Husain Shakir & Company
Chartered Accountants

31.3.22

Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

Day & Date : 25th May 2023

To,

KANJIBHAI SODAVADIA WITH SURESH PATEL AND OTHERS
PLOT BEARING / CTS / SURVERY / FINAL PLOT NO. :27/1,2,3,4 AT GHOGLI, NAGPUR-440027
PAN: AAJAK6304M

Subject : Certificate of Financial Progress of work of SUPER CITY having MahaRERA Registration Number P50500029043 being developed by KANJIBHAI SODAVADIA WITH SURESH PATEL AND OTHERS

Sir,

This Certificate is being issued for RERA compliance for the SUPER CITY having MAHARERA Registration Number P50500029043 being developed by KANJIBHAI SODAVADIA WITH SURESH PATEL AND OTHERS and is based on records and documents produced before me and explanations provided to me by the management of the ASSOCIATION OF PERSON

Table-A Estimated cost of the project (at the time of registration of project)

Sr No.	Particulars		Amount (Rs.) Estimated Cost (At the time of registration of project)
1	2		3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	199,628,500
	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	-
	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	10,830,920
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur-440002
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	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 accomodation or rent in lieu of Transit Accomodation, 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 Rs	**210,459,420**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	72,100,000
	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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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 Statutory Authority.	-
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub Total of Development Cost	**72,100,000**
		Total cost of Project (Estimated)	**282,559,420**

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Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

Table B - Actual Cost Incurred on the project as on 31/03/2022

Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	655,284,550
	b	Incurred Expenditure on 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	-
	c	Incurred Expenditure for acquisition of TDS(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 Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 the 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 accomodation or rent in lieu of Transit Accomodation, 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) Incurred expenditure towards 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	-

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		iv)Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		SUB TOTAL OF LAND COST:	**655,284,550.00**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	77,057,201
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	77,057,201
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	77,057,201
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	21,322,541
	(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.	-
		Sub Total of Development Cost	**98,379,742.00**
3		**Total cost of the project (Actual incurred as on 31st March 2022**	**753,664,292**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	266.73%
5		**Amount which can be withdrawn from the designated account**	**753,664,292**
6		Less : Amount withdrawn till date of this certificate from the designated account **(excludes withdrawals of expenses not related to Development Rs. 1,15,13,505/-)**	277,784,273
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**475,880,019**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq. ft.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
113	Land	66	1,372.41	3,225,200	550,000	2,675,200
114	Land	34	1,453.14	3,197,000	350,000	2,847,000
115	Land	64	1,371.69	3,292,000	658,400	2,633,600
116	Land	21	1,743.77	4,010,700	4,010,700	-
117	Land	215	2,733.47	4,100,000	100,000	4,000,000
118	Land	6	3,081.75	4,995,000	1,350,000	3,645,000
119	Land	227	6,346.37	13,500,000	6,099,745	7,400,255
120	Land	137	1,130.22	2,599,500	519,902	2,079,598
121	Land	77	1,210.95	2,634,000	362,200	2,271,800
122	Land	140	1,130.22	2,656,000	2,656,000	-
123	Land	119	1,210.95	2,664,000	532,818	2,131,182
124	Land	115	1,210.95	2,785,200	2,785,200	-
71	Land	31	1,130.22	2,622,200	2,622,200	-
1	Land	228	5,891.27	13,550,000	13,550,000	-
2	Land	114	1,210.95	2,000,000	2,000,000	-
3	Land	90	1,418.16	3,261,800	3,261,800	-
4	Land	52	1,420.85	3,001,000	3,001,000	-
5	Land	51	1,420.85	3,054,900	3,054,900	-
6	Land	55	1,420.85	3,197,000	3,197,000	-
7	Land	56	1,420.85	3,197,000	3,197,000	-
8	Land	113	1,210.95	2,664,000	2,664,000	-
9	Land	206	1,743.77	4,000,000	4,000,000	-
10	Land	75	1,372.41	3,156,600	3,156,600	-
11	Land	111	1,210.95	2,500,000	2,500,000	-
12	Land	123	1,210.95	2,785,300	2,785,300	-
13	Land	207	1,743.77	4,054,100	4,054,100	-
14	Land	214	1,840.64	4,200,000	4,200,000	-
15	Land	14	1,743.77	4,010,600	4,010,600	-
16	Land	120	1,210.95	2,722,500	2,722,500	-
17	Land	208	1,743.77	3,835,280	3,835,280	-
18	Land	205	1,743.77	3,951,000	3,951,000	-
19	Land	53	1,420.85	3,054,800	3,054,800	-
20	Land	61	1,420.85	2,268,000	2,268,000	-
21	Land	88	1,418.16	3,300,000	3,300,000	-
22	Land	35	1,210.95	2,000,000	2,000,000	-
23	Land	82	1,501.58	3,378,600	3,378,600	-
24	Land	45	1,531.50	3,599,000	3,599,000	-
25	Land	89	1,418.16	3,261,800	3,261,800	-
26	Land	50	1,420.85	3,268,000	3,268,000	-
27	Land	83	1,501.58	2,102,000	2,102,000	-
28	Land	116	1,692.96	3,849,800	3,849,800	-

