



SAWALKAR & BONDE

CHARTERED ACCOUNTANTS

4th floor, Bhiwapurkar Chambers, Mehadia Square, Dhantoli, Nagpur-440 012

Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time

of Registration of Project and for withdrawal of Money from Designated Account)

As on date 30th June 2022

Date: 13/12/2022

To,

CONCRETE DEVELOPER,
NAGPUR

Subject: Certificate of Financial Progress of Work GOVIND ENCLAVE being developed by
CONCRETE DEVELOPER

Sir, This certificate is being issued for RERA compliance for the GOVIND ENCLAVE being developed by CONCRETE DEVELOPER and is based on the records and documents produced before me and explanations provided to me 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)
I.	i. Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	33189000.00
	(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.	11500000.00
	(c) Estimated Acquisition cost of TDR (if any).	12,00,000.00
	(d) Estimated Amount 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	
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	1590000.00
	(f) Under Rehabilitation scheme:	
	1. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA
		NA

(1)	(2)	(3)
	<p>11. Estimated Cost towards clearance of land of all any encumbrances including cost of removal of illegal/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 concessionaire which are not refundable and soon.</p> <p>111. 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.</p> <p>1v. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component</p> <p>Sub-Total of Land Cost:</p>	<p>0.00</p> <p>0.00</p> <p>0.00</p> <p>47,479,000.00</p>
	<p>ii. Development Cost / Cost of Construction of Building</p> <p>(a) Estimated Cost of Construction as certified by Engineer.</p> <p>(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)</p> <p>(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout road setc.). absorbed cost (attributable to this project) of machinery and equipment including its hire and maintenance costs, consumables etc.</p> <p>(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.</p> <p>(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lender on construction funding or money borrowed for construction.</p> <p>Sub-total of Development Cost:</p>	<p>217,200,000.00</p> <p>0.00</p> <p>25,000,000.00</p> <p>70,000,000.00</p> <p>312,200,000.00</p>
	Total Cost of the Project (Estimated)	359,679,000.00

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

••Estimated cost shall be revised through correction application.



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

S.No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	33,189,000.00
	(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.	9,770,818.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	794,516.00 1,590,000.00
	(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	NA
	(e) Land Premium paid for redevelopment of land owned by public	NA
	Authorities.	
	(t) Under Rehabilitation scheme:	
	1. 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.	
	11. 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. tenant,, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
	111. 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	
	1v. Any other cost including interest incurred on the loan	



Table C

Statement for calculation of Receivables from the Sales of

the Real Estate Project Sold Inventory - **Annexure-1**

Sr. No.	Plot No.	Carpet Area (in. sq. mtrs)	Unit Consideration as per Agreement/ Letter of Allotment.	Received Amount*	Balance Receivables

*Unit consideration as per agreement/letter

of allotment and amount received does not include pass through charges and indirect taxes.

1.: Unsold Inventory-Annexure-1

S.No (1)	Flat No (2)	Carpet Area (in. sq. mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)



Table D
Comparison between Balance Cost and Receivables

S.No (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	232,866,985.71
2	Balance Amount of receivables from sold apartments as per Table C of this certificate (Ascertified by Chartered Accountant as verified from the records and books of Accounts)	35,793,360.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	3789.14 155,100,000.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	190,893,360.00
5	(To Be Filled for Ongoing Project only) Amount to be deposited in Designated Account - 70% / 4, 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	232,866,985.71



Table E**Designated Bank Account Details**

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account till date)
1.	Opening Balance	16995294.83
2.	Deposits	22869493.00
3.	Withdrawals	37311313.69
4.	Closing Balance	25,53,474.14

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 (ATHARVA INFRASTRUCTURE) 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**

S.No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	359679000.00	105361210.00	27594224.29
2.	Total Borrowed Funds (Secured) - Drawdown available till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown available till date	0.00	0.00	0.00
4.	Customer Receipts used for Project	0.00	254317790.00	99217790.00
5.	Total Funds for Project	359679000.00	359679000.00	126,812,014.29
6.	Total Estimated Cost (As per Table A)	359679000.00	359679000.00	359,679,000.00



TableG

**AnyComments/Observation
sofCA**

1.	Cost of Land is proportionate cost of total land area calculated as per sanctioned layout.
2.	The Entire Project Development is completed 35.26% up to the date of the Certificate and Completion Certificate obtained by the Developers.
3.	The unsold units are as per annexure attached.
4.	All actual cost incurred considered as per Trial Balance as on the date of this Certificate produced for our verification.

