Annexure D
FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE

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

Certificate of Quarter Ending Sep-23

Date 11/10/2023

To,
SHRI RANDAL INFRA
NAGPUR

Subject: Certificate of Financial Progress of Work of "SHRI RANDAL HEIGHTS-I" having MahaRERA Registration Number -P50500034089 being developed by Shri Randal Infra

Sir/ Madam,

This certificate is being issued for RERA compliance for the "SHRI RANDAL HEIGHTS-I" having MahaRERA Registration Number - P50500034089 being developed by Shri Randal Infra 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).	38000000.00
(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.	0.00
(c)	Estimated Acquisition cost of TDR (if any).	9120000.00
(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	4257050.00
(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 specificaily for construction of rehabilitation component	0.00
	Sub-Total of Land Cost:	**51377050.00**
ii.	**Development Cost/Cast of Construction of Building**	
(a)	Estimated Cost of Construction as certified by Engineer.	80000000.00
(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.	20000000.00
(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	19674210.00
(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:	119674210.00
	Total Cost of the Project (Estimated)	171051260.00

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*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	0.00
(a)	Value of the land asascertained from the Annual Statement of Rates (ASR).	16731988.00
(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.	9120000.00
(c)	Incurred Expenditure for Acquisition of TDR (if any).	4257050.00
(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	0.00
(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:	**30109038.00**
2	**Development Cost/Cost of Construction**	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	52050000.00
(a)	Construction cost incurred including sitedevelopment and infrastructure for the same as certified by Engineer.	52050000.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	52006044.34
(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.	3675041.00
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	19674210.00
(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.	4018539.00
	Sub-total of Development Cost:	79417790.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	109526828.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	64.03%
5	Amount which can be withdrawn from the Designated Account.	109526828.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	30854634.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	78672194.00

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

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Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory

S. No.	flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount*	Balance Receivables
-1	-2	-3	-4	-5	-6
1	401	135.82	1,00,00,000.00	78,70,000.00	21,30,000.00
2	501	135.82	90,00,000.00	24,00,000.00	66,00,000.00
3	901	135.82	90,00,000.00	82,00,000.00	8,00,000.00
4	902	120.38	83,00,000.00	59,92,000.00	23,08,000.00
5	1001	135.82	83,50,000.00	69,50,000.00	14,00,000.00
6	1101	135.82	85,00,000.00	70,00,000.00	15,00,000.00
	Total	799.48	53150000	38412000	14738000

*Unit consideration as per agreement/letter of allotment and amount received does not include pass

Unsold Inventory 54770

S. No.	Flat No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	101	135.82	0
2	102	120.38	0
3	201	135.82	7438861.4
4	202	120.38	6593212.6
5	301	135.82	7438861.4
6	302	120.38	6593212.6
7	402	120.38	6593212.6
8	502	120.38	0
9	601	135.82	7438861.4
10	602	120.38	6593212.6
11	701	135.82	7438861.4
12	702	120.38	6593212.6
13	801	135.82	7438861.4
14	802	120.38	6593212.6
15	1002	120.38	6593212.6
16	1102	120.38	6593212.6
17	1201	135.82	0
18	1202	120.38	0
19	1301	135.82	7438861.4
20	1302	120.38	6593212.6
21	1401	135.82	7438861.4
22	1402	120.38	6593212.6
23	1501	135.82	7438861.4
24	1502	120.38	6593212.6
	Total	3043.52	132036229.80

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
-1	-2	-3

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1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	40256420.00
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	14738000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	3043.52
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as	132036229.80
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))]	146774229.80
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	10316600.00

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date
1	Opening Balance	87160.00
2	Deposits	39575911.00
3	Withdrawals	30854634.00
4	Closing Balance	8808437.00

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 RANDAL INFRA 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

S.No.	Particulars	Estimated*	Proposed / Estimated	Actual
		(At time of Registration)	(As on the date	(As on the date
1	Own Funds	0.00	0.00	10441444.00
2	Total Borrowed Funds (Secured)	0.00	40131384.00	40131384.00
	less: Drawdown availed till date	0.00	0.00	-
3	Total Borrowed Funds (Unsecured)	0.00	20542000.00	20542000.00
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	171051260.00	110377876.00	38412000.00
5	Total Funds for Project	171051260.00	171051260.00	109526828.00
6	Total Estimated Cost (As per Table A)	171051260.00	171051260.00	

Table G

Any Comments/Observations of CA

1	The Promoter has changed the designated account in the mid of project, As per promoter, updation of the same in MAHARERA is in the process.
2	

For A M Dabke & Associates
Chartered Accountants

Agreed & Accepted By-

Promoter

ShriRandal Infra

A. M. Dabke & Associates FRN-144213W NAGPUR Chartered Accountants

CA Amey Dabke
M No 170917
Date: 11/10/2023
UDIN:- 23170917BGXGXL2583