

Block No. 401, 4th Floor, Shree Govindraj Heights, Opp
Hotel Woodland, Central Avenue Road, Gitanjali Sq.
Nagpur - 440018



AMIT A. AGRAWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

M.: 98231 60225

Email: agrawalcaamit@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Date: 30-12-2022

To: M/S SHRIGOPAL RAMESHKUMAR SALES PRIVATE LIMITED, Sarvodaya Cloth Market, Gandhibagh, Nagpur- 440002

Subject: Certificate of Financial Progress of Work of Bhagirath Mangalam having MahaRERA Registration Number P50500028230 (Only applicable after project registration) being developed by M/S SHRIGOPAL RAMESHKUMAR SALES PRIVATE LIMITED

Sir,

This certificate is being issued for RERA compliance for the Bhagirath Mnagalam having MahaRERA Registration Number P50500028230 (Only applicable after project registration) being developed by M/S. SHRIGOPAL RAMESHKUMAR SALES PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided by the management of the promoter.

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) (INR)
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	16,376,100
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	2,074,197
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	-
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
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 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	-
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	18,450,297
ii)	Development Cost / Cost of Construction:	
(a)	Estimated Cost of Construction as certified by Engineer	75,600,000
(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, 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.	-
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	-
(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	75,600,000
	Total Cost of the Project (Estimated)	94,050,297



Table B - Actual Cost Incurred on the Project (as on Date of Certificate)		
Sr No.	Particulars	Amount (INR) Incurred
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	16,376,100
b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	2,074,197
c)	Incurred Expenditure for Acquisition of TDR (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	-
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 of (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 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 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	-
iii)	Incurred expenditure of 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.	-
iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
Sub Total of Land cost		18,450,297

2 Development Cost / Cost of Construction:		
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	28,429,775
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
(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, 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 project registered.	-
(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	-
(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
Sub Total of Development Cost		28,429,775
Total Cost of the Project (Incurred)		46,880,072

3	Total Cost of the Project (Actual incurred as on date of certificate)	46,880,072
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	49.85%
5	Amount which can be withdrawn from the Designated Account	46,880,072
6	Less: Amount withdrawn till date of this certificate from Designated Account	3,289,656
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	43,590,416

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



Table C - Statement of calculation of receivables from Sale of the Real Estate project

Sold Inventory					
Sr. No	Shop/Flat No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	SHOP-1	17.72	800,000.00	800,000.00	-
2	SHOP-2	18.49	588,000.00	260,000.00	328,000.00
3	SHOP-3	18.36	584,000.00	460,000.00	124,000.00
4	SHOP-4	21.30	678,000.00	600,000.00	78,000.00
5	SHOP-5	16.81	535,000.00	250,000.00	285,000.00
6	SHOP-13	30.48	970,000.00	500,000.00	470,000.00
7	SHOP-15	16.81	535,000.00	280,000.00	255,000.00
8	SHOP-19	13.16	419,000.00	210,000.00	209,000.00
9	SHOP-21	17.72	564,000.00	50,000.00	514,000.00
10	APT-101	64.44	1,879,000.00	50,000.00	1,829,000.00
11	APT-307	64.53	1,882,000.00	121,000.00	1,761,000.00
12	APT-308	64.44	1,879,000.00	200,100.00	1,678,900.00
13	APT-406	64.55	1,882,000.00	1,250,000.00	632,000.00
Total			13,195,000	5,031,100	8,163,900
Unsold Inventory					
Sr. No	Shop/Flat No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate		
1	SHOP-6	22.263	544,998		
2	SHOP-7	30.6215	749,614		
3	SHOP-8	23.3112	570,658		
4	SHOP-9	27.083	662,992		
5	SHOP-10/11	58.7288	1,437,681		
6	SHOP-12	23.311	570,653		
7	SHOP-14	22.538	551,730		
8	SHOP-16	21.303	521,497		
9	SHOP-17	18.356	449,355		
10	SHOP-18	18.724	458,364		
11	SHOP-20	67.616	1,655,240		
12	SHOP-22	18.4883	452,594		
13	SHOP-23	18.356	449,355		
14	SHOP-24	21.303	521,497		
15	SHOP-25	16.8057	411,404		
16	SHOP-26	23.5389	576,232		
17	SHOP-27	26.487	648,402		
18	SHOP-28	17.952	439,465		
19	SHOP-29	19.391	474,692		
20	SHOP-30	24.179	591,902		
21	SHOP-31	19.391	474,692		
22	SHOP-32	17.9523	439,472		
23	SHOP-33	26.487	648,402		
24	SHOP-34	23.538	576,210		
25	SHOP-35	16.805	411,386		
26	SHOP-36	21.303	521,497		
27	SHOP-37	18.356	449,355		
28	SHOP-38	18.724	458,364		
29	SHOP-39	13.157	322,083		
30	SHOP-40	66.721	1,633,330		
31	SHOP-41	16.805	411,386		
32	APT-102	64.4379	1,577,440		
33	APT-103	64.4379	1,577,440		
34	APT-104	64.4379	1,577,440		
35	APT-201	64.4379	1,577,440		
36	APT-202	64.4379	1,577,440		
37	APT-203	64.4379	1,577,440		
38	APT-204	64.4379	1,577,440		
39	APT-301	64.4379	1,577,440		
40	APT-302	64.4379	1,577,440		
41	APT-303	64.4379	1,577,440		
42	APT-304	64.4379	1,577,440		
43	APT-305	64.4379	1,577,440		
44	APT-306	64.533	1,579,768		
45	APT-401	64.4379	1,577,440		
46	APT-402	64.4379	1,577,440		
47	APT-403	64.4379	1,577,440		
48	APT-404	64.4379	1,577,440		
49	APT-405	64.4379	1,577,440		
50	APT-407	64.533	1,579,768		
51	APT-408	64.4379	1,577,440		
52	APT-501	64.4379	1,577,440		
53	APT-502	64.4379	1,577,440		
54	APT-503	64.4379	1,577,440		
55	APT-504	64.533	1,579,768		
56	APT-505	64.533	1,579,768		
57	APT-506	64.6066	1,581,570		
58	APT-507	64.6066	1,581,570		
59	APT-508	64.4379	1,577,440		
Total		2,585	63,270,389		



Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	47,170,225
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)	8,163,900
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (In Sq Mtrs)	2,584.57
	(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	63,270,389
4	Estimated receivables of ongoing project. [Sum of (2)+(i)]	NA
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	NA

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date)
1	Opening balance	-
2	Deposits	3,310,300
3	Withdrawals	3,289,656
4	Closing balance	20,644

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that Mr. Pawan Atam Prakash Chawla has utilised 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				
Sr No.	Particulars	Estimated (At time of registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	37,350,297	37,350,297	41,848,972
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	56,700,000	56,700,000	5,031,100
5	Total funds for project	94,050,297	94,050,297	46,880,072
6	Total estimated cost (As per Table A)	94,050,297	94,050,297	46,880,072

Table G - Any Comments/ Observations of CA	
1	The last Certificate uploaded by the Existing Promoter (Anukavi Construction Private Limited) was for Quarter ended December 2021
2	The details mentioned in this Form have been considered for the period starting January 2022 till the date of this Certificate

Yours Faithfully

For Shri. opal Rameshkumar Sales (P). Ltd.
Agreed and Accepted by:

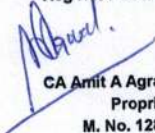

Authorised signatory

Date: 30-12-2022

Director



For, Amit A. Agrawal & Associates
Chartered Accountants
Reg No. : 130402W


CA Amit A. Agrawal
Proprietor
M. No. 128825
UDIN :

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