



SAWALKAR & BONDE
CHARTERED ACCOUNTANTS

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

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

As on Date 31.12.2023

To,

Day & Date : 14/01/2024

M/S. (1) SHRI SANJAY NAGORAO PAIDLIWAR

PLOT NO. 140, SHIVAJI NAGAR, NAGPUR-440010

(2) SHRI NITISH RAMESHCHANDRA CHORDIA

PLOT NO. 139, SHANKAR NAGAR, NAGPUR-440010

PAN: AAKPC63782F

Subject : Certificate of Financial Progress of work of "SHREE LAXMI NAGAR" having MahaRERA Registration Number

Sir,

This Certificate is being issued for RERA compliance for the "SHREE LAXMI NAGAR" having MAHARERA Registration

Table-A Estimated cost of the project (at the time of registration of project)

Sr No.	Particulars		Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1	2		3
1. i)	Land Cost:		
a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)		3,48,95,130.00
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		22,61,827.00
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		1,87,500.00
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		-



NAGPUR ■ PUSAD

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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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
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 borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land Cost Rs	3,73,44,457.00
ii)	Development Cost / Cost of Construction of building:	
a	Estimated Cost of Construction as certified by Engineer	2,00,00,000.00
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 service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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 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	2,00,00,000.00
	Total cost of Project (Estimated)	5,73,44,457.00
Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application		



Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>

Sr. No.	Particulars	Amount (Rs)
		Incurred
1	Land Cost	
a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	3,48,95,130.00
b	Incurred Expenditure on 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	22,61,827.00
c	Incurred Expenditure for acquisition of TDS(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	1,87,500.00
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 (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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or 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 estimated on the borrowing done specifically for construction of rehabilitation component.	-
	SUB TOTAL OF LAND COST:	3,73,44,457.00



		2 Development Cost / Cost of Construction	
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	-
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	1,22,50,705.00
	(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 service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	1,43,76,905.98
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	15,43,108.80
	(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.	-
		Sub Total of Development Cost	2,81,70,719.78
3		Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)	6,55,15,176.78
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	114.25
5		Amount which can be withdrawn from the designated account	6,55,15,176.78
6		Less : Amount withdrawn till date of this certificate from the designated account	6,43,65,074.00
7		Net amount which can be withdrawn from the designated Bank account under this certificate	11,50,102.78
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;			



