**GADEWAR & ASSOCIATES**
CHARTERED ACCOUNTANTS
Plot No 14A, CA Towers
Deonagar Nagpur - 440015

**Annexure D**

**Form-3**

(See Regulation-3)

**CHARTERED ACCOUNTANT CERTIFICATE**

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

Date: 24/10/2023

To,

**M/s Jai Gurudev Builders & Land Developers, Plot No 111 & 112, Padole Mangal Karyalay Complex, Hudkeshwar Road Nagpur 440034**

Subject: Certificate of Financial Progress of Work of **"Jai Gurudev Nagari 1"** having MahaRERA Registration Number P50500048588 being developed by Mr Sachin Banode, Partner of **Jai Gurudev Builders & Land Developers.**

Sir, This Certificate is being issued for RERA compliance for the **"Jai Gurudev Nagari 1"** having MahaRERA registration Number P50500048588 being developed by **Mr Sachin Banode, Partner of Jai Gurudev Builders & Land Developers** and is based on the records and documents produced before me and explanation provided to me by the management of the Company

**Table A- Estimated Cost of the Project (at the Time of Registration of Project) as on 30/06/2023**

| Sr No. (1) | | Particulars (2) | Estimated Cost (At the time of Registration of Project) (3) |
|---|---|---|---|
| 1. i) | **Land Cost:** | | |
| | a) | Value of the land as ascertained from the Annual Statement of Rates (ASR). | 4,43,11,000.00 |
| | 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 | - |
| | c) | Estimated Acquisition cost of TDR (if any) | - |
| | d) | Estimated Amounts Payable to State Govenrment/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 | 26,58,660.00 |
| | 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. | - |

M. NO. 141144
FRN NO. 135765W

| | | | |
|---|---|---|---|
| | 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:** | **4,69,69,660.00** |
| | | | |
| ii) | **Development Cost / Cost of Construction of Building** | | |
| | (a) | Estimated Cost of Construction as certified by Engineer | 2,60,66,302.00 |
| | (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 to any statutory Authority. | 40,00,000.00 |
| | (e) | Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; | - |
| | | **Sub Total of Development Cost:** | **3,00,66,302.00** |
| | | **Total Cost of Project (Estimated)** | **7,70,35,962.00** |
| * Pass through charges or indirect taxes not included in estimated cost of Project | | | |
| ** Estimated Cost shall be revised through correction application | | | |



**GADEWAR & ASSOCIATES**
CHARTERED ACCOUNTANTS
Plot No 14A, CA Towers
Deonagar Nagpur - 440015

**Table B- Actual Cost Incurred on the Project as on the Date of Certificate for 30/06/2023**

| 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). | 6,30,00,000.00 |
| | 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 | - |
| | c) | Incurred Expenditure for Acquisition of TDR (if any) | - |
| | d) | Amounts Paid to State Govenrment/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 | 55,56,292.00 |
| | 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 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, amounts payable to slum dwellers, tenants, appartment 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 | - |
| | | **Sub Total of LAND COST:** | **6,85,56,292.00** |

GADEWAR & ASSOCIATES * M.NO. 141144 FRN NO. 136789W * CHARTERED ACCOUNTANTS *

| | | | |
|---|---|---|---|
| 2 | **Development Cost / Cost of Construction** | | |
| | (i) | Expenditure for Construction. Minimum of (a) and (b) to be considered | 80,72,618.00 |
| | (a) | Construction Cost incurred including site development and infrastructure for the same as certified by engineer | 80,72,618.00 |
| | (b) | Actual Cost of construction incurred as per books of accounts as verified by the CA | 80,72,618.00 |
| | (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 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 construction of the entire phase of the project registered | 36,35,860.00 |
| | (iv) | Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority. | - |
| | (v) | Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; | - |
| | | **Sub Total of Development Cost:** | **1,17,08,478.00** |
| 3 | | Total Cost of the Project (Annual incurred as on date of certificate) | **8,02,64,770** |
| 4 | | Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A) | **1.04** |
| 5 | | Amount which can be withdrawn from the Designated Account | **8,02,64,770** |
| 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 | **8,02,64,770** |
| * Pass through charges or indirect taxes not included in incurred cost of Project | | | |



