Member of ICAI

SHIRISH BHAGAT & CO.
Chartered Accountants

Annexure D

FORM3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

FOR THE PERIOD ENDED ON 30-09-2023

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

Date: 04.10.2023

To.

The M/S RACHANA DEVELOPERS,

4TH FLOOR, LOTUS BUILDING, WHC ROAD, GOREPETH LAYOUT, DHARAMPETH NAGPUR-440010.

Subject : Certificate of Financial Progress of Work of RACHANA ROHINI APARTMENT having Maha RERA Registration Number P50500033105 (Only Applicable after project Registration) being developed by **M/S RACHANA DEVELOPER**

Sir,

This certificate is being issued for RERA compliance for the RACHANA ROHINI APARTMENT having MahaRERA Registration Number P50500033105 (Only Applicable after project Registration) being developed by **Rachana Developers** 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. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
I.	i. **Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR). **(R.R.Value of Plot)**	6,92,32,512.00
	(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.	2,17,78,372.00
	(c) Estimated Acquisition cost of TDR (if any).	88,81,320.00
	(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	31,41,421.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
	(f) Under Rehabilitation scheme:	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA

OFFICE : F-4, Rachana Surabhi, South Ambazari Road, Laxmi Nagar, Nagpur - 440022 Phone : (0712) 2240563.
Mobile : 9422105665. E-mail : swbhagat@rediffmail.com

(1)	(2)	(3)
	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:	**10,30,33,625.00**
	ii. **Development Cost/Cost of Construction of Building** (a) Estimated Cost of Construction as certified by Engineer. (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. scheduled banks, non-banking financial institution (NBFC) or **money lenders on construction funding or money borrowed for construction.**	28,20,18,500.00 2,97,80,200.00 10,00,000.00 25,00,000.00
	Sub-total of Development Cost:	**31,52,98,700.00**
	Total Cost of the Project (Estimated)	**41,83,32,325.00**

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

** Estimated cost shall be revised through correction application.



Table B-Actual Cost Incurred on the Project (as **on Date of Certificate)**

S.No	Particulars	Amount (Rs.)
		Incurred
(I)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR). **(Actual Plot Cost considered as per Books of A/c)**	1,55,74,639.00
	(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.	2,17,78,372.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	88,81,320.00
	(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	31,41,420.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	NA
	(f) Under Rehabilitation scheme:	NA
	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 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 accommodation or rent m lieu of Transit **Accommodation. overhead cost, amounts paid to slum dwellers. tenant,;, apartment owners or appropriate authority or government or concessionaire which are** not refundable and so on.	
	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.	
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	**4,93,75,751.00**

(1)	(2)	(3)
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 CA. As on 30.09.2023	12,53,47,670.08
	(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 the project **registered.**	2,57,41,459.35
	(iv) Incurred Expenditure towards Taxes, **cess,** fees. charges, premiums, interest etc. to any Statutory Authority.	
	(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 :	**15,10,89,129.43**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	20,04,64,880.43
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	60.75%
5.	Amount which can be withdrawn from the Designated Account.	16,42,09,572.00
6.	Less: Amount withdrawn till date of this certificate from the **Designated Account**	**28,14,78,558.00**
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	(-)8,10,13,678.00

