



Annexure B
FORM B
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
For the Period Ending December 2021

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To,
Promoter,

Date: 15/02/2023

NAGPUR

Subject: Certificate of Financial Progress of Work of "Golden Park" having MahaRERA Registration Number -P50500027531 being developed by M/S Shri Om Sai Builders & Developers (Partnership Firm with designated partner Arvind Rajaramji Aglawe)

Sir/ Madam,

This certificate is being issued for RERA compliance for the "Golden Park" having MahaRERA Registration Number- P50500027531 being developed by M/S "Shri Om Sai Builders & Developers (Partnership Firm with designated partner Arvind Rajaramji Aglawe)" 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.	Particulars	Estimated Cost
		(At the time of Registration of Project)
-1	-2	-3
i.	Land Cost	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	73190000.00
(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.	10000000.00
(c)	Estimated Acquisition cost of TDR (if any).	0.00
(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	1907540.00
(e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
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 concessionaire which are not refundable and so on.	0.00
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.	0.00
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
	Sub-Total of Land Cost:	85097540.00
ii.	Development Cost/Cost of Construction of Building	
(a)	Estimated Cost of Construction as certified by Engineer.	33000000.00
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
(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.	200000.00
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	0.00
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	Sub-total of Development Cost:	33200000.00

	Total Cost of the Project (Estimated)	118297540.00

*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)

-1	-2	-3
	Land Cost	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	73190000.00
(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.	690000.00
(c)	Incurred Expenditure for Acquisition of TDR (if any).	0.00
(d)	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State Central Government, towards stamp duty, transfer charges, registration fees etc; and	1787540.00
(e)	Land Premium paid for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
i.	Incurred Expenditure for construction of rehabilitation building Minimum of (a) or (b) to be considered	0.00
(a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
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.	0.00
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.	0.00
iv.	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub-Total of Land Cost:	75667540.00
2	Development Cost/Cost of Construction	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	2234561.00
(a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	2240000.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2234561.00
(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
(iii)	Incurred 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. All costs incurred to complete the construction of the entire phase of the project registered.	265000.00
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
(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.	0.00
	Sub-total of Development Cost:	2499561.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	78167101.00
4	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	66.08%
5	Amount which can be withdrawn from the Designated Account.	78167101.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	61207653.12
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	16959447.88

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

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory

S. No.	flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount*	Balance Receivables
-1	-2	-3	-4	-5	-6
1	1	565.72	1440869	100000	1340869
2	4	147.53	1540373	220000	1320373
3	5	119.03	1242802	500000	742802
4	7	119.03	1242802	300000	942802
5	8	119.03	1242802	100000	1142802
6	9	119.03	1242802	350000	892802
7	11	151.8	1584956	100000	1484956
8	13	119.03	1242802	160001	1082801
9	14	119.03	1242802	400000	842802
10	15	118.68	1239147	350000	889147
11	16	180.2	1881483	150000	1731483
12	17	169.6	1770807	576880	1193927
13	18	110.4	1152695	275000	877695
14	19	110.4	1152695	275000	877695
15	20	110.4	1152695	368880	783815
16	21	110.4	1152695	450000	702695
17	22	140.8	1470104	360000	1110104
18	23	140.8	1470104	359000	1111104
19	24	110.4	1152695	100000	1052695
20	25	110.4	1152695	400000	752695
21	26	110.4	1152695	100000	1052695
22	27	110.4	1152695	200000	952695
23	28	110.4	1152695	100000	1052695
24	30	151.72	1584121	400000	1184121
25	31	135	1409546	350000	1059546
26	34	134.28	1402028	232000	1170028
27	38	131.68	1374881	80000	1294881
28	39	128.28	1339382	341000	998382
29	40	120.7	1260238	504400	755838
30	41	120.7	1260238	410550	849688
31	44	108.9	1137034	130000	1007034
32	47	125.93	1314845	100000	1214845
33	48	181.07	1890566	950000	940566
34	49	162.2	1693543	950000	743543
35	50	160.38	1674540	445520	1229020

36	51	158.55	1655433	500000	1155433
37	53	191.02	1994455	600000	1394455
38	54	97.13	1014142	300000	714142
39	55	98.17	1025001	50000	975001
40	62	189.56	1090780	37500	1053280
41	70	105	1096313	100000	996313
42	72	197.4	2061069	588500	1472569
43	73	197.4	2061069	588500	1472569
44	74	105	1096313	350000	746313
45	77	105	1096313	315000	781313
46	83	105	1096313	100000	996313
47	84	105	1096313	462974	633339
48	85	105	1096313	464552	631761
49	86	105	1096313	100000	996313
50	87	105	1194460	300000	894460
51	88	105	1770807	310000	1460807
52	89	105	1096313	509001	587312
53	90	197.4	2061069	1400000	661069
54	91	141.75	1409546	100000	1309546
55	92	124.25	1297304	250000	1047304
56	93	124.25	1297304	450000	847304
57	94	124.25	1297304	450000	847304
58	95	158.53	1655224	500000	1155224
59	96	158.53	1655224	600002	1055222
60	97	124.25	1297304	422622.78	874681
61	98	124.25	1297304	422622.78	874681
62	99	124.25	1297304	320000	977304
63	100	145.25	1516567	350000	1166567
64	101	198.8	2075687	200000	1875687
65	102	114.4	1194460	325000	869460
66	103	114.4	1194460	325000	869460
67	104	114.4	1194460	450000	744460
68	105	114.4	1194460	533905	660555
69	106	114.4	1194460	25000	1169460
70	107	114.4	1194458	500000	694458
71	108	114.4	1194460	400000	794460
72	109	114.4	1194460	100000	1094460
73	110	114.4	1194460	400000	794460
74	111	114.4	1194460	490000	704460
75	112	160.28	1673496	290000	1383496
76	113	160.28	1673496	260000	1413496
77	114	114.4	1194460	490000	704460
78	115	114.4	1194460	300000	894460
79	121	114.4	1194460	389122	805338

