M/S G A D & ASSOCIATES
Shop no 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601
Mob No +91 7020387041
email id - cagadassociates@gmail.com,
caankitjalrca@gmail.com

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

[FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY]

To,
M/s. Renaissance Enterprises Pvt. Ltd. (0)

Sub :- Certificate of Financial Progress of Work of NIDHIVAN MahaRERA Registration Number P50500047326 being developed by M/s M/s. Renaissance Enterprises Pvt. Ltd.

Sir,
This certificate is being issued for RERA compliance for the NIDHIVAN having MahaRERA Registration Number P50500047326 being developed by M/s M/s. Renaissance Enterprises Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.
For the period Ended 30TH SEPTEMBER 2024
Table A - Estimated Cost of the Project [at the time of Registration of Project]

Sr. No.	Particulars	Amount in Rs. Estimated Cost [At the time of Registration of project]
I	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	12,94,34,721
	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.	1,45,18,861
	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	7,25,100
	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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linked premium, fees, charges artd security deposits ot maittenance 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	14,46,78,682
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	22,25,00,000
	(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 services (includndg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	6,68,00,000
	(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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	28,93,00,000
	Total Cost of The project (Estimated)	43,39,78,682

G A D & ASSOCIATES FRN-146550W NAGPUR

RENAISSANCE ENTERPRISES PRIVATE LIMITED

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

Sr. No	Particulars	Amount in Rs
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	12,91,33,721
	b) Incurred expenditure on Premiums 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	1,45,18,861
	c) Incurred Expenditure for Acquisition cost of TDR (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	7,25,100
	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 of (a) or (b) to be considered	
	(a) Cost incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer.	
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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 in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	14,46,78,682
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied 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 services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	2,28,72,599
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	
		2,28,72,599
3	Total Cost of The project (Actual incurred as on date of certificate)	16,75,51,281
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	38.61
5	Amount which can be withdrawn from the Designated Account	16,75,51,281
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	16,75,51,281

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
14 October 2024
UDIN:24177608BKBJIS8538

Date:- 14-10-2024
Place:-Nagpur

RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

Table C

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

Sold Inventory

Sr. No.	Flat/ Shop 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	154	134	1663670.00	166367.00	1497303.00
2	155, 156	275	3261764.00	650000.00	2611764.00
3	47	271.70	3217038.00	100000.00	3117038.00
	TOTAL	681.58	8142472.00	916367.00	7226105.00

Unsold Inventory

Ready Recknor Rate as on the date of certifcate of the

residential /commercial Plots Rs. 6560 Per Sq. Mtrs

Sr. No.	Flat/ Shop No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1.00)	(2.00)	(3.00)	(4.00)
1	1	562.90	3743285.00
2	2	682.27	4537096.00
3	3	692.04	4602066.00
4	4	563.19	3745214.00
5	5	572.63	3807990.00
6	6	543.36	3613344.00
7	7	554.19	3685364.00
8	8	597.45	3973043.00
9	9	507.60	3375540.00
10	10	512.00	3404800.00
11	11	516.80	3436720.00
12	12	532.30	3539795.00
13	13	230.01	1529567.00
14	14	214.20	1424430.00
15	15	214.20	1424430.00
16	16	214.20	1424430.00
17	17	214.20	1424430.00
18	18	214.20	1424430.00
19	19	396.35	2635728.00
20	20	426.40	2835560.00
21	21	426.40	2835560.00
22	22	443.03	2946150.00
23	23	402.00	2673300.00
24	24	423.70	2817605.00
25	25	396.35	2635728.00
26	26	214.20	1424430.00
27	27	214.20	1424430.00
28	28	214.20	1424430.00
29	29	214.20	1424430.00