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

Table C

Statement for calculation of Receivables from the Sales of the Real Estate ProjectSold 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	16
1	104	78.787	68,00,000.00	50,03,143.00	17,96,857.00
2	106	83.693	63,24,000.00	47,27,196.00	15,96,804.00
3	107	83.693	62,00,000.00	15,71,429.00	46,28,571.00
4	108	73.07	60,00,000.00	45,15,750.00	14,84,250.00
5	202	63.885	44,50,000.00	30,60,140.00	13,89,860.00
6	203	63.603	44,72,600.00	33,69,455.00	11,03,145.00
7	204	78.787	60,00,000.00	41,85,000.00	18,15,000.00
8	205	78.787	58,51,000.00	43,88,243.00	14,62,757.00
9	206	83.693	61,42,000.00	45,99,747.00	15,42,253.00
10	207	83.693	65,00,000.00	43,87,505.00	21,12,495.00
11	208	73.07	50,00,000.00	36,87,500.00	13,12,500.00
12	301	73.07	56,00,000.00	42,14,700.00	13,85,300.00
13	302	63.885	44,30,000.00	33,37,072.00	10,92,928.00
14	303	63.603	44,90,000.00	33,88,271.00	11,01,729.00
15	304	78.787	60,00,000.00	38,36,255.00	21,63,745.00
16	305	78.787	53,75,000.00	40,17,821.00	13,57,179.00
17	306	83.693	63,43,700.00	51,51,323.00	11,92,377.00
18	307	83.693	57,00,000.00	33,42,250.00	23,57,750.00
19	308	73.07	56,00,000.00	49,92,164.00	6,07,836.00
20	401	73.07	57,00,000.00	42,85,619.00	14,14,381.00
21	402	63.885	40,00,000.00	30,04,800.00	9,95,200.00
22	403	63.603	40,00,000.00	27,95,050.00	12,04,950.00
23	404	78.787	55,00,000.00	38,36,255.00	16,63,745.00
24	405	78.787	59,34,600.00	41,39,373.00	17,95,227.00
25	406	83.693	66,64,900.00	45,56,366.00	21,08,534.00
26	407	83.693	61,42,000.00	39,23,793.00	22,18,207.00
27	408	73.07	55,00,000.00	42,91,749.00	12,08,251.00
28	501	73.07	56,00,000.00	39,06,000.00	16,94,000.00
29	502	63.885	44,20,760.00	37,88,790.00	6,31,970.00
30	503	63.603	44,40,000.00	32,32,970.00	12,07,030.00
31	504	78.787	56,80,000.00	29,56,000.00	27,24,000.00
32	505	78.787	59,00,000.00	43,54,065.00	15,45,935.00
33	506	83.693	61,43,000.00	48,93,159.00	12,49,841.00
34	507	83.693	65,00,000.00	52,16,256.00	12,83,744.00
35	508	73.07	44,40,000.00	23,20,476.00	21,19,524.00
36	601	73.07	44,40,000.00	9,85,457.00	34,54,543.00
37	602	63.885	44,40,000.00	33,30,000.00	11,10,000.00
38	603	63.603	42,80,000.00	31,25,300.00	11,54,700.00
39	604	78.787	54,00,000.00	37,66,500.00	16,33,500.00
40	605	78.787	60,00,000.00	45,57,143.00	14,42,857.00
41	606	83.693	55,00,000.00	16,19,048.00	38,80,952.00
42	607	83.693	60,00,000.00	44,85,000.00	15,15,000.00



43	608	73.07	54,00,000.00	4,36,190.00	49,63,810.00
44	701	73.07	55,00,000.00	22,47,619.00	32,52,381.00
45	702	**63.885**	42,11,525.00	25,74,720.00	16,36,805.00
46	703	**63.603**	44,72,600.00	31,19,283.00	13,53,317.00
47	704	78.787	62,68,000.00	38,33,793.00	24,34,207.00
48	705	78.787	54,90,000.00	36,12,500.00	18,77,500.00
49	706	83.693	60,70,000.00	41,93,923.00	18,76,077.00
50	707	83.693	66,50,000.00	50,04,558.00	16,45,442.00
51	708	73.07	57,00,000.00	42,89,968.00	14,10,032.00
52	802	**63.885**	44,40,000.00	38,44,780.00	5,95,220.00
53	803	63.603	40,00,000.00	21,74,010.00	18,25,990.00
54	804	78.787	63,42,000.00	37,96,105.00	25,45,895.00
55	805	78.787	56,47,000.00	38,11,732.00	18,35,268.00
56	806	83.693	57,81,000.00	36,72,286.00	21,08,714.00
57	807	83.693	60,00,000.00	41,33,333.00	18,66,667.00
58	808	73.07	55,00,000.00	5,77,500.00	49,22,500.00
59	902	**63.885**	44,50,000.00	30,03,748.00	14,46,252.00
60	903	**63.603**	44,00,000.00	30,73,357.00	13,26,643.00
61	904	78.787	59,64,500.00	43,22,850.00	16,41,650.00
62	905	78.787	56,47,000.00	39,38,100.00	17,08,900.00
63	906	83.693	57,81,600.00	42,26,481.00	15,55,119.00
64	907	83.693	68,25,500.00	47,60,792.00	20,64,708.00
65	1001	73.07	55,00,000.00	5,23,809.00	49,76,191.00
66	1002	**63.885**	45,00,000.00	30,96,900.00	14,03,100.00
67	1003	**63.603**	42,00,000.00	7,42,574.00	34,57,426.00
68	1004	78.787	59,00,000.00	38,49,756.00	20,50,244.00
69	1005	78.787	60,10,200.00	38,02,003.00	22,08,197.00
70	1006	83.693	57,00,000.00	39,75,755.00	17,24,245.00
71	1007	83.693	66,00,000.00	49,01,429.00	16,98,571.00
72	1008	73.07	50,00,000.00	39,64,286.00	10,35,714.00
73	1102	63.885	40,00,000.00	21,12,871.00	18,87,129.00
74	1103	**63.603**	44,00,000.00	30,82,574.00	13,17,426.00
75	1104	78.787	60,00,000.00	42,13,571.00	17,86,429.00
76	1105	78.787	50,00,000.00	9,99,999.00	40,00,001.00
77	1106	83.693	65,00,000.00	47,41,763.00	17,58,237.00
78	1107	83.693	65,00,000.00	43,96,850.00	21,03,150.00
79	1201	63.885	44,50,000.00	29,85,627.00	14,64,373.00
80	1202	63.603	44,00,000.00	1,48,515.00	42,51,485.00
81	1203	78.787	55,00,000.00	1,48,515.00	53,51,485.00
	Total	**6072.978**	**44,06,04,485.00**	**28,14,78,558.00**	**15,91,25,927.00**

