



Annexure D
FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
For the Quarter Ending March 2022

(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 Maharashtra 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 Maharashtra 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 OCR 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:	
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
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*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:	
2	Development Cost/Cost of Construction	75667540.00
(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.	7383046.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	7400000.00
(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	7383046.00
		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.	303000.00
(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:	
3	Total Cost of the Project (Actual incurred as on date of certificate)	7686046.00
		83353586.00
4	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	70.46%
5	Amount which can be withdrawn from the Designated Account.	
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	83353586.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	69121706.86
		14231879.14

*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	5906728	100000	5806728
2	4	147.53	1540373	220000	1320373
3	5	119.03	1242802	550000	692802
4	6	119.03	1242802	250000	992802
5	7	119.03	1242802	280000	962802
6	8	119.03	1242802	100000	1142802
7	9	119.03	1242802	654800	588002
8	10	151.8	1584956	200000	1384956
9	11	151.8	1584956	100000	1484956
10	12	119.03	1242802	175000	1067802
11	13	119.03	1242802	163781	1079021
12	14	119.03	1242802	400000	842802
13	15	118.68	1239147	350000	889147
14	16	180.2	1881483	150000	1731483
15	17	169.6	1770807	576880	1193927
16	18	110.4	1152695	275000	877695
17	19	110.4	1152695	275000	877695
18	20	110.4	1152695	415820	736875
19	21	110.4	1152695	450000	702695
20	22	140.8	1470104	300000	1110104
21	23	140.8	1470104	300000	1111104
22	24	110.4	1152695	100000	1052695
23	25	110.4	1152695	400000	752695
24	26	110.4	1152695	100000	1052695
25	27	110.4	1152695	100000	1052695
26	29	136.28	1422910	100000	1322910
27	30	151.72	1584121	400000	1184121
28	31	135	1409546	450000	959546
29	34	134.28	1402028	332000	1070028
30	38	131.68	1374881	210000	1164881
31	39	128.28	1339382	341000	998382
32	40	120.7	1260238	555500	704738
33	41	120.7	1260238	410550	849688
34	44	108.9	1137034	130000	1007034
35	47	125.93	1314845	100000	1214845

36	48	181.07	1890566	950000	940566
37	49	162.2	1693543	950000	743543
38	50	160.38	1674540	445520	1229020
39	51	158.55	1655433	500000	1155433
40	52	169.74	1772269	550000	1222269
41	53	191.02	1994455	600000	1394455
42	54	97.13	1014142	300000	714142
43	55	98.17	1025001	50000	975001
44	56	99.22	1035964	25000	1010964
45	57	100.27	1046927	600000	446927
46	62	189.56	1979211	37500	1941711
47	64	105	1096313	100000	996313
48	67	105	1096313	100000	996313
49	69	105	1096313	100000	996313
50	70	105	1096313	100000	996313
51	71	105	1096313	100000	996313
52	72	197.4	2061069	588500	1472569
53	73	197.4	2061069	588500	1472569
54	74	105	1096313	350000	746313
55	75	105	1096313	100000	996313
56	76	105	1096313	100000	996313
57	77	105	1096313	315000	781313
58	83	105	1096313	100000	996313
59	84	105	1096313	462974	633339
60	85	105	1096313	232276	864037
61	86	105	1096313	300000	796313
62	87	105	1096313	300000	796313
63	88	105	1770807	310000	1460807
64	89	105	1096313	549001	547312
65	90	197.4	2061069	1400000	661069
66	91	141.75	1480023	275000	1205023
67	92	124.25	1297304	250000	1047304
68	93	124.25	1297304	450000	847304
69	94	124.25	1297304	450000	847304
70	95	158.53	1655224	500000	1155224
71	96	158.53	1655224	960002	695222
72	97	124.25	1297304	422623	874681
73	98	124.25	1297304	422623	874681
74	99	124.25	1297304	320000	977304
75	100	145.25	1516567	350000	1166567
76	101	198.8	2075687	200000	1875687
77	102	114.4	1194460	325000	869460
78	103	114.4	1194460	325000	869460
79	104	114.4	1194460	450000	744460

