S K PANIGRAHI & ASSOCIATES
CHARTERED ACCOUNTANTS
Plot No. 27, Vasant Pushpa, Anand Nagar, Atrey Layout, Nagpur - 440022
Mob. : 9822368032, E-mail : caskpanigrahi2017@gmail.com

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Date : 20/07/2024

To,

The Raghukul Constructions Pvt. Ltd.,

188, Arohi Apartments, Bajaj Nagar, Nagpur-440010

Subject: Certificate of Financial Progress of Work of **Digvijaya** having MahaRERA Registration Number **P50500047723** being developed by **Raghukul Constructions Private Limited.**

Sir,

This certificate is being issued for RERA compliance for the **Digvijaya** having MahaRERA Registration Number **P50500047723** being developed by **Raghukul Constructions Private Limited** and is based on records and documents produced before me and explanations provided to me by the management of the Company.

Table A – Estimated Cost of the Project

Sr. No.	Particulars		Estimated Cost (Rs.)
1.	**i. Land Cost**		Estimated
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR).	58000000/-
	b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	25596230/-
	c.	Estimated Acquisition cost of TDR (if any)	Nil
	d.	Estimated Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	6500000/-
	e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil
	f.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil

S.K. Panigrahi & Associates

		(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 are not refundable and so on.	Nil
		(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.	Nil
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	Nil
		Sub-Total of Land Cost	**90096230/-**
2.	**ii. Development Cost/ Cost of Construction**		
		(a) Estimated Cost of Construction as certified by Engineer.	78055250/-
		(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Nil
		(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 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.	6400000/-
		(d) Estimated Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	375000/-
		(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	9500000/-
		Sub-Total of Development Cost	**94330250/-**
		Total Cost of the Project (Estimated)	**184426480/-**

S. Panigrahi & Associates

Table B – Actual Cost Incurred on the Project

Sr. No.	Particulars		Amount (Rs.)
1.	**Land Cost :**		Incurred
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR).	58000000/-
	b.	Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive / concession under DCR from Local Authority or State Government or any Statutory Authority	19451633/-
	c.	Incurred Expenditure for Acquisition of TDR (if any)	Nil
	d.	Amounts paid to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	3947740/-
	e.	Land Premium paidfor redevelopment of land owned by public authorities.	Nil
	f.	Under Rehabilitation scheme: (i) Incurred Expenditure for construction of rehabilitationbuilding. 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.	Nil
		(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	Nil
		(ii) Incurred Expenditure towards clearanceof 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.	Nil
		(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.	Nil
		(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	Nil
		Sub-Total of LAND COST	**81399373/-**
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.	35000000/-



		(b)Actual Cost of construction incurred as per the books of accounts as verified by the CA.	33325544/-
		(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Nil
		(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 machineriesand equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	3361187/-
		(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	113306/-
		(e) 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.	3035187/-
		Sub-Total of Development Cost	**39835225/-**

3.		**Total Cost of the Project (Actual incurred as on date of certificate)**	121234598/-
4.		**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)**	65.74%
5.		**Amount Which can be withdrawn from the Designated Account.**	121234598/-
6.		**Less: Amount withdrawn till date of this certificate from the Designated account.**	98242851/-
7.		**Net Amount which can be withdrawn from the Designated Bank Account under this certificate.**	22991747/-

S.K. Panigrahi & Associates

Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	101	158.680	16000000/-	11100000/-	4900000/-
2	102	166.110	16000000/-	15900000/-	100000/-
3	201	158.680	18000000/-	15500000/-	2500000/-
4	202	166.110	18500000/-	15500000/-	3000000/-
5	301	158.68	17500000/-	13051000/-	4449000/-
6	302	166.110	17000000/-	16000000/-	1000000/-
7	401	158.680	18000000/-	13000000/-	5000000/-
8	402	166.110	17000000/-	10000000/-	7000000/-
9	601	158.680	18000000/-	14400000/-	3600000/-
10	602	166.110	16000000/-	10000000/-	6000000/-
	T o t a l	**1623.950**	**172000000/-**	**134451000/-**	**37549000/-**

(Unsold Inventory Valuation)

Sr. No.	Flat No.	**Carpet Area** (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	701	158.68	11914646/-
2	702	166.11	12472535/-
	Total	**324.790**	**24387181/-**

Note – As per the correction deed dt. 02/03/2023, Flat no. 501 and 502 are to be allotted to Land Owners. Total Carpet area of each flat to be allotted is 158.68 sq. mtrs. and 166.11 sq. mtrs respectively. Thus, sum of carpet area for all 14 flats is 2273.5300 sq. mtrs.



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)	63191882/-
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)	37549000/-
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records 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 date of certificate, to be calculated and certified by CA) as per Table C to this certificate	324.7900 24387181/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	61936181/-
5. 6.	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 of the balance receivables of ongoing project will be deposited in designated Account	61936181/-

Table E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account till date)
1.	Opening Balance	Nil
2.	Deposits	99495213/-
3.	Withdrawals	98242851/-
4.	Closing Balance	1252362/-

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 not been deposited in Designated RERA Bank Account. This is due to the fact that the promoter has utilized his own fund for the project and thus deposited some portion of the amount received against the Units to the bank account through which promoter utilized its fund.

I hereby certify that **Raghukul Constructions** Private Limited 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.

S. K. Panigrahi & Associates

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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	44426480/-	NA	49975480/-
2.	Total Borrowed Funds (Secured) – Drawdown availed till date	60000000/-	NA	Nil
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	Nil	NA	Nil
4.	Customer Receipts used for Project	80000000/-	NA	134451000/-
5.	Total Funds for Project	184426480/-	NA	184426480/-
6.	Total Estimated Cost (As per Table A)	184426480/-	NA	184426480/-

Table G
Any Comments / Observations of CA

1.	Figures and Calculations in this certificate are considered as per the data and information provided upto 30.06.2024.
2.	In Table B, Expenditure towards Interest (point 2(e)) represents interest on OD A/c and Unsecured Loans.
3.	Unit Consideration as per Agreement / Letter of Allotment shown under Sold Inventory in Table C are as informed by the management since agreements are not executed for all booked flats.
4.	Consideration per unit as per Ready Reckoner Rate shown under Unsold Inventory in Table C are as informed and certified by management
5.	Promoter has also deposited its own contribution in designated account and has made subsequent withdrawals from it.
6.	In Table F, actual receipt from customer is shown as Rs. 134451000/- and thus own fund is shown as Rs. 49975480/- (184426480/- less 134451000/-)

Your Faithfully,
For **S K PANIGRAHI & ASSOCIATES**
CHARTERED ACCOUNTANTS
FRN : 146101W

S. K. Panigrahi & Associates

CA S K PANIGRAHI
PROPRIETOR
M. NO. : 042171
Place : Nagpur
Date :20/07/2024
UDIN – 24042171BKCXPG8300

Agreed and accepted by :
For **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**

DILIP R BHARADE
DIRECTOR
Date :20/07/2024

RAGHUKUL CONSTRUCTION PRIVATE LIMITED