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

I.:Un-sold Inventory

SR.NO	FLAT NO	CARPET AREA IN SQ. MTRS.	UNIT CONSIDERATION AS PER R.R. RATE
1	2	3	4
1	101	73.07	4276000

2	102	63.885	3433000
3	103	63.603	3422000
4	105	78.787	4598000
5	201	73.07	4276000
6	801	73.07	4490000
7	901	73.07	4490000
8	908	73.07	4490000
9	1101	73.07	4675000
10	1108	73.07	4675000
Total		**717.77**	**42825000**

Table D

Comparison between Balance Cost and Receivables

S.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)	16,42,09,572.00
2	Balance amount of receivables from sold apartments as per Table Cof this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	15,91,25,927.00
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 ocr Table C to this certificate	**717.77 Sq. Mt.** 4,28,25,000.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)	20,19,50,927.00
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 [F 4 is lessier than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	70%



Table E

Designated Bank Account Details

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From startof bank account to till date) **Axis Bank A/c 921020025550917**
1.	Opening Balance 01.04.2022	20,56,974.00
2.	Deposits	30,97,58,123.00
3.	Withdrawals	31,16,06,593.00
4.	**Closing Balance**	2,08,504.00

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 Rachana Developers, Nagpur** has utilized the required proportion of money, as specified in theact, collected from allottees for this project only for land and construction of this project.

Table F

'Means of Finance

S.No.	Particulars	**Estimated*** (At time of **Registration**) (In Rs.) (proposed and **indicative**)	**Proposed/ Estimated** (As on the date of the ce1tificate) (In Rs.)	**Actual** (As on the date of certificate) (In Rs.)
1.	Own Funds	5,62,06,950.00	5,62,06,950.00	(-)8,10,13,677.57
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	0.00	
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	
4.	Customer Receipts used for Project	30,84,67,502.00	30,84,67,502.00	28,14,78,558.00
5.	Total Funds for Project	36,46,74,452.00	36,46,74,452.00	20,04,64,880.43
6.	Total Estimated Cost (As per Table A)	36,46,74,452.00	36,46,74,452.00	20,04,64,880.43

Table G

Any Comments/Observations of CA

1.	Actual Cost of Land is proportionate cost of total land area calculated as per sanctioned layout and as per books of Accounts. Land cost considered in Estimated cost at ASR rate is as per Ready Reckoner Rate for open plot as certified by the Legal Consultant of M/s Rachana Developers.
2.	Development cost includes proportionate cost of total area developed under the entire project on 6 plots.
3.	All the proposed quantity of 10 flats are unsold/un-booked as on the date of this certificate. Unit Consideration as per Ready Reckoner Rate is considered as per values provided and certified by the Legal Consultant of M/s Rachana Developers. Carpet Area as per previous Form No.3 is changed as per certificate issued by the legal consultant of the Firm.
4.	All actual cost incurred considered as per Trial Balance as on the date of this Certificate produced for our verification. The balance estimated cost is excluding the enhanced cost of land due to ASR valuation, also the percentage completion is considered on actual cost instead of ASR cost of land.
5.	The amount shown in col.no. 6 of Table B is considered as per total receipts from bookings less balance in designated bank account. The figures considered in earlier certificate was gross receipts which should have been considered as net receipts, which is now corrected.

Yours Faithfully,

For SHIRISH BHAGAT & CO.

Chartered Accountants

F.R.N. NO. 120858W

CA Shirish Bhagat

Partner

M.NO.049095

NAGPUR

Date: - 04.10.2023

UDIN: 23049095BGXIZF7927

Agreed and accepted By

For –

M/s. RACHANA DEVELOPERS

Signature of Promoter

Name: RACHANA DEVELOPERS (PARTNER)

Date:04.10.23

UDIN:	23049095BGXIZF7927
MRN/Name:	049095/SHIRISH WAMANRAO BHAGAT
Firm Registration No.:	120858W
Document type:	Certificates
Document sub type:	Certificate issued under RERA
Document Date:	04-10-2023
Create Date/Time:	04-10-2023 | 18:17:12
Financial Figures/Particulars:	
Total Project Cost (Estimated)::	41,83,32,325.00
Total of Development Cost (Estimated)::	31,52,98,700.00
Total Cost incurred as on 30.09.2023:	20,04,64,880.43
Document description:	Certificate Issued Under RERA FORM 3 for Registration for ROHINI