G S L G T & COMPANY

CHARTERED ACCOUNTANTS

G-1, GROUND FLOOR, KAMGAR BHAWAN, BAIDYANATH CHOWK, NAGPUR - 440 003, E-MAIL : GSLCANGP@GMAIL.COM
HEAD OFFICE : CANAL ROAD, NEAR DR. DHURVE HOSPITAL, VIDARBHA HOUSING COLONY, BHANDARA - 441 904.

CA Hitesh Gadhia	CA Purushottam Sahu	CA Nityaprakash Lanjewar	CA Achal Ram Gabhane	CA Rahul Trivedi
M.Com., F.C.A.	B.Com., F.C.A.	B.Com., F.C.A.	B.Sc., A.C.A.	B.Com., F.C.A.
Mob.: 7447439337	Mob.: 9325599666	Mob.: 9370428699	Mob.: 9860742366	Mob.: 9372366999

Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

DATE :- 21/11/2022

To,
JAI GURUDEV BUILDERS AND LAND DEVELOPERS
Plot No. 111 and 112, Near Radhakrushna Mandir, Padole Mangal Karyalaya Complex, Hudkeshwar Road, Nagpur Maharashtra, 440034

Subject : Certificate of Financial Progress of Work of M/s **JAI GURUDEV NAGARI 1** having MahaRERA Registration Number_____ (Only Applicable after project Registration) being developed by **JAI GURUDEV BUILDERS AND LAND DEVELOPERS**

Sir,

This certificate is being issued for the RERA compliance for Project of M/s **JAI GURUDEV NAGARI 1** being developed by JAI GURUDEV BUILDERS AND LAND 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 (1)	Particulars (2)		Estimated Cost (At the time of Registration of Project) (3)
1			
	Land Cost:		
	a	Value of the land as ascertained from the Annual Statement of Rates (ASR)	**44,311,000.00**
	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 Athority or State Government/UT Administration or anyStatutory Authority.	**0**
	c	Estimated Acquisition cost of TDR (if any)	**0**
	d	Estimated Amounts payable to State Government /UT Administration or competent authority or any other statutory authority of State or Central Government,towards stamp duty, transfer charges,registration fees etc; and	**2,658,660.00**
	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:**	**0**
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	**0**
	(ii)	Estimated Cost toward clearance of the of all or any encumbrances including cost of removal of legal /illegal occupants, cost for providing temporary transil accommodation, overhead cost, amount payable toslum 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 specificallyfor constructionof rehabilitation component	**0**
		Sub-Total of Land Cost	**46,969,660.00**
2	**Development Cost/Cost of Construction:**		
	a	Estimated Cost of Construction as certified by Engineer.	**26,066,302.00**
	b	Cost incurredon additional itemsnot included in estimated cost (As per engineer certificate)	**0**
	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.	**4,000,000.00**
	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	**30,066,302.00**
		Total Cost of the project (Estimated)	**77,035,962.00**

*** Pass through charges or indirect taxes not included in estimated cost of project.**

G S L G T & COMPANY * CHARTERED ACCOUNTANTS * FRN: 130895W

** Estimated cost shall be revised through correction application.

Table B - Actual Cost Incurred on the Project (as on Date Certificate)

Sr. No (1)	Particulars	(2)	Amount (Rs.) Incurred (3)
1	**Land Cost:**		
	a	Value of the land as ascertained from the Annual statement of Rates (ASR).	63,000,000.00
	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 Athority or State Government /UT Administration or any statutory Athority.	0
	c	Incurred expenditure for Acquisition of TDR (if any)	0
	d	Amounts paid to State Government /UT Administration or competent authority or any statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	2,821,200.00
	e	Land Premium paid 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
	(ia)	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(ib)	(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, amounts paid to slum dwellers, tenants, apartment owner or appropriate authority or government or concessionaire which are not refundable and so on.	0
	(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.	0
	(iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0
		Sub-Total of Land Cost	65,821,200.00
2	**Development Cost/Cost of Construction:**		
	(i)	Expenditure for construction Minimum of (a) and (b) to be considered	0
	(ia)	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	0
	(ib)	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	90,000.00
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(iii)	Incurred Expenditure for developmentof entire project excluding cost of construction as per (i) abovei.e.,salaries,consultants fees, site overhead ,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. All costs incurred to complete the constructionof the entire phaseof the project registered.	0
	(iv)	Incurred Expenditure towards Taxes, cess,fees, charges, premiums, interest etc. to any Statutory Authority.	2,921,160.00
	(v)	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.	0
		Sub-Total of Development Cost	3,011,160.00
3		Total cost of the project (Actual incurred as on date of certificate)	68,832,360.00
4		Proportion of the Cost incurred on Land Cost and Construction Cost to theTotal Estimated Cost (Table A).	89.35
5		Amount which can be withdrawn from theDesignated Account.	68,832,360.00
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.	68,832,360.00