## Table C

## Statement for Calculations of Receivables from the Sales of Real Estate Project

Sold Inventory

| Sr No | Plot No | Carpet Area (in sq.mts.) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivables |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | 2 | 108.44 | 6,00,000.00 | 6,00,000.00 | - |
| 2 | 3 | 109.60 | 6,00,000.00 | 2,12,800.00 | 3,87,200.00 |
| 3 | 4 | 110.72 | 5,00,000.00 | 5,00,000.00 | - |
| 4 | 5 | 111.84 | 6,47,000.00 | 6,47,000.00 | - |
| 5 | 6 | 112.96 | 6,50,000.00 | 37,600.00 | 6,12,400.00 |
| 6 | 12 | 114.76 | 7,00,000.00 | 7,00,000.00 | - |
| 7 | 13 | 112.28 | 10,00,000.00 | 10,00,000.00 | - |
| 8 | 16 | 135.79 | 4,74,000.00 | 2,00,000.00 | 2,74,000.00 |
| 9 | 17 | 98.00 | 3,50,000.00 | 2,13,000.00 | 1,37,000.00 |
| 10 | 18 | 98.00 | 4,77,000.00 | 4,77,000.00 | - |
| 11 | 19 | 98.00 | 5,32,000.00 | 5,32,000.00 | - |
| 12 | 20 | 98.00 | 5,30,000.00 | 50,000.00 | 4,80,000.00 |
| 13 | 22 | 98.00 | 5,25,000.00 | 5,25,000.00 | - |
| 14 | 24 | 98.00 | 5,30,000.00 | 2,70,000.00 | 2,60,000.00 |
| 15 | 25 | 98.00 | 5,00,000.00 | 5,00,000.00 | - |
| 16 | 31 | 252.28 | 13,50,000.00 | 6,80,000.00 | 6,70,000.00 |
| 17 | 32 | 253.81 | 13,75,000.00 | 4,00,000.00 | 9,75,000.00 |
| 18 | 34 | 264.84 | 12,00,000.00 | 12,00,000.00 | - |
| 19 | 35 | 264.84 | 14,35,000.00 | 11,58,000.00 | 2,77,000.00 |
| 20 | 36 | 264.84 | 15,00,000.00 | 15,00,000.00 | - |
| 21 | 37 | 265.52 | 15,00,000.00 | 12,65,000.00 | 2,35,000.00 |
| 22 | 38 | 265.38 | 15,00,000.00 | 15,00,000.00 | - |
| 23 | 39 | 267.61 | 11,61,093.00 | 11,00,000.00 | 61,093.00 |
| 24 | 40 | 423.83 | 18,38,907.00 | 14,00,000.00 | 4,38,907.00 |
| 25 | 41 | 315.66 | 15,00,000.00 | 9,00,000.00 | 6,00,000.00 |
| 26 | 42 | 270.08 | 11,90,000.00 | 11,90,000.00 | - |
| 27 | 43 | 292.66 | 15,80,000.00 | 50,000.00 | 15,30,000.00 |
| 28 | 45 | 327.69 | 16,00,000.00 | 16,00,000.00 | - |
| 29 | 49 | 137.10 | 7,50,000.00 | 1,00,000.00 | 6,50,000.00 |
| 30 | 51 | 137.10 | 8,00,000.00 | 8,00,000.00 | - |
| 31 | 52 | 137.10 | 6,00,000.00 | 6,00,000.00 | - |
| 32 | 55 | 137.10 | 6,00,000.00 | 2,00,000.00 | 4,00,000.00 |
| 33 | 60 | 132.90 | 7,00,000.00 | 7,00,000.00 | - |
| 34 | 62 | 132.90 | 7,00,000.00 | 7,00,000.00 | - |
| 35 | 63 | 132.90 | 6,00,000.00 | 6,00,000.00 | - |
| 36 | 64 | 132.90 | 7,20,000.00 | 2,50,000.00 | 4,70,000.00 |
| 37 | 65 | 132.90 | 7,20,000.00 | 2,80,000.00 | 4,40,000.00 |
| 38 | 66 | 132.90 | 8,00,000.00 | 8,00,000.00 | - |
| 39 | 67 | 132.90 | 7,00,000.00 | 7,00,000.00 | - |
| 40 | 68 | 133.44 | 7,25,000.00 | 7,25,000.00 | - |
| 41 | 69 | 133.44 | 7,20,000.00 | 1,00,000.00 | |
| 42 | 70 | 133.44 | 7,20,000.00 | 50,000.00 | |
| 43 | 71 | 133.44 | 7,20,000.00 | 50,000.00 | |
| 44 | 72 | 133.44 | 7,20,000.00 | 2,00,000.00 | |
| 45 | 73 | 133.44 | 7,00,000.00 | 50,000.00 | |
| 46 | 74 | 133.44 | 6,00,000.00 | 6,00,000.00 | |
| 47 | 76 | 133.44 | 7,90,000.00 | 7,90,000.00 | |
| 48 | 77 | 178.28 | 14,50,000.00 | 14,50,000.00 | |
| 49 | 79 | 96.00 | 6,90,000.00 | 4,75,000.00 | |
| 50 | 82 | 96.00 | 5,30,000.00 | 2,00,000.00 | |
| 51 | 83 | 96.00 | 8,70,000.00 | 2,20,000.00 | |
| 52 | 84 | 96.00 | 5,70,000.00 | 5,70,000.00 | |
| 53 | 85 | 96.00 | 5,70,000.00 | 1,00,000.00 | |
| 54 | 86 | 96.00 | 5,70,000.00 | 1,00,000.00 | |
| 55 | 87 | 96.00 | 5,30,000.00 | 5,30,000.00 | |