Table C
Sold Inventory

Sr. No.	Building	Flat/Sho p No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	SHREE LAXMI NAGAR	1	557.51	60,00,000.00	60,00,000.00	-
2	SHREE LAXMI NAGAR	2	557.43	36,50,000.00	36,50,000.00	-
3	SHREE LAXMI NAGAR	3	535.72	35,25,000.00	35,25,000.00	-
4	SHREE LAXMI NAGAR	4	118.98	10,50,000.00	10,50,000.00	-
5	SHREE LAXMI NAGAR	5	108.00	10,50,000.00	10,50,000.00	-
6	SHREE LAXMI NAGAR	6	108.00	11,62,000.00	11,62,000.00	-
7	SHREE LAXMI NAGAR	7	108.00	11,03,900.00	11,03,900.00	-
8	SHREE LAXMI NAGAR	8	108.00	10,75,000.00	10,75,000.00	-
9	SHREE LAXMI NAGAR	9	108.00	14,30,422.00	14,30,422.00	-
10	SHREE LAXMI NAGAR	10	108.00	13,25,000.00	13,25,000.00	-
11	SHREE LAXMI NAGAR	11	108.00	12,78,000.00	12,78,000.00	-
12	SHREE LAXMI NAGAR	12	156.10	16,80,300.00	-	16,80,300.00
13	SHREE LAXMI NAGAR	13	156.10	16,80,230.00	16,80,230.00	-
14	SHREE LAXMI NAGAR	14	108.00	11,62,000.00	11,62,000.00	-
15	SHREE LAXMI NAGAR	15	108.00	11,62,000.00	11,62,000.00	-
16	SHREE LAXMI NAGAR	16	108.00	11,31,000.00	11,31,000.00	-
17	SHREE LAXMI NAGAR	17	108.00	11,62,000.00	11,62,000.00	-
18	SHREE LAXMI NAGAR	18	108.00	11,62,000.00	11,62,000.00	-
19	SHREE LAXMI NAGAR	19	108.00	7,10,000.00	7,10,000.00	-
20	SHREE LAXMI NAGAR	20	108.00	13,11,000.00	13,11,000.00	-
21	SHREE LAXMI NAGAR	21	156.91	17,73,000.00	17,73,000.00	-
22	SHREE LAXMI NAGAR	22	170.45	16,51,000.00	16,51,000.00	-
23	SHREE LAXMI NAGAR	23	108.00	10,22,560.00	10,22,560.00	-
24	SHREE LAXMI NAGAR	24	108.00	11,62,500.00	11,62,500.00	-
25	SHREE LAXMI NAGAR	25	108.00	11,62,512.00	11,62,512.00	-
26	SHREE LAXMI NAGAR	26	108.00	11,51,000.00	11,51,000.00	-
27	SHREE LAXMI NAGAR	27	108.00	11,00,000.00	11,00,000.00	-
28	SHREE LAXMI NAGAR	28	108.00	11,70,000.00	11,70,000.00	-
29	SHREE LAXMI NAGAR	29	108.00	11,62,000.00	11,62,000.00	-
30	SHREE LAXMI NAGAR	30	108.00	11,32,950.00	11,32,950.00	-
31	SHREE LAXMI NAGAR	31	108.00	7,10,000.00	7,10,000.00	-
32	SHREE LAXMI NAGAR	32	118.98	12,80,000.00	12,80,000.00	-
33	SHREE LAXMI NAGAR	33	555.89	45,00,000.00	45,00,000.00	-
34	SHREE LAXMI NAGAR	34	470.32	50,00,000.00	50,00,000.00	-
35	SHREE LAXMI NAGAR	35	470.32	47,58,000.00	47,58,000.00	-
36	SHREE LAXMI NAGAR	36	470.32	35,00,000.00	35,00,000.00	-
Grand Total			6,979.03	6,60,45,374.00	6,43,65,074.00	16,80,300.00



TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
NIL			



Table D		
Comparison between Balance Cost and Receivables		
Sr. No	Particulars	Amount
1	Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	(81,70,719.78)
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	16,80,300.00
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	-
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	16,80,300.00
5	(To be filled for ongoing projects only). 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.	11,76,210.00

Table E Designated Bank Account Details		
Sr. No	Particulars	Designated Bank Account Details
		Actual amount till date (from start of bank account till the cut off date of this certificate)
1	Opening Balance	
2	Deposits	7,20,49,920.00
3	Withdrawals	7,14,18,175.04
4	Closing Balance	6,31,744.96

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.



Table F Means of Finance				
Sr. 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	(70,20,617.00)	11,50,102.78
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4	Customer Receipts used for project	-	6,43,65,074.00	6,43,65,074.00
5	Total funds for project	5,73,44,457.00	5,73,44,457.00	6,55,15,176.78
6	Total Estimated cost (As per Table A)	5,73,44,457.00	5,73,44,457.00	5,73,44,457.00

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA	
Sr. No	Comments/Observations of CA
1	Refer relevant notes mentioned in respective tables.

For Sawalkar & Bonde
Chartered Accountants
FRN: 100475W

CA Ram Bonde

Partner

(M.NO. 115917)

UDIN: 24115917BKBNVO5529

Day & Date : 14/01/2024



Agreed and accepted by:

FOR SANJAY PAIDLEWAR & OTHER

AUTHORISED SIGNATORY
Nitish chordia

Mr Shri Sanjay Paidliwar
Partner