



SATISH CHAUDHARI

CHARTERED ACCOUNTANT

PLOT NO 11, SHIVSUNDAR NAGAR

DIGHORI, UMRER ROAD

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S CHAUDHARI & ASSOCIATES
CHARTERED ACCOUNTANTS

Date:- 09/07/2024

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" (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 as on 30.06.2024.

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).	1,35,16,137
	(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 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 (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:	1,50,58,907
2.	Development Cost/Cost of Construction of Building	



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	111	30.568	23,50,000	23,50,000	0
2	112	16.674	11,50,000	11,50,000	0
3	113	29.943	24,00,000	16,89,000	7,11,000
4	114	29.943	25,50,000	25,50,000	0
5	115	21.068	14,00,000	12,21,000	1,79,000
6	118	18.971	15,00,000	11,21,000	3,79,000
7	123	21.413	9,00,000	4,71,000	4,29,000
8	128	27.990	20,30,000	20,30,000	0
9	131	29.869	14,00,000	14,00,000	0
10	211	30.568	24,65,000	24,65,000	0
11	212	17.539	14,00,000	13,55,000	45,000
12	213	30.740	22,00,000	19,64,000	2,36,000
13	214	30.740	19,00,000	19,00,000	0
14	215	21.932	15,00,000	15,00,000	0
15	223	21.413	9,00,000	3,38,000	5,62,000
16	229	27.360	12,00,000	12,00,000	0
17	311	30.568	23,21,000	23,21,000	0
18	312	17.539	11,25,000	11,25,000	0
19	313	30.740	15,00,000	15,00,000	0
20	315	21.932	9,00,000	9,00,000	0
21	318	18.971	14,00,000	8,25,000	5,75,000
22	322	24.129	15,00,000	9,71,000	5,29,000
23	323	21.413	10,00,000	7,71,000	2,29,000
24	332	29.869	21,50,000	21,50,000	0
25	412	17.539	8,00,000	8,00,000	0
26	413	30.740	15,00,000	15,00,000	0
27	414	30.700	22,93,000	22,93,000	0
28	415	21.932	13,00,000	13,00,000	0
29	417	21.973	14,05,000	11,30,000	2,75,000
30	418	18.971	21,00,000	15,21,000	5,79,000
31	426	14.302	6,00,000	3,21,000	2,79,000
32	428	14.301	10,25,000	6,51,000	3,74,000
33	429	27.360	22,50,000	13,94,000	8,56,000
34	515	21.932	12,00,000	12,00,000	0
35	518	18.971	11,00,000	7,50,000	3,50,000
36	522	24.129	18,50,000	10,00,000	8,50,000
37	523	21.413	17,50,000	6,00,000	11,50,000
38	530	29.972	16,21,000	16,21,000	0
39	532	29.869	20,75,000	20,75,000	0
Total		945.996	6,20,10,000	5,34,23,000	85,87,000

*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	116	21.021	836288
2	117	21.973	875497
3	119	14.318	584629
4	120	14.323	587579
5	121	14.323	587579
6	122	24.129	954801
7	124	14.411	578758
8	125	14.323	585603
9	126	14.302	591502
10	127	27.990	1229029
11	129	29.610	1321445
12	130	29.610	1326519
13	216	21.021	836288
14	217	21.973	875497
15	218	18.971	266779
16	219	14.318	584629
17	220	14.323	587579
18	221	14.323	587579
19	222	24.129	954801
20	224	14.411	578758
21	225	14.323	587603
22	226	14.302	591502
23	227	14.323	585631
24	228	14.301	587607
25	230	29.972	1331445
26	231	29.972	1326519
27	232	29.869	1319617
28	314	30.700	1431886
29	316	21.021	836288
30	317	21.973	875497
31	319	14.318	584629
32	320	14.323	587579
33	321	14.323	587579
34	324	14.411	578758
35	325	14.323	585603
36	326	14.302	591502
37	327	14.323	585631



38	328	14.301	587607
39	329	27.360	1187873
40	330	29.972	1331445
41	331	29.972	1326519
42	411	30.568	1438788
43	416	21.021	836588
44	419	14.318	584629
45	420	14.323	587579
46	421	14.323	587579
47	422	24.129	954801
48	423	21.413	867649
49	424	14.411	578758
50	425	14.323	585603
51	427	14.323	585631
52	430	29.972	1331445
53	431	29.972	1326519
54	432	29.869	1319617
55	513	30.740	1431886
56	514	30.700	1431886
57	516	21.021	836288
58	517	21.973	875497
69	519	14.318	584629
60	520	14.323	587579
61	521	14.323	587579
62	524	14.411	578758
63	525	14.323	585603
64	526	14.302	591502
65	527	14.323	585631
66	528	14.301	587607
67	529	27.360	1187873
68	531	29.972	1326519
Total		1355.841	Rs. 5,67,03,482 (Rupees Five Crore Sixty Seven lacs Three Thousand Four Hundred & Eighty Two 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)	1,62,19,630
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)	85,87,000
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	1355.841 5,67,03,482
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	6,52,90,482

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	22,97,723
2	Deposits	2,12,78,200
3	Withdrawals	2,17,99,081
4	Closing Balance	17,76,842

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	3,04,03,836
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	5,34,23,000
5	Total Funds for Project	12,00,00,000	9,88,26,836
6	Total Estimated Cost(As per Table A)	11,50,46,466	

Yours Faithfully,

Signature of Chartered Accountant

UDIN:- 24188935BKACJZ4573

For S CHAUDHARI & ASSOCIATES
Chartered Accountants

Satish Chaudhari
CA SATISH CHAUDHARI
Proprietor
Membership No. : 188935



Agreed and accepted by

For S. N. Enterprises
मौ. सरिता नरेंद्रा
AUTHORISED SIGNATOR

Signature of Promoter

Name:- M/s S. N. Enterprises, Proprietor Mrs Sarita Narendra Gandhi, Nagpur

Date:- 09/07/2024.