APJ & Associates
Chartered Accountants

Plot No. 68, Sukrut Apartments,
Beside Dr. Rajesh Atal House,
Gandhinagar, Nagpur - 440 010 (M.S.)
Ph.: 0712-2222261

Mobile : 9404703702, 9405912445/43
E-mail : atulbhaiyya@gmail.com
info@caapj.in
Website : www.caapj.in

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

To,
Navneet Shukul & Other 1
31, VCA Complex, Civil Lines , Nagpur.
Project Name: SG ESTATE-1

Sub: Certificate of financial progress of work of "**SG ESTATE-1**" having Maharera Registration No. **P50500047972** being developed by **Navneet Shukul & Other 1.**

Sir,

This certificate is being issued for RERA complaive for the project "**SG ESTATE-1**" having Maharera Registration No. P50500047972 being developed by **Navneet Shukul & Other 1.**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 the project)

Sr. No (1)	Particulars (2)			Estimated cost (at the time of registration of the project) (3)
1	i	**Land Cost :**		
		a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	46,308,439
		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 or any Statutory Autority.	4,691,828
		c.	Estimated Acquisition Cost of TDR (if any).	-
		d.	Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government , toward stamp duty , transfer charges,registration fees etc; And.	190,520
		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, 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 maintenance deposit , or any amount whatsoever payable to any authorities toward and in project of rehabilitation .	-

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

			(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST			**51,190,787**
	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	12,000,000
		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 (a) 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.	904,980
		d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	113,000
		e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction:	-
			Sub-Total of Development Cost	**13,017,980**
			Total Cost of the Project (Estimated)	**64,208,767**

APJ & ASSOCIATES ★ NAGPUR BRANCH ★ CHARTERED ACCOUNTANTS

Table B - Estimated cost of the Project (at the time of registration of the project)			
Sr. No (1)	Particulars (2)		Amount (Rs.) Incurred (3)
1	**Land Cost :**		
	a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	46,308,439
	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 or any Statutory Autority.	4,691,828
	c.	Incurred expenditure for Acquisition of TDR (if any).	-
	d.	Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	190,520
	e.	Land premium paid for redevelopment of land owned by public authorities.	-
	f.	Under Rehabilitation scheme:	-
		(i) Incurred expenditure for construction of rehab 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 in lieu of transit Accommodation overhead cost, amount paid to slum dwellers, tenants, apartment owners or appropriate 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 toward 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		**51,190,787**
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	8,000.00

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

	(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.	221,330.00
	(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	**221,330**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**51,412,117**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		80%
5	Amount which can be withdrawn from the Designated Account.		51,412,117
6	Less: Amount withdrawn till date of this certificate from the Designated Account		**424,953**
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		50,987,164

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

Table C

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

SOLD INVENTORY					
Sr.no (1)	Flat No. / Plot No.	Carpet Area (in	Unit Consideration as per Agreement /letter of Allotment	Received Amount (5)	Balance Receivable (6)
1	1	238.45	5,133,458	1,000,000	4,133,458
2	2	205.35	4,862,970	486,300	4,376,670
3	3	212.22	4,568,672	566,673	4,001,999
4	4	219.08	3,716,460	1,500,000	2,216,460
5	5	225.95	3,864,250	1,000,001	2,864,249
6	6	264.76	4,969,727	1,140,000	3,829,727
7	7	130.68	2,672,614	513,000	2,159,614
8	8	134.03	2,741,126	548,000	2,193,126
9	23	113.78	2,326,981	21,000	2,305,981
10	26	113.78	2,326,981	42,000	2,284,981
TOTAL			37,183,240	6,816,974	30,366,266

(Unsold Inventory) Ready Recknor Rate as on the date of certificate of the Residential premises				
Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	-	9	177.07	1,469,681.00
2	-	10	163.88	1,360,204.00
3	-	11	160.64	1,333,312.00
4	-	12	157.39	1,306,337.00
5	-	13	154.14	1,279,362.00
6	-	14	150.90	1,252,470.00
7	-	15	147.66	1,225,578.00
8	-	16	144.41	1,198,603.00
9	-	17	141.16	1,171,628.00
10	-	18	147.39	1,223,337.00
11	-	19	176.69	1,466,527.00
12	-	20	151.20	1,254,960.00
13	-	21	151.20	1,254,960.00
14	-	22	175.56	1,457,148.00
15	-	24	105.30	873,990.00
16	-	25	105.30	873,990.00
17	-	27	126.02	1,045,966.00
18	-	28	101.50	842,450.00
19	-	29	101.50	842,450.00

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

20	-	30	101.50	842,450.00
21	-	31	101.50	842,450.00
22	-	32	126.02	1,045,966.00
23	-	33	175.56	1,457,148.00
24	-	34	151.20	1,254,960.00
25	-	35	151.20	1,254,960.00
26	-	36	175.36	1,455,488.00
TOTAL			**3,721.25**	**30,886,375.00**

APJ & ASSOCIATES
NAGPUR BRANCH
CHARTERED ACCOUNTANTS

Table D

Comparison Between Balance Cost & Receivable

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)	12,796,650
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	30,366,266
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	3,721
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	30,886,375
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	-
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	-

Table E

Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details Axis Bank (A/c no 922010051399014)
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	25,000
2	Deposits	6,816,976
3	Withdrawals	2,470,048
4	Closing Balance	4,371,928

I hereby certify that required proportion of money, as specified In the Act, collected from alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **Navneet Shukul & 1 Other** has utilized the required proportion of money, as specified In the Act, collected from allotters of this project only For Land and Construction of this project.

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	51,190,787	51,190,787	48,942,072
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	-
3	Total Borrowed Fund (unsecured) drawdown Available till date	-	-	-
4	Customer Receipt used for Project	46,308,439	46,308,439	2,470,045
5	Total Funds for Project	97,499,226	97,499,226	51,412,117
6	Total Estimated Cost (As per table A)	64,208,767	64,208,767	64,208,767

Table G
Any Comments/Observations of CA

1	ASR Rate(NA Plots) taken as per entry no.9/9.1 for Mouza - Panjari farm Taluka nagpur (G) & District Nagpur for FY 22-23.
2	This certificate covers the period upto 31-12-22.
3	Estimated Column in Table F has been feeded as per the information provided by the Promoter.
4	
5	

Yours faithfully

For, APJ & Associates
Chartered Accountants
FRN:124810W



Abhinav Welekar
(Partner)
M. No.123675
UDIN :23123675BGXRZW3525
Date:04-02-23

Agreed & Accepted By :

Signature Of Promoter
Name : Navneet Shukul
(Joint Landowner & Developers)
Date:03-02-23

