CA.SAROJ VIDHANI
CHARTERED ACCOUNTANTS
Block No.238,Chaudhary Chowk,Jaripatka,Nagpur-440014. ☎: [O] 9913404112,Mail id:sarojvidhani@gmail.com

Annexure D
FORM-3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
Project Name: PIONEER EMERALD
Project Registration No. - P50500047247
FOR QUARTER OCTOBER 2023-DECEMBER2023

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

Date: 31/01/2024

To,
PIONEER SUPREME
PLOT NO. 263, PIONEER HOUSE
W.H.C. ROAD, BAJAJ NAGAR
Nagpur – 440010.

Subject: Certificate of financial progress of work of "PIONEER EMERALD" having MahaRERA Registration number **P50500047247** being developed by **M/S PIONEER SUPREME.**

Sir,

This Certificate is being issued for RERA compliance for the project **"PIONEER EMERALD"** having MahaRERA registration number **P50500047247** being developed by **M/S PIONEER SUPREME** and is based on the record and documents produced before me and explanation provided to me by the management of the company from the start of the project till **31/12/2023.**

Table A- Estimated cost of Project (at the time of registration of Project)

Sl. No (1)	Particulars (2)	Estimated Cost (At the time of Registration of project) (3)
1	i. **Land Cost:**	
	a. Value of Land as ascertained from the Annual Statement of Rates (ASR)	4,25,00,000
	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.	25,80,880
	c. Estimated Acquisition Cost of TDR (if any).	-
	d. Estimated Amount 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	2,21,54,977
	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.	

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		any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary Transit Accommodation, overhead cost, amount 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 maintenances deposit, or any amount whatsoever payable to any authorities toward 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	**6,72,35,857**
	ii	**Development Cost/Cost of Construction of Building**	
		(a) Estimated Cost of Construction as certified by Engineers.	8,88,30,267
		(b) Cost incurred on additional items not included in estimated cost (As per engineers certificate)	-
		(c) Estimated Expenditure for development of entries project excluding cost of construction 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.	- 74,92,897
		(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. paid to any Statutory Authority.	75,000
		(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	97,71,329
		Sub – Total of Development Cost	**10,61,69,493**
Total Cost Of the Project (Estimated)			**17,34,05,350**

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

**Estimated cost shall be revised through correction application

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Table B – Actual Cost Incurred on the Project (as on Date Of Certificate)

S. No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,09,44,120
	(b) Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	25,80,880
	(c) Incurred Expenditure for Acquisition 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.	2,61,20,139
	(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) 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 book of accounts as verified by the CA.	
	ii. Incurred Expenditure towards clearance of land of all or any encumbrances cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation, overhead cost, amount paid to slum dwellers. Tenants, apartment owners or appropriates authority or government or concessionaire which are not refundable and so on.	
	iii. Incurred Expenditure towards 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 :	**3,96,45,139**

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(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 developments and infrastructure for the same as certified by Engineers.	
	(b) Actual Cost of Construction incurred as per the books of accounts as verified by the CA.	4,30,56,245
	(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, Developments 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, construction of the entire phase of the projects registered.	- 22,53,956
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc.to any Statutory Authority.	
	(v) Incurred Expenditure toward Interest to Financial institution, Scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction.	5,62,000
	Sub – Total of Development Cost :	**4,58,72,201**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	**8,55,17,340**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A.)	49.31%
5.	Amount which can be withdrawn from the Designated Accounts.	**8,55,17,340**
6.	Less: Amount which is already withdrawn from the Designated Bank Account Under this certificate	NIL
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**8,55,17,340**

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Table C

Statement for calculation of Receivable from the Sales of the Real Estate Projects

Sold Inventory

S. No. (1)	Particulars (2)	Type	Carpet Area (in sq. mtrs.) (3)	Unit Consideration as per Agreement/letter of Allotment (4)	Received Amount* (5)	Balance Receivables (6)

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

Unsold Inventory:

S. No. (1)	Particulars (2)	Type	Carpet Area (in. sq. mtrs.) (3)	Unit Consideration as per ready Reckoner Rate (ASR) (4)
1	U-001	Apartment	108.01	5,195,789.34
2	U-001	Shop	17.20	1,243,044.00
3	U-002	Shop	21.11	1,526,342.40
4	U-003	Shop	23.48	1,697,477.76
5	101	Apartment	108.01	5,195,789.34
6	102	Apartment	98.31	4,742,770.38
7	S- 103	Shop	25.71	1,858,061.70
8	S-104	Shop	19.85	1,434,631.77
9	S- 105	Shop	15.84	1,145,190.42
10	S- 106	Shop	37.03	2,676,519.45
11	201	Apartment	108.01	5,195,789.34
12	202	Apartment	98.31	4,729,802.28
13	S- 203	Shop	25.71	1,527,643.26
14	S-204	Shop	19.85	1,434,631.77
15	S- 205	Shop	15.84	1,145,190.42
16	S- 206	Shop	37.03	2,676,519.45
17	301	Apartment	108.01	5,195,789.34
18	302	Apartment	98.31	4,729,802.28
19	S- 303	Shop	25.71	1,858,061.70
20	S- 304	Shop	19.85	1,434,631.77
21	S- 305	Shop	15.84	1,145,190.42
22	S- 306	Shop	37.03	2,676,519.45
23	401	Apartment	108.01	5,195,789.34
24	402	Apartment	98.31	4,729,802.28
25	S- 403	Shop	25.71	1,858,061.70
26	S- 404	Shop	19.85	1,434,631.77
27	S- 405	Shop	15.84	1,145,190.42
28	S- 406	Shop	37.03	2,676,519.45
29	501	Apartment	108.01	5,195,789.34
30	502	Apartment	98.31	4,729,802.28
31	S -503	Shop	46.46	3,357,664.20
32	S-504	Shop	53.66	3,878,586.36

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33	601	Apartment	108.01	5,195,789.34
34	602	Apartment	98.31	4,729,802.28
35	S- 603	Shop	46.44	3,356,218.80
36	S-604	Shop	53.66	3,878,586.36
37	701	Apartment	108.01	5,195,789.34
38	702	Apartment	98.31	4,729,802.28
39	S-703	Shop	46.44	3,356,218.80
40	S- 704	Shop	53.66	3,878,586.36
	Total		**2308.08**	**12,89,87,819.00**

Table D
Comparison between balance Cost and Receivables

S. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	8,78,88,010
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as Certified Verified from the record and books of accounts)	-
3	(i)Balance Unsold area (to be certified by Management and to be verified by CA from the record 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 as per Table C to this certificate	**2308.08** Sq.Mtrs 12,89,87,819.00
4	Estimated Receivables of ongoing projects.(Sum of 2 + 3(ii))	**12,89,87,819.00**
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 projects will be deposited in designed Account If 4 is Lesser than 1,then 100% of the balance receivables of ongoing projects will be deposited in designed Account	**9,02,91,473**

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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	**NIL**
2	Deposits	**64,62,400**
3	Withdrawals	**40,10,000**
4	Closing Balance	**24,52,400**

I hereby certify that required proportion of money, as specified in the act, collected from allotted of the projected units as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **M/S PIONEER SUPREME** has utilized the required proportion of money, as specified in the act, collected from allotters for this project only for land and construction of this projects.



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	6,00,00,000	8,00,00,000	6,43,21,734
2	Total Borrowed Funds (Secured) -Drawdown availed till date	-	5,00,00,000	1,96,95,606
3	Total Borrowed Funds (Un Secured) -Drawdown availed till date	5,50,00,000	50,00,000	15,00,000
4	Customer Receipts used for Projects	12,82,46,493	10,82,46,493	-
5	Total Fund for Projects	24,32,46,493	24,32,46,493	8,55,17,340
6	Total Estimated Cost (As per Table A)	**17,34,05,350**	**17,34,05,350**	**8,55,17,340**



Table G

Any Comments / Observations of CA

1.	NIL
2.	
3.	
4.	

Yours Faithfully,

SAROJ VIDHANI
NAGPUR
M. No. 172779
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CA SAROJ VIDHANI
CHARTERED ACCOUNTANT
M.NO: 172779
UDIN: 24172779BKDGKX7074
DATE: 31/01/2024

Agreed and accepted by:

Signature of Partner
Name: Sreyas Nair
Date: 31/01/2024