| | | | | | |
|---|---|---|---|---|---|
| 56 | 88 | 132.00 | 6,00,000.00 | 6,00,000.00 | |
| 57 | 90 | 96.00 | 5,30,000.00 | 3,26,000.00 | |
| 58 | 91 | 96.00 | 5,50,000.00 | 5,50,000.00 | |
| 59 | 92 | 96.00 | 5,50,000.00 | 5,50,000.00 | |
| 60 | 93 | 96.00 | 5,50,000.00 | 5,50,000.00 | |
| 61 | 94 | 96.00 | 5,00,000.00 | 5,00,000.00 | |
| 62 | 95 | 96.00 | 5,30,000.00 | 65,000.00 | |
| 63 | 96 | 96.00 | 5,50,000.00 | 5,50,000.00 | |
| 64 | 98 | 96.00 | 5,00,000.00 | 5,00,000.00 | |
| 65 | 102 | 90.00 | 5,00,000.00 | 1,90,000.00 | |
| 66 | 105 | 98.76 | 5,50,000.00 | 95,000.00 | |
| 67 | 107 | 90.00 | 4,50,000.00 | 2,00,000.00 | |
| 68 | 108 | 90.00 | 4,50,000.00 | 2,00,000.00 | |
| 69 | 109 | 136.28 | 7,50,000.00 | 70,000.00 | |
| 70 | 111 | 90.00 | 4,95,500.00 | 4,95,500.00 | |
| 71 | 112 | 90.00 | 4,95,500.00 | 1,00,000.00 | |
| 72 | 113 | 90.00 | 5,00,000.00 | 5,00,000.00 | |
| 73 | 114 | 98.76 | 5,50,000.00 | 4,00,000.00 | |
| 74 | 117 | 118.99 | 6,50,000.00 | 4,00,000.00 | |
| 75 | 119 | 164.79 | 8,00,000.00 | 85,000.00 | |
| 76 | 120 | 127.03 | 6,65,000.00 | 6,65,000.00 | |
| 77 | 122 | 98.00 | 4,40,000.00 | 4,40,000.00 | |
| 78 | 125 | 98.00 | 5,25,000.00 | 5,25,000.00 | |
| 79 | 128 | 98.00 | 6,00,000.00 | 6,00,000.00 | |
| 80 | 54 | 137.10 | 6,00,000.00 | 1,41,000.00 | 4,59,000.00 |
| | | 11,343.64 | 6,03,91,004.00 | 4,16,44,905.00 | 93,56,606.00 |

*Unit consideration as per agreement / letter of allotment & amount recevied doesnot include pass through charges & indirect taxes

**Unsold Inventory**

| Sr No | Plot No | Carpet Area (in sq.mts.) | Unit Consideration as per Ready Reckoner Rate |
|---|---|---|---|
| 1 | 2 | 3 | 4 |
| 1 | 1 | 251.41 | 9,25,174.08 |
| 2 | 7 | 114.12 | 4,19,961.60 |
| 3 | 8 | 115.28 | 4,24,230.40 |
| 4 | 9 | 116.40 | 4,28,352.00 |
| 5 | 10 | 117.52 | 4,32,473.60 |
| 6 | 11 | 117.13 | 4,31,031.04 |
| 7 | 14 | 109.84 | 4,04,211.20 |
| 8 | 15 | 168.55 | 6,20,278.72 |
| 9 | 21 | 98.00 | 3,60,640.00 |
| 10 | 23 | 98.00 | 3,60,640.00 |
| 11 | 26 | 98.00 | 3,60,640.00 |
| 12 | 27 | 98.00 | 3,60,640.00 |
| 13 | 28 | 98.00 | 3,60,640.00 |
| 14 | 29 | 251.61 | 9,25,906.40 |
| 15 | 30 | 264.30 | 9,72,627.68 |
| 16 | 33 | 264.84 | 9,74,611.20 |
| 17 | 44 | 293.74 | 10,80,955.84 |
| 18 | 46 | 390.50 | 14,37,040.00 |
| 19 | 47 | 469.09 | 17,26,243.84 |
| 20 | 48 | 137.10 | 5,04,528.00 |
| 21 | 50 | 137.10 | 5,04,528.00 |
| 22 | 53 | 137.10 | 5,90,000.00 |
| 23 | 56 | 137.10 | 5,04,528.00 |
| 24 | 57 | 183.38 | 6,74,838.40 |
| 25 | 58 | 177.52 | 6,53,273.60 |
| 26 | 59 | 132.90 | 4,89,057.28 |
| 27 | 61 | 132.90 | 4,89,057.28 |
| 28 | 75 | 133.44 | 4,91,073.92 |
| 29 | 78 | 136.28 | 5,01,510.40 |