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

30	30	214.20	1424430.00
31	31	223.38	1485477.00
32	32	221.34	1471911.00
33	33	214.20	1424430.00
34	34	214.20	1424430.00
35	35	214.20	1424430.00
36	36	214.20	1424430.00
37	37	214.20	1424430.00
38	38	396.35	2635728.00
39	39	280.76	1867054.00
40	40	247.06	1642949.00
41	41	247.06	1642949.00
42	42	247.06	1642949.00
43	43	247.06	1642949.00
44	44	247.06	1642949.00
45	45	247.06	1642949.00
46	46	250.14	1663431.00
47	48	273.79	1820704.00
48	49	251.90	1675135.00
49	50	251.90	1675135.00
50	51	251.90	1675135.00
51	52	251.90	1675135.00
52	53	251.90	1675135.00
53	54	251.90	1675135.00
54	55	251.90	1675135.00
55	56	280.76	1867054.00
56	57	265.12	1763048.00
57	58	265.12	1763048.00
58	59	396.35	2635728.00
59	60	214.20	1424430.00
60	61	214.20	1424430.00
61	62	214.20	1424430.00
62	63	214.20	1424430.00
63	64	214.20	1424430.00
64	65	218.28	1451562.00
65	66	396.35	2635728.00
66	67	214.20	1424430.00
67	68	214.20	1424430.00
68	69	214.20	1424430.00
69	70	214.34	1425361.00
70	71	219.45	1459343.00
71	72	230.57	1533291.00
72	73	250.50	1665825.00
73	74	150.00	997500.00
74	75	150.00	997500.00
75	76	150.00	997500.00
76	77	150.00	997500.00
77	78	150.00	997500.00
78	79	150.00	997500.00
79	80	150.00	997500.00
80	81	150.00	997500.00
81	82	150.00	997500.00
82	83	150.00	997500.00
83	84	297.37	1977511.00
84	85	242.79	1614554.00
85	86	198.34	1318961.00
86	87	198.34	1318961.00
87	88	170.14	1131431.00

GAD & ASSOCIATES
FRN-
143550W
NAGPUR
Chartered Accountants

RENAISSANCE ENTERPRISES PRIVATE LIMITED

88	89	184.24	1225196.00
89	90	184.24	1225196.00
90	91	184.24	1225196.00
91	92	184.24	1225196.00
92	93	184.24	1225196.00
93	94	184.24	1225196.00
94	95	184.24	1225196.00
95	96	214.79	1428354.00
96	97	208.68	1387722.00
97	98	184.24	1225196.00
98	99	184.24	1225196.00
99	100	184.24	1225196.00
100	101	184.24	1225196.00
101	102	184.24	1225196.00
102	103	184.24	1225196.00
103	104	184.24	1225196.00
104	105	170.14	1131431.00
105	106	198.34	1318961.00
106	107	198.34	1318961.00
107	108	206.13	1370765.00
108	109	254.48	1692292.00
109	110	172.96	1150184.00
110	111	172.96	1150184.00
111	112	172.96	1150184.00
112	113	172.96	1150184.00
113	114	172.96	1150184.00
114	115	172.96	1150184.00
115	116	172.96	1150184.00
116	117	172.96	1150184.00
117	118	172.96	1150184.00
118	119	172.96	1150184.00
119	120	210.09	1397099.00
120	121	203.98	1356467.00
121	122	172.96	1150184.00
122	123	172.96	1150184.00
123	124	172.96	1150184.00
124	125	172.96	1150184.00
125	126	172.96	1150184.00
126	127	172.96	1150184.00
127	128	172.96	1150184.00
128	129	172.96	1150184.00
129	130	172.96	1150184.00
130	131	172.96	1150184.00
131	132	217.91	1449102.00
132	133	206.13	1370765.00
133	134	171.08	1137682.00
134	135	171.08	1137682.00
135	136	171.08	1137682.00
136	137	171.08	1137682.00
137	138	171.08	1137682.00
138	139	171.08	1137682.00
139	140	171.08	1137682.00
140	141	171.08	1137682.00
141	142	171.08	1137682.00
142	143	171.08	1137682.00
143	144	171.08	1137682.00
144	145	152.40	1013460.00
145	146	134.40	893760.00



