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 30/09/2022 (Q2 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 010983C

Shailendra Agrawal
(Proprietor)
MRN 079343

SHAILENDRA AGRAWAL & ASSOCIATES SEAL

UDIN: 25079383BMJKXG7135
Place: Seoni
Date: 24/02/2025

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	Bhalchandra Apartment -B3	103	63.69	36,15,000	36,15,000	-
2	Bhalchandra Apartment -B3	304	63.69	26,28,900	26,28,900	-
3	Bhalchandra Apartment -B3	401	63.69	34,39,400	34,39,400	-
4	Bhalchandra Apartment -B3	304	63.69	31,90,000	31,90,000	-
5	Bhalchandra Apartment -B3	104	63.69	31,14,800	31,14,800	-
6	Bhalchandra Apartment -B3	404	63.69	26,28,900	26,28,900	-
7	Bhalchandra Apartment -B3	402	63.69	36,76,600	36,76,600	-
8	Bhalchandra Apartment -B3	502	63.69	36,10,000	36,10,000	-
9	Bhalchandra Apartment -B3	202	63.69	33,20,800	33,20,800	-
10	Bhalchandra Apartment -B3	201	63.69	35,58,000	35,58,000	-
11	Bhalchandra Apartment -B3	602	63.69	34,69,050	34,69,050	-
12	Bhalchandra Apartment -B3	203	63.69	33,71,850	33,71,850	-
13	Bhalchandra Apartment -B3	101	63.69	22,50,000	22,50,000	-
14	Bhalchandra Apartment -B3	201	63.69	28,46,400	28,46,400	-
15	Bhalchandra Apartment -B3	102	63.69	26,50,000	26,50,000	-
16	Bhalchandra Apartment -B3	202	63.69	36,20,400	36,20,400	-
17	Moreshwar Apartment Block C	501	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	502	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	38,30,600	38,30,600	-
24	Moreshwar Apartment Block C	803	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	Bhalchandra 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	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	402	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	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	126	51.43	32,97,000	32,97,000	-
53	Bhalchandra Apartment -B3	504	63.69	34,26,000	34,26,000	-
54	Bhalchandra Apartment -B3	501	63.69	36,70,400	36,70,400	-
55	Bhalchandra 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	Bhalchandra 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	202	51.43	22,00,000	22,00,000	-
60	Moreshwar Apartment Block C	103	51.43	22,00,000	22,00,000	-
61	Bhalchandra 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	203	51.43	28,00,000	28,00,000	-
64	Sarvesh Apartment Block C	302	51.43	20,50,000	20,50,000	-
65	Bhalchandra Apartment -B3	702	63.69	36,11,200	36,11,200	-
66	Bhalchandra Apartment -B3	703	63.69	34,50,000	34,50,000	-
67	Bhalchandra Apartment -B3	704	63.69	34,50,000	34,50,000	-
68	Bhalchandra 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	-
Total			3,367	21,14,98,150	21,12,69,808	2,65,142

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

Table B - Actual Cost Incurred on the Project as on 30/09/2022

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	20,06,21,869
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	20,46,68,950
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	20,06,21,869
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	2,77,73,281
	(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.	61,46,041
	(iv) Incurred Expenditure towards taxes, cess, fees, charges,premiums, interest etc. to any Statutory Authority.	4,58,44,482
	(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.	28,04,85,673
	Sub-Total of Development Cost :	31,15,41,073
3	Total Cost of the Project (Actual incurred as on date of certificate)	79.67%
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	31,15,41,073
5	Amount which can be withdrawn from the Designated Account	24,41,98,734
6	Less: Amount withdrawn till date of this certificate as per Designated Account	6,73,42,339
7	Net Amount which can be withdrawn from the Designated Bank Account under	

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

(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	502	51.43	30460	1566557.80
2	Sarvesh Apartment Block C	2 BHK	402	51.43	30460	1566679.64
3	Moreshwar Apartment Block C	2 BHK	101	51.43	30460	1566679.64
4	Bhalchandra Apartment -B3	3 BHK	601	63.69	30460	1939845.10
5	Moreshwar Apartment Block C	2 BHK	702	51.43	30460	1566679.64
6	Moreshwar Apartment Block C	2 BHK	104	51.43	30460	1566679.64
7	Sarvesh Apartment Block C	2 BHK	107	51.43	30460	1566679.64
8	Sarvesh Apartment Block C	2 BHK	702	51.43	30460	1566679.64
9	Sarvesh Apartment Block C	2 BHK	109	51.43	30460	1566679.64
10	Sarvesh Apartment Block C	2 BHK	608	51.43	30460	1566679.64
11	Sarvesh Apartment Block C	2 BHK	508	51.43	30460	1566679.64
12	Bhalchandra Apartment -B3	3 BHK	708	63.69	30460	1939845.10
13	Moreshwar Apartment Block C	2 BHK	602	51.43	30460	1566679.64
14	Moreshwar Apartment Block C	2 BHK	108	51.43	30460	1566679.64
15	Sarvesh Apartment Block C	2 BHK	202	51.43	30460	1566679.64
Total				744.58	426440.00	22679845.88

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)		7,95,17,047
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)		21,12,03,008
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.	4,26,440
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]		21,16,29,448
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	24,42,03,488
3	Withdrawals	24,41,98,734
4	Closing Balance	4,754

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	11,15,00,000	8,50,96,062
2	Total Borrowed Funds (Secured) - Drawdown availed till date		50,00,000	42,11,851
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date		2,00,00,000	1,10,30,152
4	Customer Receipts used for Project	29,05,56,183	25,45,58,170	31,12,08,008
5	Total Funds for Project	39,10,58,120	39,10,58,170	31,15,41,073
6	Total Estimated cost as per Table A	39,10,58,120	39,10,58,170	

Table G
Any Comments / Observations of CA

1	NA
2	NA

Yours Faithfully,
Signature

SHAILENDRA AGRAWAL & ASSOCIATES
SEAL

UDIN : 25079383BMIJKXG7135
Membership Number: 079383
CA Shailendra Agrawal

SUNIL LADDHAD &
NIMISH LADDHAD (AOP)

Agreed and Accepted by:

Assessee Person

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