Annexure D

FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
For the Quarter Ending June-24

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

To, Date:15/02/2024
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	26859500.00
(a)	Construction cost incurred including sitedevelopment and infrastructure for the same as certified by Engineer.	26859500.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	30263075.00
(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.	748971.00
(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:	27608471.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	111604990.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	94.34%
5	Amount which can be withdrawn from the Designated Account.	111604990.00
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.	14805653.97

*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. -1	Plot No. -2	Carpet Area (in.sq.mtrs) -3	Unit Consideration as per Agreement/Letter of Allotment -4	Received Amount* -5	Balance Receivables -6
1	1	565.72	3715000.00	3715000	0.00
2	2	199.01	2077862.04	525000	1552862.04
3	3	178.74	1866223.11	400000	1466223.11
4	4	147.53	1540359.71	1389624	150735.71
5	5	119.03	780000.00	780000	0.00
6	6	119.03	1242791.41	250000	992791.41
7	7	119.03	1242791.41	250000	992791.41
8	8	119.03	780000.00	780000	0.00
9	9	119.03	1242791.41	450000	792791.41
10	10	151.8	995000.00	995000	0.00
11	11	151.8	993000.00	993000	0.00
12	12	119.03	1242791.41	175000	1067791.41
13	13	119.03	780000.00	780000	0.00
14	14	119.03	1242791.41	400000	842791.41
15	15	118.68	1239137.06	553780	685357.06
16	16	180.2	1881466.96	1000000	881466.96
17	17	169.6	1112000.00	1112000	0.00
18	18	110.4	723000.00	723000	0.00
19	19	110.4	1152685.64	723000	429685.64
20	20	110.4	722000.00	722000	0.00
21	21	110.4	1152685.64	725000	427685.64
22	22	140.8	1470091.83	1277000	193091.83
23	23	140.8	1197300.00	1197300	0.00
24	24	110.4	724000.00	724000	0.00
25	25	110.4	723000.00	723000	0.00
26	26	110.4	723000.00	723000	0.00
27	27	110.4	933796.00	933796	0.00
28	28	110.4	723000.00	723000	0.00
29	29	136.28	1422898.54	336000	1086898.54
30	30	151.72	1000000.00	1000000	0.00
31	31	135	885000.00	885000	0.00
32	32	141.73	1479801.95	400000	1079801.95
33	33	156.61	1635163.93	826000	809163.93
34	34	134.28	1050000.00	1050000	0.00
35	35	151.44	1630100.00	1630100	0.00
36	36	155.32	1738734.00	1738734	0.00
37	37	120.7	1351179.00	1351179	0.00

38	38	131.68	863000.00	863000	0.00
39	39	128.28	1339370.59	741000	598370.59
40	40	120.7	795000.00	795000	0.00
41	41	120.7	791000.00	791000	0.00
42	42	123.67	1291237.62	711150	580087.62
43	43	157.57	1645187.28	350000	1295187.28
44	44	108.9	1137024.15	230000	907024.15
45	45	108.9	1137024.15	380000	757024.15
46	46	108.9	1137024.15	380000	757024.15
47	47	125.93	1314834.26	300000	1014834.26
48	48	181.07	1890550.62	950000	940550.62
49	49	162.2	1693529.08	950000	743529.08
50	50	160.38	1055000.00	1055000	0.00
51	51	158.55	1039000.00	1039000	0.00
52	52	169.74	1112000.00	1112000	0.00
53	53	191.02	1994438.50	600000	1394438.50
54	54	97.13	1014133.66	500000	514133.66
55	55	98.17	640000.00	640000	0.00
56	56	99.22	1035955.34	100000	935955.34
57	57	100.27	1046918.38	622000	424918.38
58	58	101.32	1057881.42	290010	767871.42
59	59	102.37	1068844.46	155000	913844.46
60	60	103.42	1079807.51	400000	679807.51
61	61	104.47	1090770.55	620000	470770.55
62	62	189.56	1979194.65	620000	1359194.65
63	63	136.12	1421227.98	150000	1271227.98
64	64	105	1096304.28	360000	736304.28
65	65	105	1096304.28	500000	596304.28
66	66	105	1096304.28	500000	596304.28
67	67	105	1096304.28	557000	539304.28
68	68	105	1096304.28	250000	846304.28
69	69	105	1096304.28	350000	746304.28
70	70	105	1096304.28	450000	646304.28
71	71	105	1096304.28	500000	596304.28
72	72	197.4	2061052.04	588500	1472552.04
73	73	197.4	2061052.04	588500	1472552.04
74	74	105	1096304.28	350000	746304.28
75	75	105	1096304.28	457000	639304.28
76	76	105	1096304.28	425000	671304.28
77	77	105	1096304.28	190000	906304.28
78	78	105	1096304.28	250000	846304.28
79	79	105	1096304.28	250000	846304.28
80	80	105	1096304.28	300000	796304.28
81	81	201.75	2106470.36	100000	2006470.36
82	82	138	1440857.05	350000	1090857.05
83	83	105	1096304.28	300000	796304.28
84	84	105	1096304.28	297564	798740.28
85	85	105	1096304.28	297564	798740.28