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CHARTERED ACCOUNTANT

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq. ft.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
29	Land	117	1,692.96	3,750,000	3,750,000	-
30	Land	126	1,210.95	2,785,060	2,785,060	-
31	Land	175	1,466.14	3,372,200	3,372,200	-
32	Land	122	1,210.95	2,785,200	2,785,200	-
33	Land	203	1,743.77	4,010,700	4,010,700	-
34	Land	220	1,805.12	3,500,000	3,500,000	-
35	Land	16	1,743.77	4,010,677	4,010,677	-
36	Land	173	1,205.57	2,772,800	2,772,800	-
37	Land	67	1,372.41	3,156,727	3,156,727	-
38	Land	108	1,210.95	2,785,200	2,785,200	-
39	Land	145	1,130.22	2,600,000	2,600,000	-
40	Land	38	1,210.95	2,785,000	2,785,000	-
41	Land	57	1,420.85	3,197,000	3,197,000	-
42	Land	58	1,420.85	3,197,000	3,197,000	-
43	Land	62	1,420.85	2,983,000	2,983,000	-
44	Land	84	1,251.32	2,216,104	2,216,104	-
45	Land	47	1,420.85	3,100,000	3,100,000	-
46	Land	128	1,412.77	3,249,400	3,249,400	-
47	Land	32	1,130.22	2,598,900	2,598,900	-
48	Land	36	1,210.95	1,816,400	1,816,400	-
49	Land	107	1,210.95	2,785,200	2,785,200	-
50	Land	54	1,420.85	3,125,800	3,125,800	-
51	Land	104 & 105	1,412.78	3,320,000	3,320,000	-
52	Land	104 & 105	1,412.78	3,320,000	3,320,000	-
53	Land	63	1,470.05	3,454,700	3,454,700	-
54	Land	93	1,418.16	3,261,800	3,261,800	-
55	Land	162	1,205.57	2,772,900	2,772,900	-
56	Land	125	1,210.95	2,639,900	2,639,900	-
57	Land	170	1,205.57	2,833,100	2,833,100	-
58	Land	209	2,038.49	3,000,000	3,000,000	-
59	Land	148	1,130.22	2,615,400	2,615,400	-
60	Land	124	1,210.95	2,639,900	2,639,900	-
61	Land	180	1,646.89	3,787,000	3,787,000	-
62	Land	22	1,743.77	2,500,000	2,500,000	-
63	Land	109	1,210.95	2,845,800	2,845,800	-
64	Land	178	1,646.89	3,052,600	3,052,600	-
65	Land	15	1,743.77	3,400,000	325,000	3,075,000
66	Land	169	1,205.57	2,893,400	2,893,400	-
67	Land	23	1,743.77	4,010,700	4,010,700	-
68	Land	76	1,372.41	3,156,600	3,156,600	-
69	Land	17	1,743.77	4,010,700	1,010,700	3,000,000
70	Land	98	1,384.93	2,950,000	2,950,000	-
72	Land	224	2,098.98	4,932,600	4,932,600	-
73	Land	139	1,130.22	2,599,500	2,599,500	-
74	Land	25	1,743.77	4,010,700	4,010,700	-
75	Land	39	1,210.95	2,639,871	2,639,871	-