RENAISSANCE ENTERPRISES PRIVATE LIMITED



DIRECTOR

146	147	134.40	893760.00
147	148	134.40	893760.00
148	149	134.40	893760.00
149	150	134.40	893760.00
150	151	134.40	893760.00
151	152	134.40	893760.00
152	153	134.40	893760.00
153	157	254.39	1691694.00
154	158	252.00	1675800.00
155	159	252.00	1675800.00
156	160	252.00	1675800.00
157	161	252.00	1675800.00
158	162	252.00	1675800.00
159	163	252.00	1675800.00
160	164	252.00	1675800.00
161	165	252.00	1675800.00
162	166	253.23	1683980.00
163	167	257.60	1713040.00
164	168	302.50	2011625.00
165	169	315.00	2094750.00
166	170	327.50	2177875.00
167	171	355.28	2362612.00
168	172	390.54	2597091.00
169	173	406.06	2700299.00
170	174	421.59	2803574.00
171	175	436.77	2904521.00
172	176	451.95	3005468.00
173	177	467.13	3106415.00
174	178	290.00	1928500.00
175	179	287.50	1911875.00
176	180	287.50	1911875.00
177	181	385.39	2562844.00
178	182	317.82	2113503.00
179	183	273.90	1821435.00
180	184	273.90	1821435.00
181	185	273.90	1821435.00
182	186	273.90	1821435.00
183	187	273.90	1821435.00
184	188	273.90	1821435.00
185	189	273.90	1821435.00
186	190	273.90	1821435.00
187	191	273.90	1821435.00
188	192	273.90	1821435.00
189	193	317.82	2113503.00
190	194	300.39	1997594.00
191	195	262.50	1745625.00
192	196	262.50	1745625.00
193	197	262.50	1745625.00
194	198	262.50	1745625.00
195	199	262.50	1745625.00
196	200	252.50	1679125.00
197	201	272.50	1812125.00
198	202	262.50	1745625.00
199	203	262.50	1745625.00
200	204	262.50	1745625.00
201	205	262.50	1745625.00
202	206	262.50	1745625.00
203	207	290.39	1931094.00

GAD & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

204	208	210.08	1397032.00
205	209	204.60	1360590.00
206	210	204.60	1360590.00
207	211	204.60	1360590.00
208	212	204.60	1360590.00
209	213	204.60	1360590.00
210	214	204.60	1360590.00
211	215	204.60	1360590.00
212	216	204.60	1360590.00
213	217	204.60	1360590.00
214	218	204.60	1360590.00
215	219	204.60	1360590.00
216	220	204.60	1360590.00
217	221	204.60	1360590.00
218	222	204.60	1360590.00
219	223	227.68	1514072.00
220	224	225.43	1499110.00
221	225	212.16	1410864.00
222	226	212.16	1410864.00
223	227	212.16	1410864.00
224	228	212.16	1410864.00
225	229	212.16	1410864.00
226	230	212.16	1410864.00
227	231	212.16	1410864.00
228	232	212.16	1410864.00
229	233	212.16	1410864.00
230	234	212.16	1410864.00
231	235	212.16	1410864.00
232	236	212.16	1410864.00
233	237	225.43	1499110.00
234	238	339.88	2260202.00
235	239	253.00	1682450.00
236	240	253.00	1682450.00
237	241	277.75	1847038.00
238	242	208.45	1386193.00
239	243	220.00	1463000.00
240	244	220.00	1463000.00
241	245	220.00	1463000.00
242	246	283.78	1887137.00
243	247	224.38	1492127.00
244	248	211.20	1404480.00
245	249	211.20	1404480.00
246	250	211.20	1404480.00
247	251	211.20	1404480.00
248	252	211.20	1404480.00
249	253	211.20	1404480.00
250	254	211.20	1404480.00
251	255	211.20	1404480.00
252	256	211.20	1404480.00
253	257	211.20	1404480.00
254	258	211.20	1404480.00
255	259	211.20	1404480.00
256	260	224.38	1492127.00
257	261	227.68	1514072.00
258	262	204.60	1360590.00
259	263	204.60	1360590.00
260	264	204.60	1360590.00
261	265	204.60	1360590.00



RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

262	266	204.60	1360590.00
263	267	204.60	1360590.00
264	268	204.60	1360590.00
265	269	204.60	1360590.00
266	270	204.60	1360590.00
267	271	204.60	1360590.00
268	272	204.60	1360590.00
269	273	204.60	1360590.00
270	274	204.60	1360590.00
271	275	204.60	1360590.00
272	276	210.08	1397032.00
273	277	210.08	1397032.00
274	278	204.60	1360590.00
275	279	204.60	1360590.00
276	280	204.60	1360590.00
277	281	204.60	1360590.00
278	282	204.60	1360590.00
279	283	204.60	1360590.00
280	284	204.60	1360590.00
281	285	204.60	1360590.00
282	286	204.60	1360590.00
283	287	204.60	1360590.00
284	288	204.60	1360590.00
285	289	204.60	1360590.00
286	290	204.60	1360590.00
287	291	204.60	1360590.00
288	292	227.68	1514072.00
289	293	224.38	1492127.00
290	294	211.20	1404480.00
291	295	211.20	1404480.00
292	296	211.20	1404480.00
293	297	211.20	1404480.00
294	298	211.20	1404480.00
295	299	211.20	1404480.00
296	300	211.20	1404480.00
297	301	211.20	1404480.00
298	302	211.20	1404480.00
299	303	211.20	1404480.00
300	304	211.20	1404480.00
301	305	211.20	1404480.00
302	306	224.38	1492127.00
303	307	283.78	1887137.00
304	308	220.00	1463000.00
305	309	220.00	1463000.00
306	310	220.00	1463000.00
307	311	229.35	1525178.00
308	312	138.38	920227.00
309	313	131.72	875938.00
310	314	131.72	875938.00
311	315	131.72	875938.00
312	316	131.72	875938.00
313	317	140.28	932862.00
314	318	148.62	988323.00
315	319	132.61	881857.00
316	320	132.61	881857.00
317	321	132.61	881857.00
318	322	132.61	881857.00
319	323	141.28	939512.00

D & ASSOCIATES
FRN-
146550W
NAGPUR
Chartered Accountants

RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

320	324	403.53	2683475.00
321	325	396.08	2633932.00
322	326	277.20	1843380.00
323	327	277.58	1845907.00
324	328	267.25	1777213.00
325	329	267.24	1777146.00
326	330	349.80	2326170.00
327	331	342.60	2278290.00
328	332	335.40	2230410.00
329	333	327.90	2180535.00
330	334	237.30	1578045.00
331	335	237.25	1577713.00
332	336	225.62	1500373.00
333	337	228.15	1517198.00
334	338	214.83	1428620.00
335	339	201.41	1339377.00
336	340	188.00	1250200.00
337	341	176.59	1174324.00
338	342	171.35	1139478.00
339	343	166.26	1105629.00
340	344	161.18	1071847.00
341	345	155.86	1036469.00
342	346	150.54	1001091.00
343	347	145.45	967243.00
344	348	140.36	933394.00
345	349	135.28	899612.00
346	350	130.19	865764.00
347	351	154.35	1026428.00
		82010.21	545367922.00



RENAISSANCE ENTERPRISES PRIVATE LIMITED



Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project [Difference of Total Estimated Project cost less Cost incurred]	26,64,27,401
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]	72,26,105
3	(i) Balance Unsold area [to be certified by Management and to be verified by CA from the records and books of accounts]	82,010.21
	(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	54,53,67,922
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	55,25,94,027
5	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]	38,68,15,819

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	6,41,457
3	Withdrawals	6,41,457
4	Closing Balance	-

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 M/s Renaissance Enterprises Pvt. Ltd. has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Tairaja
Nagpur
14 October 2024
UDIN:24177608BKBJIS8538

G A D & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

Date:- 14-10-2024
Place:-Nagpur

RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	20,00,00,000.00	20,00,00,000.00	16,75,51,281.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date			-
4	Customer Receipts under for Project	54,99,00,404.00	54,99,00,404.00	-
5	Total Funds for Project	74,99,00,404.00	74,99,00,404.00	16,75,51,281.00
6	Total Estimated Cost (As per Table A)	43,39,78,682.00	43,39,78,682.00	16,75,51 281.00

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:24177608BKBJIS8538

Agreed and accepted by:

RENAISSANCE ENTERPRISES PRIVATE LIMITED

M/s. Renaissance Enterprises Pvt. Ltd.
Place:-Nagpur
Date:- 14-10-2024