

M/S G A D & ASSOCIATES Shop no. 19, Upper Ground Floor, Mahaveer Market, Shyam Square, Amravati - 444601 Mob. No. +91 7020387041		email id - cagadassociates@gmail.com, caankittalreja@gmail.com
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FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

MAR-22

To,
Shree Ganesh Builders Limited
Nagpur

Sub:- Certificate of Financial Progress of Work of Shree Ganesh Northstar MahaRERA Registration Number-P50500024282 being developed by Shree Ganesh Builders Limited.

Sir,

This certificate is being issued for RERA compliance for the Shree Ganesh Northstar having MahaRERA Registration Number -P50500024282 being developed by **Shree Ganesh Builders Limited** and is based on the records and documents produced before me and explanations provided to me by the Management of company.

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	24,67,133
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	
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.	68,00,000
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	1,46,401
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 appropriate authority of government or concessionaire which are not refundable and so on.	
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits of 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 borrowing done specifically for construction of rehabilitation component.	
	Sub-Total of LAND COST	94,13,534
	Development Cost/ Cost of Construction of Building:	
(a)	Estimated Cost of Construction as certified by Engineer	17,50,38,408
(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 (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.	1,45,86,534
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	2,50,000
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	18,98,74,942
	Sub-Total of DEVELOPMENT COST	19,92,88,476
	Total Cost of The project (Estimated)	

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

Sr. No.	Particulars	Amount in Rs.
I	Land Cost	Incurred
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	24,67,133
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.	66,11,635
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	1,46,401
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 payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towards 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	92,25,169
	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 the Estimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	6,15,95,651
	(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 (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.	56,93,646
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,89,471
	(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	6,74,78,768
3	Total Cost of The project (Actual incurred as on date of certificate)	7,67,03,937
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	38.49
5	Amount which can be withdrawn from the Designated Account.	7,67,03,937
6	Less: Amount withdrawn till date of this certificate from the Designated Account	3,24,60,361
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,42,43,576

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Talreja
Nagpur
15th April, 2022
UDIN 22177608AHMHNG4830



Date:-15/04/2022
Place:-Nagpur

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)	12,25,84,539
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)	3,41,23,888
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,990.40
	(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	12,75,13,136
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,16,37,024
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)	70

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	3,24,60,361
3	Withdrawals	3,24,60,361
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 **Shree Ganesh Builders Limited** 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.

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

Ankit



CA. Ankit Talreja
Nagpur
15th April, 2022
UDIN 22177608AHMHNG4830

Date:-15/04/2022
Place:-Nagpur

Annexure A

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)
1	A401	43.16	25,50,000	15,19,000	10,31,000
2	A303	56.25	27,25,000	18,53,000	8,72,000
3	B201	50.04	25,00,000	18,40,000	6,60,000
4	B202	40.56	19,50,000	51,000	18,99,000
5	C202	40.63	25,00,000	12,60,000	12,40,000
6	A501	43.16	25,50,000	16,68,000	8,82,000
7	A201	43.16	27,00,000	41,000	26,59,000
8	B203	53.02	29,69,600	51,000	29,18,600
9	A503	56.25	25,50,000	17,75,000	7,75,000
10	A403	56.25	24,50,000	16,67,000	7,83,000
11	C203	50.04	20,00,000	18,50,000	1,50,000
12	A402	43.16	26,00,000	17,48,010	8,51,990
13	B206	57.69	28,50,000	18,11,250	10,38,750
14	C403	50.04	26,50,000	18,51,500	7,98,500
15	B303	53.02	28,76,800	20,32,601	8,44,199
16	B405	52.01	28,75,950	12,51,000	16,24,950
17	B105	52.01	29,20,000	17,70,000	11,50,000
18	B106	57.69	31,00,000	21,03,000	9,97,000
19	B205	52.01	25,00,000	15,30,000	9,70,000
20	B305	52.01	29,00,000	51,000	28,49,000
21	C303	50.04	27,00,000	18,36,000	8,64,000
22	C503	50.04	25,00,000	50,000	24,50,000
23	A202	43.16	13,79,114	51,000	13,28,114
24	B406	57.69	18,43,580	14,00,000	4,43,580
25	B306	57.69	18,43,580	50,000	17,93,580
26	B506	57.69	18,43,580	3,50,000	14,93,580
27	C104	54.99	17,57,046	10,00,000	7,57,046
	TOTAL	1,373	6,65,84,249	3,24,60,361	3,41,23,888