| | | | |
|---|---|---|---|
| 30 | 80 | 96.00 | 3,53,280.00 |
| 31 | 81 | 96.00 | 3,53,280.00 |
| 32 | 89 | 132.00 | 4,85,760.00 |
| 33 | 97 | 96.00 | 3,53,280.00 |
| 34 | 99 | 136.28 | 5,01,510.40 |
| 35 | 100 | 136.28 | 5,01,510.40 |
| 36 | 101 | 90.00 | 3,31,200.00 |
| 37 | 103 | 90.00 | 3,31,200.00 |
| 38 | 104 | 98.76 | 3,63,436.80 |
| 39 | 106 | 90.00 | 3,31,200.00 |
| 40 | 110 | 136.28 | 5,01,510.40 |
| 41 | 115 | 140.28 | 5,16,230.40 |
| 42 | 116 | 123.30 | 4,53,744.00 |
| 43 | 118 | 114.34 | 4,20,763.84 |
| 44 | 121 | 98.00 | 3,60,640.00 |
| 45 | 123 | 98.00 | 3,60,640.00 |
| 46 | 124 | 98.00 | 3,60,640.00 |
| 47 | 126 | 98.00 | 3,60,640.00 |
| 48 | 127 | 98.00 | 3,60,640.00 |
| 49 | 129 | 98.00 | 3,60,640.00 |
| 50 | 130 | 142.16 | 5,23,152.48 |
| Total | | 7,284.82 | 2,68,93,595 |



**Table D**

**Comparison between Balance Cost & 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) | (32,28,808.00) |
| 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) | 93,56,606.00 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 7284.82 SqMts<br>(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 | 2,68,93,595.20 |
| 4 | Estimated receivables of ongoing project. [Sum of2 + 3(ii))] | 3,62,50,201.20 |
| 5 | (To Be Filled for Ongoing Projects only)<br>Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70% of the balance receivables 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 | 2,53,75,141 |

**Table E**

**Designated Bank Account Details**

| Sr No (1) | Particulars (2) | Designated Bank Acount Details Actual Amount till Date (From start of bank account to till date) |
|---|---|---|
| 1 | Opening Balance | 54,25,935.00 |
| 2 | Deposits | 2,95,79,600.00 |
| 3 | Withdrawals | 2,92,06,534.00 |
| 4 | Closing Balance | 57,99,001.00 |

I hereby certify that required proportion of money as specified in the Act, collected from allotees of the project unit as indicated in Table C has been deposited in designated RERA Bank Account.

I hereby certify that Mr Moreshwar Kale Proprietor / Promoter of Gurumurty Constructions has utilised the required proportion of money as specified in the Act, collected from allotees for this Project only for Land & Construction of this Project.

**Table F**

**Means of Finance**

| Sr No (1) | Particulars (2) | Estimated (At the Time of Registration) (In Rs.) (Proposed & Indicative) | Proposed / Estimated (As on date of Certificate) (In Rs.) | Actual (As on date of Certificate) (In Rs.) |
|---|---|---|---|---|
| 1 | Own funds | 6,88,32,360 | 3,53,91,057 | 3,86,19,865 |
| 2 | Total Borrowed funds (Secured)<br>-Drawdown availed till date | - | - | - |
| 3 | Total Borrowed funds (Unsecured)<br>-Drawdown availed till date | - | - | - |
| 4 | Customer Receipts used for project | 82,03,602 | 4,16,44,905 | 4,16,44,905 |
| 5 | Total Funds for project | 7,70,35,962 | 7,70,35,962 | 8,02,64,770 |
| 6 | Total estimated cost(as per Table A) | 7,70,35,962 | 7,70,35,962 | 7,70,35,962 |
| | | | - | |

**Table G**

**Any Comments/Observations of CA**

| | |
|---|---|
| 1 | This Certificate is given from the information & documents provided by the Promoters of the Project |
| 2 | |

Yours Faithfully
For Gadewar & Associates
Chartered Accountants
FRN: 136789W




CA Pushpak Gadewar
Membership. No:- 141144
UDIN:23141144BGVAYV3157