FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
For the Quarter Ending Sep-23

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

To, Date:15/02/2023
Promoter,

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 Sanjay Bhoyar)

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 Sanjay Bhoyar)" 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 licu 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 ofrehabilitation.	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/Cast 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 estimatedcostofproject
**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 asascertained 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.	9018979.00
(c)	Incurred Expenditure for Acquisition of TDR (if any).	0.00
(d)	Amounts paid to State Governmenu/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 licu 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:	**83996519.00**
2	**Development Cost/Cost of Construction**	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	22213075.00
(a)	Construction cost incurred including sitedevelopment and infrastructure for the same as certified by Engineer.	22214000.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	22213075.00

(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.	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:	22516075.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	106512594.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	90.04%
5	Amount which can be withdrawn from the Designated Account.	106512594.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	96799336.03
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	9713257.97

*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	5906727.778	1500010	4406717.778
2	2	199.01	2077879.331	800000	1277879.331
3	3	178.74	1866238.639	400000	1466238.639
4	4	147.53	1540372.532	220000	1320372.532
5	5	119.03	1242801.752	360000	882801.7524
6	6	119.03	1242801.752	250000	992801.7524
7	7	119.03	1242801.752	280000	962801.7524
8	8	119.03	1242801.752	514800	728001.7524
9	9	119.03	1242801.752	450000	792801.7524
10	10	151.8	1584955.944	400000	1184955.944
11	11	151.8	1584955.944	100000	1484955.944
12	12	119.03	1242801.752	175000	1067801.752
13	13	119.03	1242801.752	263781	979020.7524
14	14	119.03	1242801.752	400000	842801.7524
15	15	118.68	1239147.374	390000	849147.3744
16	16	180.2	1881482.616	150000	1731482.616
17	17	169.6	1770807.168	676880	1093927.168
18	18	110.4	1152695.232	375000	777695.232
19	19	110.4	1152695.232	375000	777695.232
20	20	110.4	1152695.232	556640	596055.232
21	21	110.4	1152695.232	550000	602695.232
22	22	140.8	1470104.064	460000	1010104.064
23	23	140.8	1470104.064	359000	1111104.064
24	24	110.4	1152695.232	100000	1052695.232
25	25	110.4	1152695.232	900000	252695.232
26	26	110.4	1152695.232	100000	1052695.232
27	27	110.4	1152695.232	50000	1102695.232
28	28	110.4	1152695.232	50000	1102695.232
29	29	136.28	1422910.382	300000	1122910.382
30	30	151.72	1584120.658	500000	1084120.658
31	31	135	1409545.8	450000	959545.8
32	32	141.73	1479814.268	280000	1199814.268
33	33	156.61	1635177.539	321000	1314177.539
34	34	134.28	1402028.222	682000	720028.2224
35	35	151.44	1581197.155	451000	1130197.155

36	36	155.32	1621708.546	306000	1315708.546
37	37	120.7	1260238.356	317000	943238.356
38	38	131.68	1374881.414	780000	594881.4144
39	39	128.28	1339381.742	541000	798381.7424
40	40	120.7	1260238.356	686000	574238.356
41	41	120.7	1260238.356	410550	849688.356
42	42	123.67	1291248.364	711150	580098.3636
43	43	157.57	1645200.976	350000	1295200.976
44	44	108.9	1137033.612	130000	1007033.612
45	45	108.9	1137033.612	345000	792033.612
46	46	108.9	1137033.612	345000	792033.612
47	47	125.93	1314845.204	200000	1114845.204
48	48	181.07	1890566.356	50000	1840566.356
49	49	162.2	1693543.176	50000	1643543.176
50	50	160.38	1674540.41	570520	1104020.41
51	51	158.55	1655433.234	600000	1055433.234
52	52	169.74	1772268.919	650000	1122268.919
53	53	191.02	1994455.102	600000	1394455.102
54	54	97.13	1014142.1	500000	514142.1004
55	55	98.17	1025000.824	50000	975000.8236
56	56	99.22	1035963.958	185000	850963.9576
57	57	100.27	1046927.092	623000	423927.0916
58	58	101.32	1057890.226	225010	832880.2256
59	59	102.37	1068853.36	105000	963853.3596
60	60	103.42	1079816.494	550000	529816.4936
61	61	104.47	1090779.628	150000	940779.6276
62	62	189.56	1979211.125	150000	1829211.125
63	63	136.12	1421239.81	150000	1271239.81
64	64	105	1096313.4	360000	736313.4
65	65	105	1096313.4	500000	596313.4
66	66	105	1096313.4	500000	596313.4
67	67	105	1096313.4	457000	639313.4
68	68	105	1096313.4	350000	746313.4
69	69	105	1096313.4	450000	646313.4
70	70	105	1096313.4	450000	646313.4
71	71	105	1096313.4	500000	596313.4
72	72	197.4	2061069.192	588500	1472569.192
73	73	197.4	2061069.192	588500	1472569.192
74	74	105	1096313.4	350000	746313.4
75	75	105	1096313.4	457000	639313.4
76	76	105	1096313.4	425000	671313.4
77	77	105	1096313.4	315000	781313.4
78	78	105	1096313.4	250000	846313.4
79	79	105	1096313.4	250000	846313.4

