DUHLANI & CO.
CHARTERED ACCOUNTANTS

306, IMPERIAL PLAZA,
OPP. ANAND TALKIES,
SITABULDI,NAGPUR
Ph. 9823171200
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FORM 3

To,
M/s Associate Builders
Sadoday Nest,
Nelson Square, Chindwara Road,
Nagpur.

Subject :- Certificate of Financial Progress of work of "Sadoday Shubham" having MahaRERA Registration Number P50500033808 being developed by M/s Associate Builders through its Proprietor Mr. Santdas Chawla

Sir,

This Certificate is being issued for RERA compliance for the "Sadoday Shubham" having MaharRERA Registration Number P50500033808 being developed by M/s Associate Builders through its Proprietor Mr. Santdas Chawla 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 Project (at the time of Registration of Project)

Sr.No (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1.	i. **Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates(ASR)	2,74,33,560
	(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	1,21,00,000
	(c) Estimated Acquisition cost of TDR(if any)	28,55,000
	(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	24,52,860
	(e) Estimated land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authortires	N.A
	(f) Under Rehabilitation Scheme:	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N.A
	ii. Estimated cost towards clearance of land, all or any	N.A

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	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 in project of rehabilitation	N.A
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	N.A
	Sub-Total Of Land Cost	**4,48,41,420**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated cost of Construction as Certified by Engineer	6,00,00,000
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(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 service (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.	30,00,000
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	0
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,00,00,000
	Sub-Total of Development Cost.	**7,30,00,000**
	Total Cost of Project (Estimated)	**11,78,41,420**

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

S.No	Particulars	Amount (Rs.)
1.	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	2,74,33,560
	(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.	1,21,00,000
	(c) Incurred Expenditure for Acquisition of TDR (If Any)	28,55,000
	(d) Amounts paid to state Government/UT Administration or competent authority or any statutory authority of the State or	24,52,860

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	Central Government, Towards stamp duty, transfer charges, registration fees etc; and	
	(e) Land Premium paid for redevelopment of land owned by public authorities	N.A
	(f) Under Rehabilitation Scheme	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum (a) or (b) to be considered	N.A
	a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	N.A
	b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA	N.A
	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, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	N.A
	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.	N.A
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	N.A
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.	1,25,30,000
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	1,24,34,688
	ii. Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	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.	0

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	registered.	
	iv. Incurred Expenditure towards interest Taxes, cess, fees, charges, premiums, interest etc. at any statutory Authority.	0
	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	48,40,094
	Sub-Total of Development Cost	0
3	Total Cost of the Project (Actual incurred as on date of certificate)	**6,21,16,202**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	52.71%
5	Amount which can be withdrawn from the Designated Account	6,21,16,202
6	Less: Amount withdrawn till date of this certificate from the Designated Account	3,36,81,600
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,84,34,602

- Pass through charges or direct taxes not included in incurred cost of the project.

Table C

Statement for calculation 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 Receivable (6)
1	101	147.27	1,78,83,500	1,24,26,783	54,56,717
2	203	91.75	1,15,00,000	74,50,000	35,00,000
3	301	147.27	1,40,00,000	53,36,000	86,64,000
4	401	147.27	1,30,00,000	97,85,000	33,15,000
5	501	147.27	1,55,00,000	1,10,85,000	44,15,000
				4,60,82,783	2,53,50,717

Unsold Inventory

Sr.No (1)	Flat No. (2)	Carpet Area (3)	Unit Consideration as per Ready Reckoner Rate
2	102	74.775	6962760
3	103	81.184	7380450
4	201	122.75	11845386
5	202	74.775	6962760
8	302	74.775	6962760
9	303	81.184	7380450
11	402	74.775	6962760
12	403	81.184	7380450
14	502	74.775	6962760
15	503	81.184	7380450

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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)	5,57,25,218
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant at as verified from the records and books of Accounts)	2,53,50,717
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	821.361 Sq.Mtr
	(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.	7,61,80,986
4	Estimated receivables of ongoing project {Sum of 2+3(ii)}	10,15,31,703
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	**7,10,72,192**

Table E

Designated Bank Account Details

Sr.No.	Particulars	Designated Bank Account Details
1	Opening Balance	0
2	Deposits	3,36,82,002
3	Withdrawals	3,36,81,600.60
4	Closing Balance	401.40

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 is Rs. 460.82 Lacs out of which only Rs. 336.82 Lacs has been deposited in Designated RERA Bank Account.

I hereby certify that M/s Associate builders through its Proprietor 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

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Table F

Means of Finance

Sr.No	Particulars	Estimated(At the 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	3,00,00,000	3,00,00,000	2,90,54,498
2	Total Borrowed funds (Secured) Drawdown availed till date	4,00,00,000	5,75,00,000	5,51,05,322
3	Total Borrowed Funds (unsecured) Drawdown Availed till date	0	0	0
4	Customer Receipts used for the project	4,78,41,420	3,03,41,420	3,36,81,600
5	Total Funds for project	11,78,41,420	11,78,41,420	11,78,41,420
6	Total Estimated Cost (As per table A)	11,78,41,420	11,78,41,420	11,78,41,420

Table G

Any Comments/Observations of CA

1	None

Yours Faithfully
For Duhlani & Co.
Chartered Accountant

DUHLANI & CO. SITABULDI NAGPUR Chartered Accountants

Kamal Duhlani
Proprietor
Membership No. 110904
UDIN: 23110904BGWJNZ5201

Agree and accepted by

ASSOCIATE BUILDERS NAGPUR

Signature of Promoter
Name: Santdas Chawla
(Prop. Associate Builders)
Date: 25-03-2023

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