

**AMOL SHEGAONKAR****CHARTERED ACCOUNTANT**

ADD:-301,MAHAJAN TOWER,UNTKHANA ROAD,
ASHOK SQUARE,OPPOSITE HOLY FAMILY CHURCH,
NAGPUR-440009

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SHEGAONKAR MANAPURE & ASSOCIATES**CHARTERED ACCOUNTANTS****Form-3**

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY
FROM DESIGNATED ACCOUNT)

DATE:17/11/2022

To,
M/S RANA DEVELOPERS
FLAT NO.202, RAJAT SANKUL GANESHPETH, NAGPUR 440018

Subject: Certificate of Financial Progress of Work of KANCHAN NAGARI-9 having MAHARERA
Registration Number APPLIED being developed by M/S RANA DEVELOPERS

Sir,

This Certificate is being issued for RERA compliance for the Project KANCHAN NAGARI-9 Maha
RERA Registration Number APPLIED being developed by **M/S RANA DEVELOPERS** 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	Estimated Cost (At the time of Registration of Project)
1	1) Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	3,50,10,000.00
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.	14,97,000.00
c)	Estimated Acquisition cost of TDR (if any)	
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	
e)	Estimated Land Premium payable as per annual statement of rates	
	(ASR) for redevelopment of land owned by public authorities	
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 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	
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 Rs	3,65,07,000.00
ii)	Development Cost / Cost of Construction of Building	
a)	Estimated Cost of Construction as certified by Engineer	1,50,00,000.00
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. .	-
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	25,000.00
e)	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
	Sub Total of Development Cost	1,50,25,000.00
	Total Cost of the Project (Estimated)	5,15,32,000.00

*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 Incurred (Rs.)
2	(i) Land Cost:	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	3,50,10,000.00
b)	Incurred Expenditure on Premium 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.	14,97,000.00
c)	Incurred Expenditure for Acquisition cost 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	-



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 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 lien 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 toward 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.	-
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of LAND COST Rs	3,65,07,000.00
ii)	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	-
	(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 work, 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. All costs incurred to complete the construction of the entire phase of the project registered.	-
d)	Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	-
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;	-
	Sub Total of Development Cost	-
3	Total Cost of the Project (Actual Incurred as on date of Certificate)	3,65,07,000.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	0.71
5	Amount which can be withdrawn from the Designated Account	3,65,07,000.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,65,07,000.00



TABLE C
STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL ESTATE PROJECT

SOLD INVENTORY

Sr. No.	Plot No.	Carpet Area (in Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
	Total	0	0	0	0

*Unit consideration as per agreement/letter of allotment and amount received does not include Pass through

UNSOLD INVENTORY

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	1	471.64	3886313.6
2	2	525.12	4326988.8
3	3	661.83	5453479.2
4	4	126.08	1038899.2
5	5	127.5	1050600
6	6	127.5	1050600
7	7	127.5	1050600
8	8	127.5	1050600
9	9	168.67	1389840.8
10	10	480.86	3962286.4
11	11	135	1112400
12	12	112.5	927000
13	13	112.5	927000
14	14	112.5	927000
15	15	112.5	927000
16	16	112.5	927000
17	17	112.5	927000
18	18	112.5	927000
19	19	127.5	1050600
20	20	127.5	1050600
21	21	112.5	927000
22	22	112.5	927000
23	23	112.5	927000
24	24	112.5	927000



25	25	112.5	927000
26	26	112.5	927000
27	27	112.5	927000
28	28	112.5	927000
29	29	181.16	1492758.4
30	30	135.12	1113388.8
31	31	120	988800
32	32	120	988800
33	33	120	988800
34	34	120	988800
35	35	127.5	1050600
36	36	127.5	1050600
37	37	120	988800
38	38	120	988800
39	39	120	988800
40	40	120	988800
41	41	156.61	1290466.4
42	42	156.61	1290466.4
43	43	120	988800
44	44	120	988800
45	45	120	988800
46	46	120	988800
47	47	127.5	1050600
48	48	127.5	1050600
49	49	120	988800
50	50	120	988800
51	51	120	988800
52	52	120	988800
53	53	135.12	1113388.8
54	54	126.44	1041865.6
55	55	109.74	904257.6
56	56	110.74	912497.6
57	57	111.73	920655.2
58	58	112.6	927824
59	59	131.36	1082406.4
60	60	132	1087680
61	61	114.17	940760.8
62	62	114.52	943644.8
63	63	115.1	948424
64	64	115.58	952379.2
65	65	171.33	1411759.2
Total Sq. Mt		9681.63	79776631.2



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)	15025000.00
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 ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to as per Table C to this certificate)	9681.63 79776631.20
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	79776631.20
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	N.A

TABLE E

DESIGNATED BANK ACCOUNT DETAILS

SR NO.	PARTICULARS	Designated Bank Account Details
		,100310011000448
		Actual Amount till Date (From Start of bank account to till date)
1	Opening Balance	0
2	Deposits	0
3	Withdrawals	0
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 **RANA DEVELOPERS** 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) (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	36507000.00	36507000.00	36507000.00
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date	0.00	0.00	0.00
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	0.00	0.00	0.00
4	Customer receipts Used for Project	15025000.00	15025000.00	0.00
5	Total Funds for Project	51532000.00	51532000.00	36507000.00
6	Total Estimated Cost (As per Table A)	51532000.00	51532000.00	36507000.00

TABLE G
Any Comment/Observation of CA

1			
2			
3			



Yours Faithfully,

Shegaonkar
19/11/22

Signature of Chartered Accountant



UDIN 22159081BDDTJW2824
MEMBERSHIP NO. 159081
NAME-AMOL GAJANANRAO SHEGAONKAR

Agreed and Accepted by-

Amol
PANA DEVELOPERS

Signature of Promoter

Name:

Date:

Amol
PARTNER

Amol
PANA DEVELOPERS
Kuldeep D
PARTNER