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CHARTERED ACCOUNTANT

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq. ft.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
76	Land	48	1,420.84	2,250,000	1,000,000	1,250,000
77	Land	49	1,420.85	3,268,000	653,600	2,614,400
78	Land	59	1,420.85	3,268,000	3,268,000	-
79	Land	68	1,372.41	3,156,500	3,156,500	-
80	Land	106	1,210.95	2,785,200	2,785,200	-
81	Land	131	1,210.95	2,785,200	2,785,200	-
82	Land	81	2,139.08	5,000,000	5,000,000	-
83	Land	132	1,210.95	2,821,500	564,300	2,257,200
84	Land	129	1,412.78	3,249,400	1,249,400	2,000,000
85	Land	171	1,205.57	2,140,000	2,140,000	-
86	Land	211	1,840.64	3,681,208	3,361,000	320,208
87	Land	10	2,923.93	6,432,700	5,232,700	1,200,000
88	Land	121	1,210.95	2,649,600	659,600	1,990,000
89	Land	212	1,840.64	3,681,300	3,681,300	-
90	Land	37	1,210.95	2,785,200	2,785,200	-
91	Land	9	2,965.94	4,990,000	4,990,000	-
92	Land	97	1,436.35	3,303,700	3,303,700	-
93	Land	225	2,098.98	4,617,800	923,560	3,694,240
94	Land	96	1,418.16	3,261,800	3,261,800	-
95	Land	11	2,047.79	3,993,320	800,000	3,193,320
96	Land	20	1,743.77	4,000,000	400,000	3,600,000
97	Land	26	1,770.80	3,143,100	3,143,100	-
98	Land	40	1,210.95	2,785,200	557,200	2,228,000
99	Land	41	1,210.95	2,785,200	557,200	2,228,000
100	Land	74	1,372.41	3,088,000	738,000	2,350,000
101	Land	80	2,067.39	2,480,900	801,000	1,679,900
102	Land	85	1,418.16	2,989,250	2,989,250	-
103	Land	164	1,205.57	1,972,811	1,972,811	-
104	Land	167	1,550.02	3,000,000	600,000	2,400,000
105	Land	29	1,130.22	2,656,000	856,000	1,800,000
106	Land	43	1,210.95	2,724,700	774,700	1,950,000
107	Land	46	1,781.76	3,070,000	3,070,000	-
108	Land	134	1,210.95	2,785,200	557,040	2,228,160
109	Land	163	1,205.57	2,772,806	772,806	2,000,000
110	Land	184	1,646.89	3,870,200	774,040	3,096,160
111	Land	185	1,646.89	3,837,300	767,500	3,069,800
112	Land	218	8,535.52	18,000,000	4,680,000	13,320,000
Less : GST Received from customer included in Sale Deed Amount				-6,955,122		
Grand Total			**201,247.74**	**423,859,392**	**334,536,491**	**96,228,023**

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TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. ft.)	Unit Consideration as per Ready reckoner rate on cut off date
A. PLOTS				
1		1	7,015	5,866,439.71
2		2	4,759	3,979,698.93
3		3	3,919	3,277,390.75
4		4	3,587	2,999,819.42
5		5	3,266	2,731,564.57
6		7	3,122	2,611,094.10
7		8	3,088	2,582,893.72
8		12	1,744	1,458,332.55
9		13	1,744	1,458,332.55
10		18	1,744	1,458,332.55
11		19	1,744	1,458,332.55
12		24	1,744	1,458,332.55
13		27	1,378	1,152,217.94
14		28	1,130	945,214.46
15		30	1,130	945,214.46
16		33	1,453	1,215,275.73
17		42	1,211	1,012,729.78
18		44	1,211	1,012,729.78
19		60	1,421	1,188,271.28
20		65	1,372	1,147,760.41
21		69	1,372	1,147,760.41
22		70	1,372	1,147,760.41
23		71	1,372	1,147,760.41
24		72	1,372	1,147,760.41
25		73	1,372	1,147,760.41
26		78	1,453	1,215,275.73
27		79	1,453	1,215,275.73
28		86	1,418	1,186,021.60
29		87	1,418	1,186,021.60
30		91	1,418	1,186,021.60
31		92	1,418	1,186,021.60
32		94	1,418	1,186,021.60
33		95	1,418	1,186,021.60
34		99	1,211	1,012,729.78
35		100	1,211	1,012,729.78
36		101	1,211	1,012,729.78
37		102	1,211	1,012,729.78
38		103	1,211	1,012,729.78
39		110	1,211	1,012,729.78
40		112	1,211	1,012,729.78
41		118	1,211	1,012,729.78
42		127	1,211	1,012,729.78
43		130	1,211	1,012,729.78
44		133	1,211	1,012,729.78
45		135	1,376	1,150,595.50
46		136	1,374	1,149,106.87
47		138	1,130	945,214.46
48		141	1,130	945,214.46
49		142	1,130	945,214.46
50		143	1,453	1,215,275.73
51		144	1,453	1,215,275.73
52		146	1,130	945,214.46
53		147	1,130	945,214.46
54		149	1,130	945,214.46
55		150	1,130	945,214.46
56		151	1,130	945,214.46
57		152	1,130	945,214.46
58		153	1,130	945,214.46
59		154	1,130	945,214.46