80	80	105	1096313.4	300000	796313.4
81	81	201.75	2106487.89	100000	2006487.89
82	82	138	1440869.04	350000	1090869.04
83	83	105	1096313.4	300000	796313.4
84	84	105	1096313.4	462974	633339.4
85	85	105	1096313.4	232276	864037.4
86	86	105	1096313.4	400000	696313.4
87	87	105	1096313.4	400000	696313.4
88	88	105	1096313.4	310000	786313.4
89	89	105	1096313.4	671001	425312.4
90	90	197.4	2061069.192	1400000	661069.192
91	91	141.75	1480023.09	375000	1105023.09
92	92	124.25	1297304.19	250000	1047304.19
93	93	124.25	1297304.19	450000	847304.19
94	94	124.25	1297304.19	450000	847304.19
95	95	158.53	1655224.412	500000	1155224.412
96	96	158.53	1655224.412	1050004	605220.4124
97	97	124.25	1297304.19	522622.78	774681.41
98	98	124.25	1297304.19	999872.78	774681.41
99	99	124.25	1297304.19	420000	877304.19
100	100	145.25	1516566.87	400000	1116566.87
101	101	198.8	2075686.704	200000	1875686.704
102	102	114.4	1194459.552	425000	769459.552
103	103	114.4	1194459.552	425000	769459.552
104	104	114.4	1194459.552	450000	744459.552
105	105	114.4	1194459.552	703905	490554.552
106	106	114.4	1194459.552	1025000	169459.552
107	107	114.4	1194459.552	500000	694459.552
108	108	114.4	1194459.552	400000	794459.552
109	109	114.4	1194459.552	200000	994459.552
110	110	114.4	1194459.552	450000	744459.552
111	111	114.4	1194459.552	490000	704459.552
112	112	160.28	1673496.302	390000	1283496.302
113	113	160.28	1673496.302	260000	1413496.302
114	114	114.4	1194459.552	490000	704459.552
115	115	114.4	1194459.552	400000	794459.552
116	116	114.4	1194459.552	400000	794459.552
117	117	114.4	1194459.552	300000	894459.552
118	118	114.4	1194459.552	400000	794459.552
119	119	114.4	1194459.552	500000	694459.552
120	120	114.4	1194459.552	50000	1144459.552
121	121	114.4	1194459.552	389122	805337.552
122	122	114.4	1194459.552	500000	694459.552
123	123	114.4	1194459.552	300000	894459.552

124	124	185.2	1933688.016	1202408	731280.016
125	125	164.4	1716513.552	550000	1166513.552
126	126	114.4	1194459.552	389122	805337.552
127	127	114.4	1194459.552	250001	944458.552
128	128	114.4	1194459.552	400000	794459.552
129	129	114.4	1194459.552	390000	804459.552
130	130	114.4	1194459.552	489122	705337.552
131	131	114.4	1194459.552	490000	704459.552
132	132	114.4	1194459.552	845128	349331.552
133	133	114.4	1194459.552	649998	544461.552
134	134	114.4	1194459.552	490000	704459.552
135	135	114.4	1194459.552	976000	218459.552
136	136	160.28	1673496.302	1140000	533496.3024
137	137	160.28	1673496.302	1207676	465820.3024
138	138	114.4	1194459.552	300000	894459.552
139	139	114.4	1194459.552	700000	494459.552
140	140	114.4	1194459.552	450000	744459.552
141	141	114.4	1194459.552	300000	894459.552
142	142	114.4	1194459.552	600000	594459.552
143	143	114.4	1194459.552	389122	805337.552
144	144	114.4	1194459.552	490120	704339.552
145	145	114.4	1194459.552	389122	805337.552
146	146	114.4	1194459.552	389122	805337.552
147	147	114.4	1194459.552	451028.5	743431.052
148	148	150.8	1574514.864	551028.5	1023486.364
149	149	129.76	1354834.541	731370	623464.5408
150	150	110.42	1152904.054	50000	1102904.054
151	151	139.58	1457365.946	100000	1357365.946
152	152	140.25	1464361.47	487500	976861.47
153	153	134.78	1407248.762	522500	884748.7624
154	154	143.77	1501114.072	300000	1201114.072
155	155	118.15	1233613.602	40000	1193613.602
156	156	112.88	1178589.11	300000	878589.1104
157	157	118.59	1238207.677	650000	588207.6772
158	158	154.78	1616070.362	650000	966070.3624
159	159	295.78	3088262.642	1550000	1538262.642
160	160	124.8	1303046.784	525000	778046.784
161	161	118.4	1236223.872	500000	736223.872
162	162	118.4	1236223.872	350000	886223.872
163	163	118.4	1236223.872	350000	886223.872
164	164	118.4	1236223.872	500000	736223.872
165	165	118.4	1236223.872	235000	1001223.872
166	166	160	1670572.8	344004.72	1326568.08
167	167	160	1670572.8	350000	1320572.8

168	168	118.4	1236223.872	350000	886223.872
169	169	118.4	1236223.872	100000	1136223.872
170	170	118.4	1236223.872	508000	728223.872
171	171	118.4	1236223.872	848250	387973.872
172	172	118.4	1236223.872	150000	1086223.872
173	173	118.95	1241966.466	150000	1091966.466
174	174	120.25	1255539.87	200000	1055539.87
175	175	164.75	1720167.93	200000	1520167.93
	Total	22903.16	239133725.8	76823741.28	162787234.5

*Unit consideration as per agreement/letter of allotment and amount received does not include pass throughcharges 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
	Total	0.00	0.00

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)	10683925.00
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)	162787234.53
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	0.00
	(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	0.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))]	162787234.53
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	113951064.17

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	97266123.46
3	Withdrawals	96799336.03
4	Closing Balance	476787.43

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	13427955.72	13427955.72
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	16260897.00	16260897.00
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	118297540.00	76823741.28	76823741.28
5	Total Funds for Project	118297540.00	106512594.00	106512594.00
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

A. M. Dabke & Associates Chartered Accountants FRN-144213W NAGPUR

CA Amey Dabke
M No 170917
Date:15/02/2023
UDIN : 24170917BKELUS5247

Agreed & Accepted By-

Mr Sanjay Bhoyar