



SATISH CHAUDHARI

CHARTERED ACCOUNTANT

PLOT NO 11, SHIVSUNDAR NAGAR

DIGHORI, UMRER ROAD

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S CHAUDHARI & ASSOCIATES
CHARTERED ACCOUNTANTS

Form 3

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

M/s S.N.Enterprises,

Proprietor Mrs Sarita Narendra Gandhi,

Nagpur

Date:- 02/10/2023

Subject:- Certificate of Financial Progress of work of proposed project "KAMLA SAHANIWAS" (MahaRERA No. P50500047884) at land having Amalgamated Plot No. 26-27-28-29-30-31-32, CTS No. 25, Sheet No. 31, Kh No. 26/1, Mouza Hajaripahad, 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" (MahaRERA No. P50500047884) 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 Company.

Table A - Estimated Cost of the Project

Sr No.	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).	8,51,270
	(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. ii. Estimated Cost towards clearance of land of all or any encumbrances including cost of removal	0



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 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:	1,25,67,770
2) Development Cost/Cost of Construction of Building	
(a) Estimated Cost of Construction as certified by Engineer	7,40,00,000
(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 (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.	1,50,00,000
(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	44,78,696
(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 :	10,24,78,696
Total Cost of the Project (Estimated)	11,50,46,466

Table B - Actual Cost Incurred on the Project

Sr No.	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	8,51,270
	(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	6,91,500



	Etc; and	
	(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 (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 payable 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 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.	0
	Sub - Total of Land Cost:	1,25,67,770
2.	Development Cost/Cost of Construction of Building	
	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.	2,63,79,257
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(c) 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.	76,77,263
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	44,78,696
	(e) 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.	5,65,788
	Sub-total of Development Cost :	3,91,01,004



3.	Total Cost of the Project (Actual incurred as on date of certificate)	5,16,68,774
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A).	44.91%
5	Amount which can be withdrawn from the Designated Account	5,16,68,774
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	1,37,53,000
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,79,15,774

*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.No.	Flat No.	Carpet Area (in sq. mtrs)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1	112	17.539	11,50,000	9,21,000	2,29,000
2	113	30.740	24,00,000	16,89,000	7,11,000
3	114	30.700	25,50,000	25,00,000	50,000
4	115	21.932	14,00,000	7,21,000	6,79,000
5	124	14.411	20,30,000	14,61,000	5,69,000
6	212	17.539	14,00,000	7,10,000	6,90,000
7	214	30.700	24,00,000	18,21,000	5,79,000
8	312	17.539	11,25,000	8,75,000	2,50,000
9	315	21.932	9,00,000	5,21,000	3,79,000
10	414	30.700	22,93,000	16,13,000	6,80,000
11	415	21.932	13,00,000	9,21,000	3,79,000
Total		255.664	1,89,48,000	1,37,53,000	51,95,000

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

Unsold Inventory

Sr. No.	Flat No.	Carpet Area(in Sq. Mtrs.)	Unit Consideration as per Ready Reckoner Rates
1	111	30.568	1438788
2	211	30.568	1438788
3	311	30.568	1438788
4	411	30.568	1438788



5	412	17.539	713996
6	213	30.740	1431886
7	313	30.740	1431886
8	413	30.740	1431886
9	513	30.740	1431886
10	314	30.700	1431886
11	514	30.700	880394
12	215	21.932	880394
13	515	21.932	836288
14	116	21.021	836288
15	216	21.021	836288
16	316	21.021	836288
17	416	21.021	836288
18	516	21.021	875497
19	117	21.973	875497
20	217	21.973	875497
21	317	21.973	875497
22	417	21.973	875497
23	517	21.973	766779
24	118	18.971	766779
25	218	18.971	766779
26	318	18.971	766779
27	418	18.971	766779
28	518	18.971	584629
29	119	14.318	584629
30	219	14.318	584629
31	319	14.318	584629
32	419	14.318	584629
33	519	14.318	584629
34	120	14.323	587579
35	220	14.323	587579
36	320	14.323	587579
37	420	14.323	587579
38	520	14.323	587579
39	121	14.323	587579
40	221	14.323	587579
41	321	14.323	587579
42	421	14.323	587579
43	521	14.323	587579
44	122	24.129	954801
45	222	24.129	954801
46	322	24.129	954801
47	422	24.129	954801
48	522	24.129	954801
49	123	21.413	867649
50	223	21.413	867649
51	323	21.413	867649
52	423	21.413	867649
53	523	21.413	867649
54	224	14.411	578758
55	324	14.411	578758
56	424	14.411	578758
57	524	14.411	578758



58	125	14.323	585603
59	225	14.323	585603
60	325	14.323	585603
61	425	14.323	585603
62	525	14.323	585603
63	126	14.302	591502
64	226	14.302	591502
65	326	14.302	591502
66	426	14.302	591502
67	526	14.302	591502
68	127	28.192	1229029
69	227	14.323	585631
70	327	14.323	585631
71	427	14.323	585631
72	527	14.323	585631
73	128	28.192	1230003
74	228	14.301	587607
75	328	14.301	587607
76	428	14.301	587607
77	528	14.301	587607
78	129	29.972	1331445
79	229	27.360	1187873
80	329	27.360	1187873
81	429	27.360	1187873
82	529	27.360	1187873
83	130	29.972	1326519
84	230	29.972	1331445
85	330	29.972	1331445
86	430	29.972	1331445
87	530	29.972	1331445
88	131	29.869	1319617
89	231	29.972	1326519
90	331	29.972	1326519
91	431	29.972	1326519
92	531	29.972	1326519
93	232	29.869	1319617
94	332	29.869	1319617
95	432	29.869	1319617
96	532	29.869	1319617
Total		2050.544	Rs 8,71,17,195(Rupees Eight Crore Seventy One Lacs Seventeen Thousand One Hundred & Ninety Five only)



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)	6,33,77,692
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	51,95,000
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	2050.544 8,71,17,195
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	9,23,12,195



Table E

Designated Bank Account Details

Sr No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0
2	Deposits	1,37,53,000
3	Withdrawals	1,37,53,000
4	Closing Balance	0

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

Sr No.	Particulars	Estimated (At the time of registration) (Proposed and indicative)	Actual
1	Own Funds	5,00,00,000	2,29,15,774
2	Total Borrowed Funds (Secured)- Drawdown availed till date	0	0
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	5,00,00,000	1,50,00,000
4	Customer Receipts used for Project	2,00,00,000	1,37,53,000
5	Total Funds for Project	12,00,00,000	5,16,68,774
6	Total Estimated Cost (As per Table A)	11,50,46,466	

Agreed and accepted by

For S. N. ENTERPRISES

सा. सरिता गंधी

AUTHORIZED SIGNATOR

Signature of Promoter

Name:- Mrs. Sarita Gandhi

Date:- 02/10/2023

Signature of Chartered Accountant

UDIN :- 23188935BGWAML4611

For S CHAUDHARI & ASSOCIATES
Chartered Accountants

CA SATISH CHAUDHARI
Proprietor
Membership No. : 188935

