

HUSAIN SHAKIR & COMPANY

CHARTERED ACCOUNTANTS;
MARIYAM VILLA, GROUND FLOOR,
BEHIND TAHERI PLASTIC
MACHISATH, ITWARI
NAGPUR- 440002

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of REGISTRATION OF A PROJECT AND WITHDRAWAL OF MONEY from designated account)

Date 30.09.2022

To

Shri Ashok Gokte, Bharat Nagar, Amrawati Road
Nagpur-440033

Subject: Certificate of Financial Progress of Work of Soumitra Nagar Phase-II having MahaRERA
Registration NO _____ being developed by Promoter Name Shri Ashok Gokte

Sir,

This certificate is being issued for RERA compliance for the Soumitra Nagar Phase-II having MahaRERA
Registration No _____ being developed by Promoter name Shri Ashok Gokte 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 Project)

Sr No.		Particulars	Amount Rs.
			Estimated
1. i) Land Cost:			
a)	Value of Land as ascertained from Annual Statement of Rates (ASR)		6075000
b)	Estimated amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		1833050
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, towards stamp duty, transfer charges, registration fees etc; and		2689200
f)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer		718894



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, tenant, apartment owner or appropriate authority or government or concessionaire which are 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 borrowings done specifically for construction of rehabilitation component.	
	Sub Total of LAND COST Rs	11316144
ii) Development Cost / Cost of Construction of buildings:		
a	Estimated Cost of Construction as certified by Engineer	14377880
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 (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment building its hire and maintenance cost consumables etc.	1512673
d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	
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	15890553
	Total Cost of the Project (Estimated)	27206697
* 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)		
Sr. No	Particulars	Amount
(1)	(2)	(3)
1	Land Cost	
a	Value of the land as ascertained from the Annual Statements of Rates (ASR).	6075000
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/UT Administration or any Statutory Authority.	1833050
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. towards stamp duty, transfer charges, registration fees etc; and	2689200
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 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, amounts 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 towards work in project of rehabilitation	718894
iv	Any other cost including interest incurred on borrowing done specifically for construction rehabilitation component	
	Sub - Total of Land Cost	11316144
2	Development Cost / Cost of Construction	
i	Expenditure for construction. Minimum of (a) and (b) to be considered	1683941
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.	
	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, sewage, drainage layout roads etc.), absorbed cost (attributable to this project) of machineries and equipments including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	35000
	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 of money borrowed for construction.	
		Sub-total of Development Cost	1718941
3		Total Cost of the Project (Actual incurred as on date of certificate)	13035085
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost. (Table A).	48%
5		Amount which can be withdrawn from the Designated Account	13035085
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.	13035085
* Pass through charges or indirect taxes not included in Incurred cost of the project			



Table C

Sold Inventory

[illegible]

Sr No	Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount *	Balance Receivable
1					
2					
3	NIL	NIL	NIL	NIL	NIL
4					
5					
	Total				

⁹ Unit consideration as per agreement/letter of allotment and amount received does not include Pass through charges and indirect taxes

Unsold Inventory			
		Current Assets	Non-Current Assets

Sr No	Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	467.438	30,33,673
2	2	440.595	28,59,462
3	3	208.275	13,51,705
4	4	180	11,68,200
5	5	176.337	11,44,428
6	6	120.28	7,80,618
7	7	124.35	8,07,032
8	8	124.35	8,07,032
9	9	158.075	10,25,907
10	10	158.075	10,25,907
11	11	124.35	8,07,032
12	12	124.35	8,07,032
13	13	125.063	8,11,659
14	14	132.441	8,59,543
15	15	124.35	8,07,032
16	16	124.35	8,07,032
17	17	158.075	10,25,907
18	18	278.08	18,04,740
19	19	261.574	16,97,616
20	20	333.12	21,61,949
21	21	331.93	21,54,226
22	22	173.131	11,23,621
23	23	150.072	9,73,968
24	24	150.072	9,73,968
25	25	176.96	11,48,471
26	26	1608.55	1,04,39,490
27	27	121.056	7,85,654
28	28	128.781	8,35,789
29	29	128.781	8,35,789
30	30	121.72	7,89,963
31	31	125.923	8,17,241
32	32	126	8,17,740
33	33	126	8,17,740
34	34	118.275	7,67,605
35	35	118.275	7,67,605
36	36	126	8,17,740
37	37	126	8,17,740
38	38	130.046	8,43,999
	Total	8,031	5,21,21,855



Table D
Comparison between Balance Cost and Receivables

Sr. No	Particulars	Amount
1	Estimated balance Cost to Complete the Real Estate Project (Difference of total Estimated Project cost less Cost incurred)	1,41,71,612
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)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	8,031
	(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	(sq mtr) 5,21,21,855
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	5,21,21,855
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 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	3,64,85,299

Table E

Designated Bank Account Details		
S.No.	Particulars	Designated Bank Account Details State Bank of India, Awarpur C/A No.39820282507 Actual Amount till Date (From start of bank account to 30.06.2022) (In Lacs)
1	Opening Balance	0.10
2	Deposits	30.36
3	Withdrawals	28.80
4	Closing Balance	1.66

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 Mr. Ashok Gokte 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

Sr. No	Particulars	Estimated* (At time of Registration) (proposed and indicative)	Proposed / Estimated (As on the date of the certificate)	Actual (As on the date of certificate) (In Rs.)
1	Owner Funds	2,72,06,697	2,72,06,697	13035085
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	-	-	-
5	Total Funds for Project	2,72,06,697	2,72,06,697	13035085
6	Total Estimated Cost (As per Table A)	2,72,06,697	2,72,06,697	13035085

Table G	
Any Comments / Observations of CA	
1	This certificate is given for registration of the Project.
2	
3	
4	

BASED ON THE DATA AND INFORMATION PROVIDED BY THE MANAGEMENT,
FOR HUSAIN SHAKIR & COMPANY.,
CHARTERED ACCOUNTANTS,

Ashok Ramrao Gokate

Agreed and accepted by

Ashok Gokate

Shri Ashok Gokate

Proprietor

Date 30/09/2022



H

(HUSAIN.S.SHAKIR)

PROPRIETOR

MEMBERSHIP NO : 143240

FRN NO : 155584W

UDIN : 22143240AVMBOK6712

Date 30/09/2022