



DATE: 25/07/2022

Form 3
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
M/s S.N. Enterprises,
Proprietor Mrs Sarita Narendra Gandhi,
Nagpur

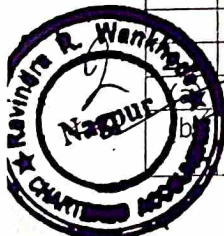
Subject: - Certificate of Financial Progress of work of proposed project "KAMLA SAHANIWAS" at land having Amalgamated Plot No. 26-27-28-29-30-31-32, CTS No. 25, Sheet No. 31, Kh No. 26/1, Mouza Hazaripahad, Nagpur by M/s S.N. Enterprises, Proprietor Mrs Sarita Narendra Gandhi, Nagpur.

Sir,

This certificate is being issued for the RERA compliance for the project "KAMLA SAHANIWAS" being developed by M/s S.N. Enterprises, Proprietor Mrs Sarita Narendra Gandhi, Nagpur and is based on the records and documents produced before me and explanations provided to me by the management of the Firm/Company.

Table A - Estimated Cost of the Project

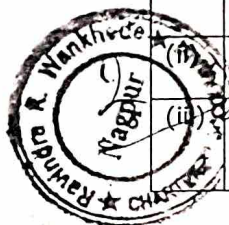
S. N.	Particulars	Estimated Cost
1	Land Cost:	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,10,25,000
(b)	Estimated Amount of Premium payable to obtain Development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	0
(c)	Estimated Acquisition cost of TDR (if any).	69,00,000
(d)	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	6,91,500
(e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land Owned by public authorities.	0
(f)	Under Rehabilitation Scheme:	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as Certified by Engineer.	0
	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.	0
	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.	0
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0
	Sub - Total of Land Cost:	1,86,16,500
	Development Cost /Cost of Construction of Building:	
	Estimated Cost of Construction as certified by Engineer	4,75,00,000
	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, 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.	2,00,00,000
(d)	Estimated Taxes, cess, fees, charges, premlums, interest etc. payable to any Statutory Authority.	17,99,367
(e)	Interest payable to financial institutions scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	90,00,000
	Sub-total of Development Cost:	7,82,99,367
	Total Cost of the Project (Estimated)	9,69,15,867

Table B - Actual Cost Incurred on the Project

S. N.	Particulars	Amount Incurred
1	Land Cost	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,10,25,000
(b)	Incurred Expenditure on 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.	0
(c)	Incurred Expenditure for Acquisition cost of TDR (if any).	0
(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	6,91,500
(e)	Land Premium paid as per annual statement of rates (ASR) for redevelopment of land Owned by public authorities.	0
(f)	Under Rehabilitation Scheme:	
	i. Incurred Expenditure for construction of rehabilitation building Minimum of (a) or (b) to be considered	0
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
	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 payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0
	iii. Incurred Expenditure towards 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.	0
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0
	Sub - Total of Land Cost:	1,17,16,500
2.	Development Cost / Cost of Construction of Building:	
(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	0
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA.	49,90,600
	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
(ii)	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.	1,10,00,000
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	17,99,367
(v)	Incurred Expenditure towards Interest payable to financial institutions scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	14,62,500
	Sub-total of Development Cost:	1,92,52,467
3.	Total Cost of the Project (Actual Incurred as on Date of Certificate)	3,09,68,967
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	31.95%
5.	Amount which can be withdrawn from the Designated Account	3,09,64,600
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	3,09,64,600

*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:

S. N.	Flat No.	Carpet Area (In sq. mtrs)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

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

Unsold Inventory:

S. N.	Flat No.	Carpet Area (In Sq. Mtrs.)	Unit Consideration as
1	111	29.98	2736000
2	211	29.98	2736000
3	311	29.98	2736000
4	411	29.98	2736000
5	112	17.53	1368000
6	212	17.53	1368000
7	312	17.53	1368000
8	412	17.53	1368000
9	113	29.97	2726500
10	213	29.97	2726500
11	313	29.97	2726500
12	413	29.97	2726500
13	513	29.97	2726500
14	114	29.98	2726500
15	214	29.98	2726500
16	314	29.98	2726500
17	414	29.98	2726500
18	514	29.98	2726500
19	115	21.87	1691000
20	215	21.87	1691000
21	315	21.87	1691000
22	415	21.87	1691000
23	123	28.19	2356000
24	223	28.19	2356000



25	323	28.19	2356000
26	423	28.19	2356000
27	523	28.19	2356000
28	124	28.19	2356000
29	224	28.19	2356000
30	324	28.19	2356000
31	424	28.19	2356000
32	524	28.19	2356000
33	125	29.97	2546000
34	225	29.97	2546000
35	325	29.97	2546000
36	425	29.97	2546000
37	525	29.97	2546000
38	126	29.97	2546000
39	226	29.97	2546000
40	326	29.97	2546000
41	426	29.97	2546000
42	526	29.97	2546000
43	127	29.77	2508000
44	227	29.77	2508000
45	327	29.77	2508000
46	427	29.77	2508000
47	527	29.77	2508000
Total		1305.72	11,20,05,000

Table D
Comparison Between Balance Cost and Receivables

S. N.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost Less Cost Incurred)	6,59,46,900
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
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) in Sq. Mtrs.	1305.72
	(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	11,20,05,000
4	Estimated Receivables of Ongoing Project. [Sum of 2 + 3(ii)]	11,20,05,000

Table E
Designated Bank Account Details

S. N.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	10,000
2	Deposits	0
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 M/s S.N. Enterprises, Proprietor Mrs Sarita Narendra Gandhi, 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. N.	Particulars	Estimated (At the time of Registration) (Proposed and Indicative)	Actual
1	Own Funds		
2	Total Borrowed Funds (Secured)- Drawdown availed till date	3,69,15,867 0	1,59,68,967 0
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	5,00,00,000	1,50,00,000
4	Customer Receipts used for Project	1,00,00,000	0
5	Total Funds for Project	9,69,15,867	3,09,68,967
6	Total Estimated Cost (As per Table A)	9,69,15,867	

Yours Faithfully,	
Agreed and accepted by	For, RAVINDRA R. WANKHEDE CHARTERED ACCOUNTANTS
For, M/s. S. N. Enterprises For S. N. ENTERPRISES श्री. सविता गांधी AUTHORISED SIGNATOR Mrs. Sarita Narendra Gandhi Proprietor	2 CA RAVINDRA R. WANKHEDE Proprietor M. No. 048206 UDIN:22048206ANPEME9570
Signature of Promoter	Signature of Chartered Accountant
Nagpur Dated the 25 th July, 2022	