***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

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

* 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./Plot No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	PLOT NO. 1	251.406	1005624
2	PLOT NO. 2	108.44	433760
3	PLOT NO. 3	109.6	438400
4	PLOT NO. 4	110.72	442880
5	PLOT NO. 5	111.84	447360
6	PLOT NO. 6	112.96	451840
7	PLOT NO. 7	114.12	456480
8	PLOT NO. 8	115.28	461120
9	PLOT NO. 9	116.4	465600
10	PLOT NO. 10	117.52	470080
11	PLOT NO. 11	117.128	468512
12	PLOT NO. 12	114.76	459040
13	PLOT NO. 13	112.28	449120
14	PLOT NO. 14	109.84	439360
15	PLOT NO. 15	168.554	674216
16	PLOT NO. 16	135.789	543156
17	PLOT NO. 17 TO 28	1176	4704000
18	PLOT NO. 29	251.605	1006420
19	PLOT NO. 30	264.301	1057204
20	PLOT NO. 31	252.277	1009108
21	PLOT NO. 32	253.805	1015220
22	PLOT NO. 33 TO 36	1059.36	4237440
23	PLOT NO. 37	265.524	1062096
24	PLOT NO. 38	265.38	1061520
25	PLOT NO. 39	267.609	1070436
26	PLOT NO. 40	423.832	1695328
27	PLOT NO. 41	315.656	1262624
28	PLOT NO. 42	270.077	1080308
29	PLOT NO. 43	292.658	1170632
30	PLOT NO. 44	293.738	1174952
31	PLOT NO. 45	327.693	1310772
32	PLOT NO. 46	390.5	1562000
33	PLOT NO. 47	469.088	1876352
34	PLOT NO. 48 TO 56	1233.9	4935600
35	PLOT NO. 57	183.38	733520
36	PLOT NO. 58	177.52	710080
37	PLOT NO. 59 TO 67	1196.06	4784240
38	PLOT NO. 68 TO 76	1200.996	4803984
39	PLOT NO. 77	178.284	713136
40	PLOT NO. 78	136.28	545120
41	PLOT NO. 79 TO 87	864	3456000
42	PLOT NO. 88	132	528000
43	PLOT NO. 89	132	528000
44	PLOT NO. 90 TO 98	864	3456000
45	PLOT NO. 99	136.28	545120
46	PLOT NO. 100	136.28	545120
47	PLOT NO. 101 TO 103	270	1080000
48	PLOT NO. 104	98.76	395040
49	PLOT NO. 105	98.76	395040
50	PLOT NO. 106 TO 108	270	1080000
51	PLOT NO. 109	136.28	545120
52	PLOT NO. 110	136.28	545120
53	PLOT NO. 111 TO 113	270	1080000
54	PLOT NO. 114	98.76	395040
55	PLOT NO. 115	140.28	561120
56	PLOT NO. 116	123.3	493200
57	PLOT NO. 117	118.988	475952
58	PLOT NO. 118	114.338	457352
59	PLOT NO. 119	164.79	659160
60	PLOT NO. 120	127.03	508120



61	PLOT NO. 121 TO 129	882	3528000
62	PLOT NO. 130	142.161	568644
	TOTAL	**18628.447**	**74513788**

Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars	(2)	Amount (3)
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**8,203,602.00**
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)	-
3	(i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**18,628.45**
	(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	**74,513,788.00**
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**74,513,788.00**
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	-

Table E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Arc0unt Details
		Actuel Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	**2,186,947.48**

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 JAI GURUDEV BUILDERS AND LAND DEVELOPERS has utilized the requied 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) (In Rs.) (proposed and indicativel)	Proposed / Estimted (As on the due date of the certificate) (in Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Fund	6,88,32,360.00	6,88,32,360.00	6,88,32,360.00
2	Total Borrolved Funds (Securetl) - Drawdown availed till date	0	0	0
3	Total Bonorve'd Frrnds (Unsecured) - Drau,down availed till date	0	0	0
4	Customer Receipts used for Project	82,03,602.00	82,03,602.00	0
5	Total Funds for Project	7,70,35,962.00	7,70,35,962.00	6,88,32,360.00
6	Total Estimated Cost (As per Table A)	7,70,35,962.00	7,70,35,962.00	6,88,32,360.00

Table G

Any Comments/Observation of CA

1	No receipt has been collected from allotees
2	
3	
4	

Yours Faithfully,
FOR G S L G T & COMPANY
CHARTERED ACCOUNTANTS
FRN. NO. 130895W

G S L G T & COMPANY * CHARTERED ACCOUNTANTS * FRN: 130895W

CA NITYAPRAKASH LANJEWAR
PARTNER
M.No. 128792
(Partner)
UDIN NO: - 22128792BDSEAB8152
DATE:- 21 /11/2022

Jai Gurudev Builders & Land Developers
S A Banode
Partner

Signature of Promoter
Name : JAI GURUDEV BUILDERS AND LAND DEVELOPERS
Date : 21/11/2022