

GITESH MADDIWAR

CHARTERED ACCOUNTANT

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महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क. दिसेंबर २२, २०२२ पोष १ अंक २२६३

Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Date: 01/03/2022

To,

The Shruti Dham (Name & Address of Promoter).
Datta compound, Raj Nagar,
Nagpur

Subject: Certificate of Financial Progress of Work of Gokul Enclave wing C wing D having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by Promoter's Name

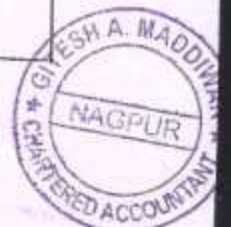
Sir,

Hare Krishna Builders

This certificate is being issued for RERA compliance for the Gokul Enclave having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by Promoter's Name 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.	i. Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(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.	271,06291
	(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	21,14421
	(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.	



(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	213201
	(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, 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.	—
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	3028502
	(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 :	9241703
3.	Total Cost of the Project (Actual incurred as on date of certificate)	
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	159039567
5.	Amount which can be withdrawn from the Designated Account.	38462415
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	00.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	38462415

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



(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:	— — —
	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. Sub-total of Development Cost :	120790353 — 9028502
	Total Cost of the Project (Estimated)	159039567

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

** Estimated cost shall be revised through correction application.



Table C

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

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
NIL					

Unsold Inventory wing C

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment
1	101 to 108	496.356	0
2	201 to 208	492.406	
3	301 to 308	492.406	
4	401 to 408	492.406	
5	501 to 508	492.406	
6	601 to 608	492.406	
7	701 to 708	492.406	
	Total	3450.792	

UNSOLD INVENTORY WING D

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per
1	101 to 102	140.374	0
2	201 to 202	114.998	
3	301 to 302	114.998	
4	401 to 402	114.998	
5	501 to 502	114.998	
6	601 to 602	93.75	
7	701 to 702	93.75	
	Total	787.866	



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Table E
Designated Bank Account Details

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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. Hare Krishna Builders) 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 (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	159039567	38462415	38462415
2	Total Borrowed Fund (Secured)- Drawdown availed till date	0		
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	0		
4	Customer Receipts used for Project	0		
5	Total Funds for Project	159039567	38462415	38462415
6	Total Estimated Cost (As Per Table A)	159039567	38462415	38462415



Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

Shruti

Signature of Promoter
Name: Mrs. Shruti Dhawan
Date: 01/03/2022



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Gitesh

Membership Number- 128516
Date: 01/03/2022
Place: Nagpur
UDIN: 22128516ADVUAZ1283