YoursFaithfully,

NAGPUR
Date: - 13/12/2022

For SAWALKAR AND BONDE
Chartered Accountants

F.R.N. NO. 115917W



CA RAM BONDE
Partner
M.NO.115917
UDIN :- 22115917BFNKNL7233

Agreedandacceptedby:

For CONCRETE DEVELOPER

A handwritten signature in blue ink, appearing to be "Chhaya".

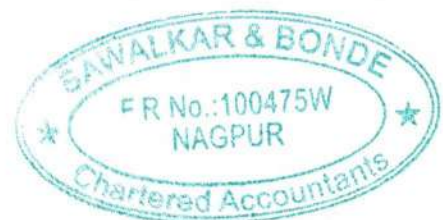
(Partner)
Date:13/12/2022

ANNEXURE A					
CONCRETE DEVELOPERS					
PROJECT NAME:-GOVIND ENCLAVE					
PHASE 1 (wing A)					
Statement For Calculation OF Recievable From the Sales of the Ongoing Real Estate Project					
Sold Inventory up to 30.06.2022					
Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Agrrement/Letter	Received Amount up to 30.06.2022	Balance Receivable/ outstanding
1	201	52.054	36,54,000.00	29,82,300.00	6,71,700.00
2	202	53.296	30,00,000.00	25,75,000.00	4,25,000.00
3	301	52.054	35,00,000.00	28,28,000.00	6,72,000.00
4	302	53.296	36,00,000.00	27,10,250.00	8,89,750.00
5	303	55.647	33,30,000.00	28,30,500.00	4,99,500.00
6	401	52.054	36,65,000.00	31,15,250.00	5,49,750.00
7	501	52.054	30,00,000.00	25,50,000.00	4,50,000.00
8	502	53.296	32,50,000.00	25,50,000.00	7,00,000.00
9	503	55.647	37,75,000.00	34,05,750.00	3,69,250.00
10	504	52.437	30,00,000.00	22,60,000.00	7,40,000.00
11	601	52.054	36,30,000.00	28,34,500.00	7,95,500.00
12	602	53.296	37,00,000.00	31,45,000.00	5,55,000.00
13	603	55.647	31,17,000.00	8,50,000.00	22,67,000.00
14	701	52.054	33,75,000.00	27,00,000.00	6,75,000.00
15	702	53.296	37,00,000.00	29,60,000.00	7,40,000.00
16	703	55.647	40,71,600.00	1,00,000.00	39,71,600.00
17	704	52.437	37,32,400.00	1,50,000.00	35,82,400.00
18	801	52.054	36,30,000.00	29,85,500.00	6,44,500.00
19	901	52.054	36,00,000.00	30,60,000.00	5,40,000.00
20	902	53.296	33,50,000.00	26,80,000.00	6,70,000.00
21	903	55.647	39,58,000.00	26,00,000.00	13,58,000.00
22	1001	52.054	30,00,000.00	25,50,000.00	4,50,000.00
23	1002	53.296	29,59,000.00	25,15,150.00	4,43,850.00
24	1101	52.054	34,92,500.00	29,68,629.00	5,23,871.00
25	1102	53.296	34,00,000.00	28,90,000.00	5,10,000.00
26	1103	55.647	35,62,650.00	28,50,122.00	7,12,528.00
27	1104	52.437	35,00,000.00	28,00,000.00	7,00,000.00
28	1202	53.296	37,67,000.00	32,01,950.00	5,65,050.00
29	1203	55.647	39,52,000.00	33,59,200.00	5,92,800.00
30	1301	52.054	38,80,000.00	32,61,201.00	6,18,799.00
31	1302	53.296	37,26,500.00	31,67,525.00	5,58,975.00
32	1303	55.647	29,00,000.00	4,72,000.00	24,28,000.00
33	1402	53.296	38,50,000.00	32,72,500.00	5,77,500.00
34	1403	55.647	40,43,000.00	35,63,913.00	4,79,087.00
35	1501	52.054	35,00,000.00	29,75,000.00	5,25,000.00
36	1503	55.647	38,45,000.00	32,68,250.00	5,76,750.00
37	1504	52.437	39,18,000.00	33,30,300.00	5,87,700.00
	TOTAL	1977.122	13,09,33,650.00	9,83,17,790.00	3,26,15,860.00