86	86	105	1096304.28	400000	696304.28
87	87	105	1096304.28	400000	696304.28
88	88	105	1096304.28	490000	606304.28
89	89	105	1096304.28	857875	238429.28
90	90	197.4	1421000.00	1421000	0.00
91	91	141.75	930000.00	930000	0.00
92	92	124.25	1628000.00	1628000	0.00
93	93	124.25	1297293.39	525250	772043.39
94	94	124.25	1297293.39	525250	772043.39
95	95	158.53	1655210.64	525250	1129960.64
96	96	158.53	1655210.64	1100004	555206.64
97	97	124.25	814000.00	814000	0.00
98	98	124.25	814000.00	814000	0.00
99	99	124.25	814000.00	814000	0.00
100	100	145.25	952000.00	952000	0.00
101	101	198.8	1302000.00	1302000	0.00
102	102	114.4	1499000.00	1499000	0.00
103	103	114.4	750000.00	750000	0.00
104	104	114.4	750000.00	750000	0.00
105	105	114.4	770000.00	770000	0.00
106	106	114.4	1015905.00	1015905	0.00
107	107	114.4	1194449.61	100000	1094449.61
108	108	114.4	1194449.61	600000	594449.61
109	109	114.4	750000.00	750000	0.00
110	110	114.4	750000.00	750000	0.00
111	111	114.4	750000.00	750000	0.00
112	112	160.28	1140000.00	1140000	0.00
113	113	160.28	1673482.37	1195000	478482.37
114	114	114.4	750000.00	750000	0.00
115	115	114.4	800000.00	800000	0.00
116	116	114.4	750000.00	750000	0.00
117	117	114.4	750000.00	750000	0.00
118	118	114.4	1194449.61	400000	794449.61
119	119	114.4	1194449.61	500000	694449.61
120	120	114.4	1194449.61	750000	444449.61
121	121	114.4	750000.00	750000	0.00
122	122	114.4	1194449.61	500000	694449.61
123	123	114.4	1194449.61	850000	344449.61
124	124	185.2	1212407.00	1212407	0.00
125	125	164.4	1077000.00	1077000	0.00
126	126	114.4	750000.00	750000	0.00
127	127	114.4	1194449.61	520101	674348.61
128	128	114.4	750000.00	750000	0.00
129	129	114.4	1194449.61	390000	804449.61
130	130	114.4	750000.00	750000	0.00
131	131	114.4	1194449.61	490000	704449.61
132	132	114.4	1194449.61	250000	944449.61
133	133	114.4	1194449.61	549998	644451.61

134	134	114.4	1194449.61	490000	704449.61
135	135	114.4	976000.00	976000	0.00
136	136	160.28	1154000.00	1154000	0.00
137	137	160.28	1207675.00	1207675	0.00
138	138	114.4	1194449.61	300000	894449.61
139	139	114.4	750000.00	750000	0.00
140	140	114.4	750000.00	750000	0.00
141	141	114.4	1194449.61	300000	894449.61
142	142	114.4	1194449.61	750000	444449.61
143	143	114.4	1194449.61	489122	705327.61
144	144	114.4	1194449.61	940120	254329.61
145	145	114.4	750000.00	750000	0.00
146	146	114.4	750000.00	750000	0.00
147	147	114.4	1194449.61	451028	743421.61
148	148	150.8	1574501.76	551028	1023473.76
149	149	129.76	1354823.26	850000	504823.26
150	150	110.42	1152894.46	50000	1102894.46
151	151	139.58	1457353.82	225000	1232353.82
152	152	140.25	1464349.28	871000	593349.28
153	153	134.78	1407237.05	871000	536237.05
154	154	143.77	1501101.58	551028	950073.58
155	155	118.15	1233603.33	40000	1193603.33
156	156	112.88	1178579.30	300000	878579.30
157	157	118.59	1238197.37	650000	588197.37
158	158	154.78	1616056.91	650000	966056.91
159	159	295.78	1931600.00	1931600	0.00
160	160	124.8	818000.00	818000	0.00
161	161	118.4	1236213.58	500000	736213.58
162	162	118.4	1236213.58	780000	456213.58
163	163	118.4	1236213.58	780000	456213.58
164	164	118.4	776000.00	776000	0.00
165	165	118.4	786823.00	786823	0.00
166	166	160	750000.00	750000	0.00
167	167	160	1670558.90	350000	1320558.90
168	168	118.4	1236213.58	350000	886213.58
169	169	118.4	1236213.58	200000	1036213.58
170	170	118.4	1236213.58	707000	529213.58
171	171	118.4	798250.00	798250	0.00
172	172	118.4	775000.00	775000	0.00
173	173	118.95	775000.00	775000	0.00
174	174	120.25	933232.50	933232.5	0.00
175	175	164.75	933232.50	933232.5	0.00
	Total	**22903.16**	**205213218.89**	**122233980**	**82979238.89**

*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)	5591529.00
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)	82979238.89
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))]	82979238.89
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	58085467.23

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	1000000.00	1000000.00
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		
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	118297540.00	122233980.00	
5	Total Funds for Project	118297540.00	111604990.00	111604990.00
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:12/06/2024
UDIN : 24170917BKELXM4125

Agreed & Accepted By-

Mr Sanjay Bhoyar