



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 30st June 2022

Date: 13/12/2022

To.

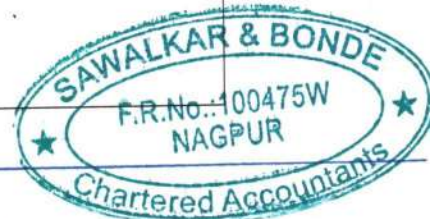
1. Shri Sanjay Nagorao Paidliwar,
Pot No 140, Shivaji Nagar, Nagpur 440010
2. Shri Nitish Rameshchandra Chordia
Plot No 139, Shankar Nagar, Nagpur 440010

Subject: Certificate of Financial Progress of Work SHREE LAXMI NAGAR having MAHARERA P50500024752b

being developed by SHRI SANJAY NAGORAO PAIDLIWAR and SHRI NITISH RAMESHCHANDRA CHORDIA 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). (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 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 (e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. (f) Under Rehabilitation scheme: 1. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	34895130.00 2261827.00 0.00 187500.00 NA NA



NAGPUR ■ YAVATMAL ■ PUSAD

Phone : 9011365342 E-mail : sawalkarbond@gmail.com

H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir Mahal, Nagpur-440 018

(1J)	(2)	(3)
	11. 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 concessionaire which are not refundable and so on. 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. 1v. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component Sub - Total of Land Cost:	0.00 0.00 0.00 37,344,457.00
	ii. Development Cost/Cost of Construction of Building (a) Estimated Cost of Construction as certified by Engineer. (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, consultants 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. (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. Sub-total of Development Cost: Total Cost of the Project (Estimated)	20,000,000.00 0.00 0.00 0.00 20,000,000.00 57,344,457.00

*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).	34,895,130.00
	(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.	2261827.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00 187,500.00
	(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 borrowing done specifically for construction of rehabilitation component.	37,344,457.00
	Sub - Total of Land Cost:	

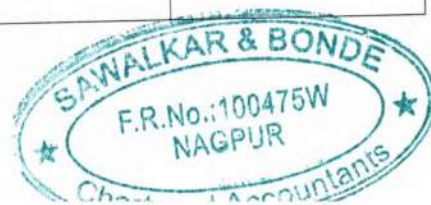


Table C

Statement for calculation of Receivables from the Sales of the Real

Estate ProjectSold Inventory - **Annexure-1**

Sr. No.	Plot No.	Carpet Area (in. sq. mtrs)	Unit Consideration as per Agreement/ Letter of Allotment.	Received Amount*	Rala11cc 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 (I)	Flat No. 12)	Carpet Area(in. sq. mtrs) (3)	Unit Consideration as per ReadyReckoner Rate (4)



Table D
Comparison between Balance Cost and
Receivables

S.No (i)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,17,49,394.24
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)	1,33,71,934.00
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	(927.985) 60,69,022.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(iii)]	1,94,40,956.00
5	(To Be Filled for Ongoing Projects 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	9613769.20



Table E
Designated Bank Account Details

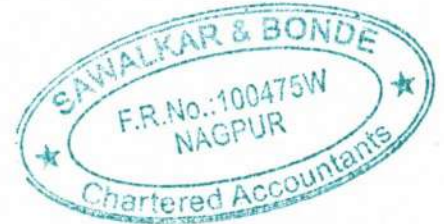
S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	7,76,265.40
2.	Deposits	1,49,64,124.00
3.	Withdrawals	72,80,332.76
4.	Closing Balance	84,60,056.64

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	5,73,44,457.00	0.00	1122922.76
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for Project	0.00	0.00	44,472,140.00
5.	Total Funds for Project	5,73,44,457.00		45,595,062.76
6.	Total Estimated Cost (As per Table A)	5,73,44,457.00		57,344,457.00



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 79.51% 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.

Yours Faithfully,

NAGPUR
Date: - 13/12/2022

For SAWALKAR AND BONDE
Chartered Accountants
F.R.N. NO. 115917W



CA RAM BONDE
Partner
M.NO.115917
UDIN :- 22115917BFNJKN5260

Agreed and accepted by:

Shri Sanjay Paidliwar

(Proprietor)
Date: 13/12/2022

ANNEXURE A
SHREE LAXMI NAGAR
S. NO. 42/6/B, PH. NO. 41, MOUZA - RUI, NAGPUR. TAH. & DISTT. NAGPUR

Statement For Calculation OF Recievable From the Sales of the Ongoing Real Estate Project

Sold Inventory up to 30.06.2022

Sr. No.	PLOT NO.	PLOT AREA IN SQ. MTRS.	Unit Consideration As Per Agrrement/Letter Of	Received Amount up to 30.06.2022	Balance Receivable/ outstanding
1	1	557.51	6,000,000.00	293,000.00	5,707,000.00
2	2	557.43	3,650,000.00	3,650,000.00	-
3	3	535.72	3,525,000.00	1,380,000.00	2,145,000.00
4	4	118.98	1,050,000.00	1,050,000.00	-
5	5	108.00	1,050,000.00	1,050,000.00	-
6	6	108.00	1,162,000.00	1,162,000.00	-
7	7	108.00	1,103,900.00	1,103,900.00	-
8	8	108.00	1,075,000.00	1,075,000.00	-
9	9	108.00	1,430,422.00	531,000.00	899,422.00
10	10	108.00	1,325,000.00	105,000.00	1,220,000.00
11	11	108.00	1,278,000.00	40,000.00	1,238,000.00
12	13	156.10	1,680,230.00	1,680,230.00	-
13	14	108.00	1,162,000.00	1,162,000.00	-
14	15	108.00	1,162,000.00	1,162,000.00	-
15	16	108.00	1,131,000.00	1,131,000.00	-
16	17	108.00	1,162,000.00	1,162,000.00	-
17	18	108.00	1,162,000.00	1,162,000.00	-
19	21	156.91	1,773,000.00	1,773,000.00	-
20	22	170.45	1,651,000.00	1,651,000.00	-
21	23	108.00	1,022,560.00	1,022,560.00	-
22	24	108.00	1,162,500.00	1,162,500.00	-
23	25	108.00	1,162,512.00	50,000.00	1,112,512.00
24	26	108.00	1,151,000.00	1,151,000.00	-
25	27	108.00	1,100,000.00	1,100,000.00	-
26	28	108.00	1,170,000.00	1,170,000.00	-
27	29	108.00	1,162,000.00	1,162,000.00	-
28	30	108.00	1,132,950.00	1,132,950.00	-
29	31	108.00	710,000.00	710,000.00	-
30	32	118.98	1,280,000.00	1,280,000.00	-
31	34	470.32	5,000,000.00	5,000,000.00	-
32	35	470.32	4,758,000.00	4,758,000.00	-
33	36	470.32	3,500,000.00	2,450,000.00	1,050,000.00
	TOTAL	6051.045	57,844,074.00	44,472,140.00	13,371,934.00



ANNEXURE A

SHREE LAXMI NAGAR

S. NO. 42/0/D, P.H. NO. 41, MOUZA - KUI, NAGPUR.

TAL. & DISTT. NAGPUR

UNSOLD INVENTORY DETAILS

SR. NO.	PLOT NO.	PLOT AREA IN SQ. MTRS.	MARKET VALUE
1	12	156.10	1,020,868.00
2	19	108.00	706,320.00
18	20	108.00	706,320.00
3	33	555.89	3,635,514.00
		927.985	6,069,022.00

