

CA.SAROJ VIDHANI

CHARTERED ACCOUNTANTS

Block No.238, Chaudhary Chowk, Jaripatka, Nagpur-440014. ☎: [O] 9913404112, Mail id:sarojvidhani@gmail.com

Form-3 (See Regulation-3) CHARTERED ACCOUNTANT CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)		
Date : 31/01/2025		
To, Wainganga Associates 1st Floor Gurukripa Apartment, Besides Domino's Pizza, Somalwada square, Nagpur, 440025		
Subject : Certificate of Financial Progress of work of Shree Residency having MahaRERA Registration Number P50500032454 being developed by Wainganga Associates. For Quarter ending 31.12.2024 .		
Sir, This Certificate is being issued for RERA compliance for the "Shree Residency" having MAHARERA Registration Number P50500032454 being developed by Wainganga Associates and is based on records and documents produced before me and explanations provided to me by the management of the Firm.		
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)	2,20,07,700
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	10,37,320
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment 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 Rs	2,30,45,020.00
	ii)	Development Cost / Cost of Construction of building:	
	a	Estimated Cost of Construction as certified by Engineer	1,94,24,541
	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.	38,18,991
	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	2,32,43,532.00
		Total cost of Project (Estimated)	4,62,88,552.00
<p>Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estimated Cost shall be revised (whenever required) through revision application</p>			



Table B - Actual Cost Incurred on the project as on 31.12.2024			
Sr. No.	Particulars	Amount (Rs)	
		Incurred	
1	Land Cost		
a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	2,20,07,700	
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	10,37,320	
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 (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	-	
	iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-	
	SUB TOTAL OF LAND COST:	2,30,45,020.00	



		2 Development Cost / Cost of Construction	
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	1,94,24,541
		(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 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, 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.	38,18,991
	(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	2,32,43,532.00
3		Total cost of the project (Actual incurred as on 31.12.2024)	4,62,88,552.00
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	100.00%
5		Amount which can be withdrawn from the designated account	N.A.
6		Less : Amount withdrawn till date of this certificate from the designated account	N.A.
7		Net amount which can be withdrawn from the designated Bank account under this certificate	N.A.
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;			



<p align="center">Table C</p> <p align="center">Statement for calculation of receivables from the sales of the Real Estate Project</p> <p>Sold Inventory</p>					
Sr. No.	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	3	257.42	22,63,500	22,63,500	-
2	4	257.42	26,51,000	26,51,000	-
3	5	258.03	22,25,000	22,25,000	-
4	6	262.13	28,00,000	28,00,000	-
5	7	281.74	30,00,000	30,00,000	-
6	8	285.91	29,51,000	29,51,000	-
7	9	125.65	13,00,000	13,00,000	-
8	10	98.98	8,60,000	8,60,000	-
9	11	98.98	20,00,000	20,00,000	-
10	12	126.00	13,00,000	13,00,000	-
11	13	133.00	11,75,000	11,75,000	-
12	14	119.00	17,93,000	17,93,000	-
13	15	119.00	15,00,000	15,00,000	-
14	16	119.00	10,50,000	10,50,000	-
15	17	119.00	10,50,000	10,50,000	-
16	18	119.00	13,00,000	13,00,000	-
17	21	299.59	36,50,000	36,50,000	-
18	22	127.50	15,50,000	15,50,000	-
19	23	120.00	16,50,000	16,50,000	-
20	24	120.00	18,34,200	18,34,200	-
21	25	120.00	15,43,750	15,43,750	-
22	26	120.00	15,43,750	15,43,750	-
23	27	120.00	17,42,000	17,42,000	-
24	28	120.00	17,42,000	17,42,000	-
25	29	127.50	10,70,000	10,70,000	-
26	30	127.50	15,78,280	15,78,280	-
27	31	120.00	15,50,000	15,50,000	-
28	32	120.00	18,41,100	18,41,100	-
29	33	120.00	19,37,520	19,37,520	-
30	34	120.00	19,00,000	19,00,000	-
31	35	120.00	17,11,000	17,11,000	-
32	36	120.00	12,27,000	12,27,000	-
33	37	126.00	12,88,000	12,88,000	-
Grand Total		5,028.34	5,85,77,100	5,85,77,100	



TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
1	1	296.81	31,05,407
2	2	258.03	26,99,667
3	19	126.00	13,18,289
4	20	306.09	32,02,500
Total		986.93	1,03,25,863



Table D**Comparison 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	-
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts) SQ Mtrs	986.93
		(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	1,03,25,863
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	1,03,25,863
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.	70%

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		NA
2	Deposits		NA
3	Withdrawals		NA
4	Closing Balance		NA

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	1,92,88,552	1,92,88,552	1,92,88,552
2		Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	90,00,000	-	-
4		Customer Receipts used for project	1,80,00,000	2,70,00,000	2,70,00,000
5		Total funds for project	4,62,88,552	4,62,88,552	4,62,88,552
6		Total Estimated cost (As per Table A)	4,62,88,552	4,62,88,552	4,62,88,552

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	NIL

Agreed and accepted by:

Sd

Signature of Partner
Name: Shrihari Chaudhari
Date : 31/01/2025



Yours Faithfully,

Saroj

SAROJ VIDHANI
M.NO 172779
CHARTERED ACCOUNTANT
UDIN : 25172779BMJBT7924
Date : 31/01/2025