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential

premises Rs .32,835 per sm. at Carpet Area *(Cost at carpet Area = 1.1

of Cost at Built up area (i.e. Rs 29,850 per sm.)

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	SHOP-1	19.84	6,33,891
2	SHOP-2	11.19	3,57,481
3	SHOP-3	21.35	6,82,303
4	SHOP-4	19.77	6,31,750
5	SHOP-5	19.70	6,29,354

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6	SHOP-6	25.65	8,19,518
7	A101	43.16	13,79,114
8	A102	43.16	13,79,114
9	A103	56.25	17,97,597
10	A301	43.16	13,79,114
11	A601	43.16	13,79,114
12	B101	50.04	15,98,996
13	B102	40.56	12,96,095
14	B103	53.02	16,94,382
15	B104	51.44	16,43,893
16	C101	53.02	16,94,350
17	C102	40.63	12,98,172
18	C103	50.04	15,98,996
19	C105	52.03	16,62,459
20	C106	51.45	16,43,925
21	A203	56.25	17,97,597
22	B204	51.44	16,43,893
23	C201	53.02	16,94,350
24	C204	54.99	17,57,046
25	C205	52.03	16,62,459
26	C206	51.45	16,43,925
27	A302	43.16	13,79,114
28	B301	50.04	15,98,996
29	B302	40.56	12,96,095
30	B304	51.44	16,43,893
31	C301	53.02	16,94,350
32	C302	40.63	12,98,172
33	C304	54.99	17,57,046
34	C305	52.03	16,62,459
35	C306	51.45	16,43,925
36	B401	50.04	15,98,996
37	B402	40.56	12,96,095
38	B403	53.02	16,94,382
39	B404	51.44	16,43,893
40	C401	53.02	16,94,350
41	C402	40.63	12,98,172
42	C404	54.99	17,57,046
43	C405	52.03	16,62,459
44	C406	51.45	16,43,925
45	A502	43.16	13,79,114
46	B501	50.04	15,98,996
47	B502	40.56	12,96,095
48	B503	53.02	16,94,382
49	B504	51.44	16,43,893
50	B505	52.01	16,62,043
51	C501	53.02	16,94,350
52	C502	40.63	12,98,172
53	C504	54.99	17,57,046
54	C505	52.03	16,62,459
55	C506	51.45	16,43,925
56	A602	43.16	13,79,114
57	A603	56.25	17,97,597
58	B601	50.04	15,98,996
59	B602	40.56	12,96,095
60	B603	53.02	16,94,382
61	B604	51.44	16,43,893
62	B605	52.01	16,62,043
63	B606	57.69	18,43,580
64	C601	53.02	16,94,350
65	C602	40.63	12,98,172
66	C603	50.04	15,98,996
67	C604	54.99	17,57,046
68	C605	52.03	16,62,459
69	C606	51.45	16,43,925
70	A701	43.16	13,79,114

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71	A702	43.16	13,79,114
72	A703	56.25	17,97,597
73	B701	50.04	15,98,996
74	B702	40.56	12,96,095
75	B703	53.02	16,94,382
76	B704	51.44	16,43,893
77	B705	52.01	16,62,043
78	B706	57.69	18,43,580
79	C701	53.02	16,94,350
80	C702	40.63	12,98,172
81	C703	50.04	15,98,996
82	C704	54.99	17,57,046
83	C705	52.03	16,62,459
84	C706	51.45	16,43,925
		3,990.40	12,75,13,136.14