80	123	114.4			
81	124	185.2	1194460	100000	1094460
82	125	164.4	1933688	826804	1106884
83	126	114.4	1716514	250000	1466514
84	127	114.4	1194460	389122	805338
85	128	114.4	1194460	250001	944459
86	129	114.4	1194460	300000	894460
87	130	114.4	1194460	390000	804460
88	131	114.4	1194460	389122	805338
89	132	114.4	1194460	100000	1094460
90	133	114.4	1194460	362852	831608
91	134	114.4	1194460	449998	744462
92	135	114.4	1194460	390000	804460
93	136	160.28	1194460	586000	608460
94	137	160.28	1673496	760000	913496
95	138	114.4	1673496	1207676	465820
96	139	114.4	1194460	300000	894460
97	140	114.4	1194460	300000	894460
98	141	114.4	1194460	450000	744460
99	142	114.4	1194460	300000	894460
100	143	114.4	1194460	300000	894460
101	144	114.4	1194460	389122	805338
102	145	114.4	1194460	390120	804340
103	146	114.4	1194460	389122	805338
104	147	114.4	1194460	389122	805338
105	148	150.8	1194460	451028.5	743431
106	149	129.76	1574515	451028.5	1123486
107	153	134.78	1354835	441370	913465
108	155	118.15	1407249	275000	1132249
109	156	112.88	1233614	40000	1193614
110	157	118.59	1178589	100000	1078589
111	158	154.78	1238208	650000	588208
112	159	295.78	1616070	650000	966070
113	160	124.8	3088263	1100000	1988263
114	161	118.4	1303047	480000	823047
115	162	118.4	1236224	500000	736224
116	163	118.4	1236224	100000	1136224
117	164	118.4	1236224	100000	1136224
118	165	118.4	1236224	500000	736224
119	166	160	1236224	235000	1001224
120	167	160	1670573	344004.72	1326568
121	168	118.4	1670573	350000	1320573
122	169	118.4	1236224	350000	886224
123	170	118.4	1236224	100000	1136224
				407000	829224

124	171	118.4	1236224	478250	757974
125	172	118.4	1236224	50000	1186224
126	173	118.95	1241966	50000	1191966
127	174	120.25	1255540	200000	1055540
128	175	164.75	1720168	200000	1520168
	Total	17037.33	173235996.3	46169275.28	127066721

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

10440.9931

S. No.	Flat No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	2	199	2077862
2	3	179	1866223
3	6	119	1242791
4	10	152	1584943
5	12	119	1242791
6	29	136	1422899
7	32	142	1479802
8	33	157	1635164
9	35	151	1581184
10	36	155	1621695
11	37	121	1260228
12	42	124	1291238
13	43	158	1645187
14	45	109	1137024
15	46	109	1137024
16	52	170	1772254
17	56	99	1035955
18	57	100	1046918
19	58	101	1057881
20	59	102	1068844
21	60	103	1079808
22	61	104	1090771
23	63	136	1421228
24	64	105	1096304
25	65	105	1096304
26	66	105	1096304
27	67	105	1096304
28	68	105	1096304
29	69	105	1096304
30	71	105	1096304
31	75	105	1096304

32	76	105	1096304
33	78	105	1096304
34	79	105	1096304
35	80	105	1096304
36	81	202	2106470
37	82	138	1440857
38	116	114	1194450
39	117	114	1194450
40	118	114	1194450
41	119	114	1194450
42	120	114	1194450
43	122	114	1194450
44	150	110	1152894
45	151	140	1457354
46	152	140	1464349
47	154	144	1501102
Total		5866	61245091

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
-1	-2	-3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	30700439.00
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)	127066721.04
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	5865.83
	(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	61245090.56
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	188311811.60
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	88946704.73

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	10000.00
2	Deposits	61983389.46
3	Withdrawals	61207653.12
4	Closing Balance	785736.34

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 M/S Shri Om Sai Builders & Developers (Partnership Firm with designated partner Sanjay Bhoyar) has utilized the required proportion of money, as specified in the act, collected from allottees for this

Table F

Means of Finance

S.No.	Particulars	Estimated*	Proposed / Estimated	Actual
		(At time of Registration) (In Rs.) (proposed and indicative)	(As on the date of the certificate) (In Rs.)	(As on the date of certificate) (In Rs.)
1	Own Funds	0.00	54543064.72	14412625.72
2	Total Borrowed Funds (Secured)	0.00	0.00	-
	less: Drawdown availed till date	0.00	0.00	-
3	Total Borrowed Funds (Unsecured)	0.00	17585200.00	17585200.00
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	118297540.00	46169275.28	46169275.28
5	Total Funds for Project	118297540.00	118297540.00	78167101.00
6	Total Estimated Cost (As per Table A)	118297540.00	118297540.00	118297540.00

Table G

Any Comments/Observations of CA

- | | |
|---|---|
| 1 | Promoter has maintained only one bank account. All the money received for project has been deposited in bank account. Amount such as hand loan, Promoter contribution etc is also deposited in designated bank account. |
|---|---|

For A M Dabke & Associates
Chartered Accountants



CA Amey Dabke
M No 170917

Date: 15/02/2023

UDIN : 23170917BGXGRR4791

Agreed & Accepted By-

Mr Sanjay Bhoyar Date :- 15/02/2023