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Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. ft.)	Unit Consideration as per Ready rockoner rate on cut off date
60		155	1,693	1,415,839.63
61		156	1,811	1,514,867.11
62		157	1,206	1,008,230.43
63		158	1,206	1,008,230.43
64		159	1,206	1,008,230.43
65		160	1,206	1,008,230.43
66		161	1,206	1,008,230.43
67		165	1,206	1,008,230.43
68		166	1,206	1,008,230.43
69		168	1,550	1,296,297.45
70		172	1,206	1,008,230.43
71		174	1,206	1,008,230.43
72		176	1,618	1,353,007.65
73		177	1,647	1,377,310.82
74		179	1,647	1,377,310.82
75		181	1,647	1,377,310.82
76		182	1,647	1,377,310.82
77		183	1,647	1,377,310.82
78		186	1,647	1,377,310.82
79		187	1,647	1,377,310.82
80		188	1,647	1,377,310.82
81		189	1,647	1,377,310.82
82		190	1,647	1,377,310.82
83		191	1,758	1,469,856.90
84		192	2,673	2,235,624.29
85		193	1,938	1,620,367.64
86		194	1,938	1,620,367.64
87		195	1,938	1,620,367.64
88		196	1,938	1,620,367.64
89		197	1,938	1,620,367.64
90		198	1,938	1,620,367.64
91		199	1,938	1,620,367.64
92		200	1,744	1,458,332.55
93		201	1,744	1,458,332.55
94		202	1,744	1,458,332.55
95		204	1,744	1,458,332.55
96		210	3,104	2,596,007.06
97		213	1,841	1,539,345.91
98		216	9,219	7,709,842.91
99		217	6,423	5,371,252.11
100		219	3,282	2,744,761.55
101		221	1,805	1,509,640.18
102		222	1,805	1,509,640.18
103		223	1,829	1,530,004.33
104		226	4,310	3,604,789.45
105		229	5,677	4,747,966.88
106		230	5,641	4,717,612.28
107		231	5,785	4,837,937.31
108		232	7,329	6,129,710.15
109		233	8,863	7,412,191.76
110		234	10,392	8,690,659.09
Total			233,732.81	195,473,121

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANT

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

Husain Shakir & Company
Chartered Accountants

Table D			
Comparision between Balance Cost and Receivables			
Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	
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	96,228,023
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	233.733
		(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	195,473,121
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	291,701,144
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.	204,190,801

Table E Designated Bank Account Details			
Sr. No.	Particulars	Designated Bank Account Details	Union Bank of India A/c No : 366001010037630
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	0.00	
2	Deposits	394,000,136.10	
3	Withdrawals	301,066,886.00	
4	Closing Balance	92,933,250.10	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1		Own Funds	282,559,420	483,963,754	483,963,754
2		Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	0
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	0	0	0
4		Customer Receipts used for project	0	269,700,538	269,700,538
5		Total funds for project	282,559,420	753,664,292	753,664,292
6		Total Estimated cost (As per Table A)	282,559,420	753,664,292	753,664,292
Note: Reasonable assumptions have been made to derive at above mentioned values.					

Table G Any Comments/Observations of CA	
Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

For, Husain Shakir & Company.
Chartered Accountants
FRN: 155584W

HUSAIN SHAKIR & COMPANY ★ FRN. 155584W ★ CHARTERED ACCOUNTANT

(CA Husain Shakir)
PROPRIETOR
MEMBERSHIP NO. 143240
UDIN: 23143240BHAHIK7785
Day & Date : 25th May 2023

Agreed and accepted by:
For, Kanjibhai Sodavadia with Suresh Patel & Others

Name: Kanjibhai Sodavadia
Designation: Authorised Signatory

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
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