UNSOLD INVENTORY DETAILS			
ANNEXURE A			
GOVIND ENCLAVE			
PHASE I (wing A)			
SR. NO.	FLAT NO.	CARPET AREA	MARKET VALUE
1	101	52.054	20,00,000.00
2	104	52.437	20,50,000.00
3	203	55.647	22,00,000.00
4	204	52.437	20,50,000.00
5	304	52.437	20,50,000.00
6	402	53.296	21,00,000.00
7	403	55.647	22,00,000.00
8	404	52.437	20,50,000.00
9	604	52.437	22,00,000.00
10	802	53.296	22,00,000.00
11	803	55.647	23,00,000.00
12	804	52.437	22,00,000.00
13	904	52.437	22,00,000.00
14	1003	55.647	23,00,000.00
15	1004	52.437	22,00,000.00
16	1201	52.054	22,00,000.00
17	1204	52.437	22,00,000.00
18	1304	52.437	22,00,000.00
19	1401	52.054	22,00,000.00
20	1404	52.437	22,00,000.00
21	1502	53.296	23,00,000.00
22	1601	52.054	22,00,000.00
23	1602	53.296	23,00,000.00
24	1603	55.647	23,00,000.00
25	1604	52.437	22,00,000.00
	TOTAL	1,328.88	5,46,00,000.00
62			

ANNEXURE A					
CONCRETE DEVELOPERS					
PROJECT NAME:-GOVIND ENCLAVE					
PHASE II (wing B)					
Statement For Calculation OF Recievable From the Sales of the Ongoing Real Estate Project					
Sold Inventory up to 30.06.2022					
Sr. No.	Flat No.	Carpent Area	Unit Consideration	Received Amout	Balance
		(In Sq. Mtr)	As Per Agrgrement/Letter Of Allotment	up to 30.06.2022	Receivable/ outstanding balance
1	906	52.05	40,77,500.00	9,00,000.00	31,77,500.00
	TOTAL	52.047	40,77,500.00	9,00,000.00	31,77,500.00



UNSOLD INVENTORY DETAILS			
ANNEXURE A			
GOVIND ENCLAVE			
PHASE II (wing B)			
SR. NO.	FLAT NO.	CARPET AREA	MARKET VALUE
1	105	54.14	21,00,000.00
2	107	54.08	21,00,000.00
3	205	54.14	21,00,000.00
4	206	52.05	20,00,000.00
5	207	54.08	21,00,000.00
6	305	54.14	21,00,000.00
7	306	52.05	20,00,000.00
8	307	54.08	21,00,000.00
9	405	54.14	21,00,000.00
10	406	52.05	20,00,000.00
11	407	54.08	21,00,000.00
12	505	54.14	22,00,000.00
13	506	52.05	21,00,000.00
14	507	54.08	22,00,000.00
15	605	54.14	22,00,000.00
16	606	52.05	21,00,000.00
17	607	54.08	22,00,000.00
18	705	54.14	22,00,000.00
19	706	52.05	21,00,000.00
20	707	54.08	22,00,000.00
21	805	54.14	22,00,000.00
22	806	52.05	21,00,000.00
23	807	54.08	22,00,000.00
24	905	54.14	22,00,000.00
26	907	54.08	22,00,000.00
27	1005	54.14	22,00,000.00
28	1006	52.05	21,00,000.00
29	1007	54.08	22,00,000.00
30	1105	54.14	23,00,000.00
31	1106	52.05	22,00,000.00
32	1107	54.08	23,00,000.00
33	1205	54.14	23,00,000.00
34	1206	52.05	22,00,000.00
35	1207	54.08	23,00,000.00
36	1305	54.14	23,00,000.00
37	1306	52.05	22,00,000.00
38	1307	54.08	23,00,000.00
39	1405	54.14	23,00,000.00
40	1406	52.05	22,00,000.00
41	1407	54.08	23,00,000.00
42	1505	54.14	23,00,000.00
43	1506	52.05	22,00,000.00
44	1507	54.08	23,00,000.00
45	1605	54.14	23,00,000.00
46	1606	52.05	22,00,000.00
47	1607	54.08	23,00,000.00
		2460.26	10,05,00,000.00