80	105	114.4	1194460	593905	600555
81	106	114.4	1194460	25000	1169460
82	107	114.4	1194460	500000	694460
83	108	114.4	1194460	400000	794460
84	109	114.4	1194460	100000	1094460
85	110	114.4	1194460	400000	794460
86	111	114.4	1194460	490000	704460
87	112	160.28	1673496	340000	1333496
88	113	160.28	1673496	260000	1413496
89	114	114.4	1194460	490000	704460
90	115	114.4	1194460	300000	894460
91	116	114.4	1194460	100000	1094460
92	117	114.4	1194460	100000	1094460
93	118	114.4	1194460	100000	1094460
94	119	114.4	1194460	100000	1094460
95	121	114.4	1194460	389122	805338
96	122	114.4	1194460	300000	894460
97	123	114.4	1194460	100000	1094460
98	124	185.2	1933688	905548	1028140
99	125	164.4	1716514	350000	1366514
100	126	114.4	1194460	389122	805338
101	127	114.4	1194460	250001	944459
102	128	114.4	1194460	400000	794460
103	129	114.4	1194460	390000	804460
104	130	114.4	1194460	389122	805338
105	131	114.4	1194460	100000	1094460
106	132	114.4	1194460	505128	599332
107	133	114.4	1194460	409998	744462
108	134	114.4	1194460	390000	804460
109	135	114.4	1194460	602000	502460
110	136	160.28	1673496	910000	763496
111	137	160.28	1673496	936426	465820
112	138	114.4	1194460	300000	894460
113	139	114.4	1194460	300000	894460
114	140	114.4	1194460	450000	744460
115	141	114.4	1194460	300000	894460
116	142	114.4	1194460	300000	894460
117	143	114.4	1194460	389122	805338
118	144	114.4	1194460	390120	804340
119	145	114.4	1194460	389122	805338
120	146	114.4	1194460	389122	805338

121	147	114.4	1194460	451029	743431
122	148	150.8	1574515	551029	1023486
123	149	129.76	1354835	601370	753465
124	153	134.78	1407249	335000	1072249
125	155	118.15	1233614	40000	1193614
126	156	112.88	1178589	100000	1078589
127	157	118.59	1238208	650000	588208
128	158	154.78	1616070	650000	966070
129	159	295.78	3088263	1050000	1538263
130	160	124.8	1303047	480000	823047
131	161	118.4	1236224	500000	736224
132	162	118.4	1236224	350000	886224
133	163	118.4	1236224	350000	886224
134	164	118.4	1236224	500000	736224
135	165	118.4	1236224	235000	1001224
136	166	160	1670573	344005	1326568
137	167	160	1670573	350000	1320573
138	168	118.4	1236224	350000	886224
139	169	118.4	1236224	100000	1136224
140	170	118.4	1236224	407000	829224
141	171	118.4	1236224	478250	757974
142	172	118.4	1236224	50000	1186224
143	173	118.95	1241966	50000	1191966
144	174	120.25	1255540	200000	1055540
145	175	164.75	1720168	200000	1520168
Total		19024.3	199308732	51515389	146683093

*Unit consideration as per agreement/letter of allotment and amount received does not include pass
 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	199.01	2077862.038
2	3	178.74	1866223.107
3	28	110.4	1152685.639
4	32	141.73	1479801.953
5	33	156.61	1635163.93
6	35	151.44	1581183.996
7	36	155.32	1621695.049
8	37	120.7	1260227.868
9	42	123.67	1291237.617
10	43	157.57	1645187.283
11	45	108.9	1137024.149
12	46	108.9	1137024.149
13	58	101.32	1057881.421
14	59	102.37	1068844.464
15	60	103.42	1079807.507
16	61	104.47	1090770.55
17	63	136.12	1421227.981
18	65	105	1096304.276
19	66	105	1096304.276
20	68	105	1096304.276
21	78	105	1096304.276
22	79	105	1096304.276
23	80	105	1096304.276
24	81	201.75	2106470.359
25	82	138	1440857.048
26	120	114.4	1194449.611
27	150	110.42	1152894.459
28	151	139.58	1457353.817
29	152	140.25	1464349.283
30	154	143.77	1501101.579
Total		3878.86	40499150.51

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	25513954.00
2	Balance amount of receivables from sold apartments as per Table C of this certificate	146683092.73
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from	3878.86
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as	40499150.51
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	187182243.24
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	102678164.91

Table E**Designated Bank Account Details**

S.No.	Particulars	Actual Amount till Date
1	Opening Balance	10000.00
2	Deposits	70432029.46
3	Withdrawals	69121706.86
4	Closing Balance	1320322.60

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the
 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 project only for land and construction of this project

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	47450253.72	12506299.72
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	19331897.00	19331897.00
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	118297540.00	51515389.28	51515389
5	Total Funds for Project	118297540.00	118297540.00	83353586.00
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.
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For A M Dabke & Associates
Chartered Accountants



[Signature]

CA Amey Dabke
M No 170917

Date: 15/02/2023

UDIN : 23170917BGXGRQ3056

Agreed & Accepted By-

[Signature]

Mr Sanjay Bhoyar Date: 15/02/2023