KUNAL BUDHRAJA AND ASSOCIATES
CHARTERED ACCOUNTANTS
77, 2nd Floor, "Sadoday",
Central Avenue, Darodkar Square,
Nagpur-440 002.
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Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To, **Date: 16/11/2022**

The Mr. Harshwardhan Nagpure, Mr. Sachin Nagpure,
Mr.Pandit Nagpure, Mrs. Jyoti Nagpure and
Mr. Ronak Nagpure & Eastoria Builders and Developers LLP

Subject : Certificate of Financial Progress of Work of EASTORIA BUILDERS AND DEVELOPERS LLP being developed Mr. Harshwardhan Nagpure, Mr. Sachin Nagpure, Mr.Pandit Nagpure, Mrs. Jyoti Nagpure , Mr. Ronak Nagpure & Eastoria Builders and Developers LLP

Sir,

This certificate is being issued for RERA compliance for the EASTORIA BUILDERS AND DEVELOPERS LLP being developed by Mr. Harshwardhan Nagpure, Mr. Sachin Nagpure, Mr.Pandit Nagpure, Mrs. Jyoti Nagpure, Mr. Ronak Nagpure & Eastoria Builders and Developers LLP 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)

S.No. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1.	***Land Cost**	58,83,010
	• Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,25,00,000
	• 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.	85,00,000
	• Estimated Acquisition cost of TDR (if any).	6,00,000
	• 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-	NO
	• Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	• Under Rehabilitation scheme :	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified b 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 appropriate authority or government or concessionaire which is 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:	2,74,83,010

	Development Cost/Cost of Construction of Building : • Estimated Cost of Construction as certified by Engineer. • Cost incurred on additional items not included in estimated cost (As per engineer certificate) • 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. • Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority. • 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 :	15,12,00,000
	Total Cost of the Project (Estimated)	17,86,83,010

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

*Estimated cost shall be revised through correction application.

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**	
	• Value of the land as ascertained from the Annual Statement or Rates (ASR).	58,83,010
	• Incurred Expenditure on Premiums to obtain development rights, FS[, 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.	0
	• Incurred Expenditure for Acquisition of TDR (if any).	0
	• 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	0
	• Land Premium paid for redevelopment of land owned by public authorities.	0
	(f) Under Rehabilitation scheme:	
	1) Incurred Expenditure tor construction of rehabilitation building. Minimum of (a) or (b) to be considered	NA
	• Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	• Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	2)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 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.	
	3) Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit. Or any amount whatsoever paid to any authorities to wards and in project of rehabilitation.	
	4) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost:	58,83,010
(1)	(2)	(3)

2.	**Development Cost / Cost of Construction**
	• Expenditure for construction. Minimum of (a) and (b) to be considered
	  • Construction cost incurred including site development and infrastructure for the same as certified by engineer
	  • Actual Cost of construction incurred as per the books of accounts as verified by the CA.
	• Cost incurred on additional items not included in estimated cost (As per engineer certificate)
	• 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.
	• Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority.
	• 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 :
		2,39,03,630
		
		3,10,00,000
		
		2,39,03,630
		
		24,44,081
		
		37,74,356
		
		3,01,22,067

3.	Total Cost of the Project (Actual incurred as on date of certificate)	3,60,05,077
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	20.15%
5.	Amount which can be withdrawn from the Designated Account.	3,60,05,077
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	0
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,60,05,077

*Pass through charges or indirect 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- NA

S. No. (1)	Flat No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Agreement]Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables (6)
1					
2					
3					
4					
	Total				

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

Unsold Inventory-NA

S.N0 (1)	Flat No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Beckoner Rate (4)
1.	SHOP NO. 1	14.592	218880
2.	SHOP NO. 2	14.592	218880
3.	A-101	55.93	838950
4.	A-102	82.21	1233150
5.	A-201	55.93	838950
6.	A-202	82.21	1233150
7.	A-301	55.93	838950
8.	A-302	82.21	1233150
9.	A-303	82.21	1233150
10.	A-304	55.93	838950
11.	A-401	55.93	838950
12.	A-402	82.21	1233150
13.	A-403	82.21	1233150
14.	A-404	55.93	838950

15.	A-501	55.93	838950
16.	A-502	82.21	1233150
17.	A-503	82.21	1233150
18.	A-504	55.93	838950
19.	A-601	55.93	838950
20.	A-602	82.21	1233150
21.	A-603	82.21	1233150
22.	A-604	55.93	838950
23.	A-701	55.93	838950
24.	A-702	82.21	1233150
25.	A-703	82.21	1233150
26.	A-704	55.93	838950
27.	A-801	55.93	838950
28.	A-802	82.21	1233150
29.	A-803	82.21	1233150
30.	A-804	55.93	838950
31.	A-901	55.93	838950
32.	A-902	82.21	1233150
33.	A-903	82.21	1233150
34.	A-904	55.93	838950
	TOTAL	2239.42	3,35,91,360

Table D

Comparison between Balance Cost and Receivables

S..N0. 1	Particulars 2	Amount 3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	14,26,77,933
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	NIL
3	• Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts • 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	2239.42 Sq Mtrs Amount : Rs 3,35,91,360
4	Estimated receivables of ongoing project [Sum of 2 + 3 i i]	NA
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account — 70% or 100% [F 4 is greater than l , then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than l, then 100% of the balance receivables of ongoing project will be deposited in designated Account	NA

Table E

Designated Bank Account Details

S.N0.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	0
2.	Deposits	10,000
3.	Withdrawals	0
4.	Closing Balance	10,000

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 (Name of Promoter) 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) (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	2,50,00,000	2,50,00,000	2,32,94,077
2.	Total Borrowed Funds (Secured) Drawdown availed till date	-	-	-
3.	Total Borrowed Funds (Unsecured) Drawdown availed till date	1,50,00,000	1,50,00,000	1,27,11,000
4.	Customer Receipts used for Project	13,86,83,010	13,86,83,010	-
5.	Total Funds for Project	17,86,83,010	17,86,83,010	3,60,05,077
6.	Total Estimated Cost (As per Table A)	17,86,83,010	17,86,83,010	-

Table G

Any Comments/Observations of CA

1.	Project Land Cost is taken proportionate to the whole land cost.
2.	
3.	
4.	

Yours Faithfully,
Signature of Chartered Accountant

KUNAL BUDHRAJA AND ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

UDIN : 22134829BDIFHM8469
Membership Number : 134829

Name : KUNAL BUDHRAJA
Date:16/11/2022

Agreed and accepted by:

Signature of Promoters
Date: 16/11/2022