RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
ADD.: PLOT NO. 25, REDC ROSS ROAD, SADAR, NAGPUR – 440001
M.: +91-7798899002 / E-MAIL: rishilashkare@gmail.com

FORM – 3 – Sept 2022

Date:15 th October, 2022

To,
Om Shivam Buildcon P.Ltd.
Plot No 10 "Rohera Arcade"
Ajni Square,
Nagpur.

Subject: **Certificate of Financial Progress of Work of "SHIV KAILSA PHASE II", at Plot Nos 237/1,238/1,238/2,239,241,242,247/1 and Kh Nos 70/2,71/2,72/2,73/2,74/2,75/2,76/1/A/2,76/1/B/2,76/2/B,76/3/B/1,76/3/B/2 No 72,Moza Sondapar,Tahsil,Hingana,Dist.Nagpur -441108 being developed by Om Shivam Buildcon P.Ltd,Nagpur. Rera Registration No P50500029945**

Sir,

This certificate is being issued for RERA compliance for the project **"SHIV KAILSA PHASE II", at Plot Nos 237/1,238/1,238/2,239,241,242,247/1 and Kh Nos 70/2,71/2,72/2,73/2,74/2,75/2,76/1/A/2,76/1/B/2,76/2/B,76/3/B/1,76/3/B/2, PH No 72,Moza Sondapar,Tahsil,Hingana,Dist.Nagpur -441108 being developed by Om Shivam Buildcon P.Ltd,Nagpur.** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 26,30,07,206/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Acquisition of Cost of TDR (if any)	NIL
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.	Rs.47,67,298/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL

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	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST			Rs.26,77,74,504/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.		Estimated cost of development as Certified by Engineer	Rs.421,24,27,500/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs.70,00,00,000/-
d.		Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	19,94,61,028/-
e.		Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	15,00,00,000
Sub – Total of DEVELOPMENT COST Rs.			**526,18,88,528/-**
TOTAL COST OF THE REAL ESTATE PROJECT Rs. (ESTIMATED)			**552,96,63,032/-**

RISHI LASHKARE NAGPUR CHARTERED ACCOUNTANT

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TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 26,30,07,206/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
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.	Rs.47,67,298/-
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
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 constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL

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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		Rs.26,77,74,504/-
2.	**DEVELOPMENT COST / COST OF CONSTRUCTION**	
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. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A.	Rs. 83,42,34,866/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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.	Rs.3,35,67,262/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	15,22,63,233/-
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	00.00
Sub – Total of DEVELOPMENT COST		**Rs.102,00,65,361/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs.128,78,39,865/--**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**23.29%**
5.	Amount which can be withdrawn from the Designated Account.	**128,73,05,554/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**45,73,64,085/-**
7.	Net Amount which can be withdrawn from the Designated Account.	**82,99,41,469/-**



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TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs.) (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1					
2			AS PER ANNEXURE "A"		
3					
4					
5					

UNSOLD INVENTORY

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
		AS PER ANNEXURE "B"	



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TABLE D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**424,18,23,167/-**
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)	**54,61,75,137/-**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	**1,09,057.779 Sq Mtr** **272,64,44,475/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**327,26,19,612/-**
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.	**100%**

RISHI LASHKARE NAGPUR CHARTERED ACCOUNTANT

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TABLE E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	0.00
2	Deposits	45,13,96,275/-
3	Withdrawals	44,93,12,275/-
4	Closing Balance	20,84,000/-

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 (Name of Promoter) 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

Sr. No.	Particulars	Estimated (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	80,00,63,032/-	00.00	83,04,75,780/-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	00.00	00.00
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	00.00	00.00	00.00
4	Customer Receipts used for Project	472,96,00,000/-	00.00	45,73,64,085/-
5	Total Funds for Project	552,96,63,032/-	00.00	128,78,39,865/-
6	Total Estimated Cost (As per Table A)	552,96,63,032/-	00.00	128,78,39,865/-



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TABLE G

Any Comments/Observations of C.A.

1.	
2.	
3.	
4.	

Yours Faithfully

15.10.22

RISHI LASHKARE NAGPUR CHARTERED ACCOUNTANTS

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 23130169BGYJV64411)
Name: Rishi Ravindra Lashkare

Agreed and accepted by:

OM SHIVAM BUILDCON PVT. LTD. NAGPUR

Signature of Promoter
Name: Ravindra K Kapse.
Date: 15.10.2022

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ANNEXURE A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

SOLD INVENTORY

Flats	Net Area (in Sq. Mtr.)	Unit Consideration as per Aggreement/Letter of Allottment	Received Amount	Balance.
183 Flats	16717.806 Sq Mtr	100,35,39,222/-	45,73,64,085/-	54,61,75,137/-

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate Of the Residential Flats Rs. 25,000/- per Sq. mtrs.

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate Of the Residential Flats Rs. 25000/- per Sq. Mtrs.

BHK	No of Flats	Net Area In Sq Mt	Total Area In Sq Mt	Unit Consideration As Per Ready Recknor Rate (ASR)
2BHK	31	76.094	2358.914	58972850
2BHK	61	76.304	4654.544	116363600
2BHK	28	76.328	2137.184	53429600
2BHK	30	76.665	2299.95	57498750
2BHK	62	76.887	4766.994	119174850
2BHK	33	76.914	2538.162	63454050
2BHK	8	78.299	626.392	15659800
2BHK	8	78.321	626.568	15664200
2BHK	87	78.344	6815.928	170398200
2BHK	8	78.509	628.072	15701800
2BHK	8	78.686	629.488	15737200
2BHK	235	78.696	18493.56	462339000
2BHK	8	78.708	629.664	15741600
2BHK	87	78.743	6850.641	171266025
2BHK	8	78.897	631.176	15779400
2BHK	16	79.048	1264.768	31619200

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2BHK	221	79.084	17477.564	436939100
3BHK	25	99.757	2493.925	62348125
3BHK	4	99.841	399.364	9984100
3BHK	61	100.082	6105.002	152625050
3BHK	24	100.082	2401.968	60049200
3BHK	59	100.135	5907.965	147699125
3BHK	4	100.166	400.664	10016600
3BHK	18	100.352	1806.336	45158400
3BHK	15	100.677	1510.155	37753875
3BHK	24	104.816	2515.584	62889600
3BHK	23	104.884	2412.332	60308300
3BHK	20	105.226	2104.52	52613000
3BHK	24	105.257	2526.168	63154200
3BHK	9	105.293	947.637	23690925
3BHK	24	105.324	2527.776	63194400
3BHK	13	105.804	1375.452	34386300
3BHK	2	195.253	195.253	4881325
	1288	3057.476	109057.779	2726444475

Signature of Chartered Accountant
(Membership Number: 130169)
Rishi Ravindra Lashkare

