3	Withdrawals	27,55,41,852
4	Closing Balance	4,21,637

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 & NIMESH 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	11,15,00,000	9,85,16,555
2	Total Borrowed Funds (Secured) - Drawdown availed till date		50,00,000	41,86,807
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date		2,00,00,000	99,48,600
4	Customer Receipts used for Project	29,05,56,183	25,45,58,120	22,00,88,208
5	Total Funds for Project	39,10,58,120	39,10,58,120	33,27,40,170
6	Total Estimated cost as per Table A	39,10,58,120	39,10,58,120	

Table G
Any Comments / Observations of CA

1	NA
2	NA

Yours Faithfully,
Signature

SHAILENDRA AGRAWAL & ASSOCIATES
SEAL

UDIN : 25079383BMJKXH5866
Membership Number : 079383
CA Shailendra Agrawal

SUNIL LADDHAD &
NIMISH LADDHAD (AOP)

Agreed and accepted by

Association Person

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