V J MANAKSHE & Co.
CHARTERED ACCOUNTANTS

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FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE

To,
VIJAY KIMATRAI HUF,
66, SHIVAJI NAGAR, NAGPUR 440010

Subject: Certificate of Financial Progress of Work of DERA GREENS 2 having MahaRERA Registration Number P50500049043 being developed by VIJAY KIMATRAI HUF

Sir,

This certificate is being issued for RERA compliance for the project "DERA GREENS 2" having MahaRERA Registration Number P50500049043 being developed by VIJAY KIMATRAI HUF as is based in 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)	(2)			(3)
1	(i)	**Land Cost :**		
		(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)	6,00,00,000
		(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	-
		(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, 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 ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
			(iv)	Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
			Sub-Total of Land Cost		6,00,00,000
	(ii)	**Development Cost/ Cost of Construction of Building**			
		(a)	Estimated Cost of Construction as certified by Engineer		14,07,00,000
		(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.		4,02,00,000
		(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority		5,00,00,000
		(e)	Interest payable 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				23,09,00,000
	Total Cost of the Project (Estimated)				29,09,00,000

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

Sr No	Particulars			Amount (Rs.) Incurred
(1)	(2)			(3)
1	**Land Cost :**			
	(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)		6,00,00,000
	(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		-
	(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, 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 ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
		(iv)	Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
		Sub-Total of Land Cost		6,00,00,000
2	(ii)	**Development Cost/ Cost of Construction of Building**		
		(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	3,81,26,405
			(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 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.		-
		(iv)	Incurred Expenditure towards Taxes, cess, fees charges, premiums, interest etc. to any Statutory Authority.		11,84,419
		(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.		-
	Sub-total of Development Cost				3,93,10,824
3	Total Cost of the Project (Actual incurred as on date of certificate)				9,93,10,824
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)				34.14%
5	Amount which can be withdrawn from the Designated Account				9,93,10,824
6	Less Amount Withdrawn till date of this certificate from the Designated Account				71,89,028
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate				9,21,21,796

Table C
Statement of calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr No	Plot No	Area (in sq. mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	333	1041.56	74,16,136	37,00,000	37,16,136
2	446	1680.05	37,50,000	37,50,000	-
3	450	1131.61	27,51,000	27,51,000	-
4	455	1617.86	41,00,000	41,00,000	-
5	472	147.28	13,47,478	1,51,000	11,96,478
6	473	139.50	12,01,262	11,000	11,90,262
7	484	139.50	12,38,802	1,65,740	10,73,062
8	485	147.28	13,23,699	99,000	12,24,699
9	486	147.28	13,10,000	51,001	12,58,999
10	496	139.50	12,01,262	21,000	11,80,262
11	497	139.50	12,01,262	-	12,01,262
12	498	139.50	12,01,262	51,000	11,50,262
13	499	147.28	12,68,214	-	12,68,214
14	500	147.28	12,68,214	-	12,68,214
15	501	139.50	12,01,262	21,000	11,80,262
16	535	147.28	13,18,943	10,000	13,08,943
17	543	178.28	18,23,004	1,20,000	17,03,004
18	550	147.28	13,07,846	1,00,000	12,07,846
19	551	147.28	13,23,699	1,00,000	12,23,699
20	558	178.28	18,23,000	50,001	17,72,999
21	560	139.50	12,50,000	1,25,000	11,25,000
22	561	139.50	12,50,000	51,000	11,99,000
23	564	139.50	12,50,000	1,00,001	11,49,999
24	565	139.50	12,01,262	1,00,000	11,01,262
25	566	147.28	11,60,416	1,00,001	10,60,415
26	580	139.50	13,51,420	3,01,000	10,50,420
27	581	139.50	13,88,960	1,38,896	12,50,064
28	582	139.50	13,88,960	6,00,000	7,88,960
29	584	139.50	13,88,960	51,000	13,37,960
30	585	139.50	13,88,960	51,000	13,37,960
31	586	178.28	18,23,005	3,00,001	15,23,004
32	587	178.28	18,23,005	3,00,000	15,23,005

33	611	148.50	16,38,415	49,000	15,89,415
34	612	180.06	20,35,096	51,000	19,84,096
35	613	180.06	18,41,278	51,000	17,90,278
36	632	196.28	21,00,000	1,00,000	20,00,000
37	647	153.00	14,82,203	7,41,102	7,41,101
38	648	153.00	14,82,203	2,82,203	12,00,000
39	649	153.00	14,82,203	7,41,102	7,41,101
40	650	233.15	22,62,433	11,31,216	11,31,217
41	670	178.28	18,20,000	1,82,000	16,38,000
42	671	139.50	14,26,500	1,00,000	13,26,500
43	672	139.50	14,26,500	1,00,004	13,26,496
44	673	139.50	14,26,500	-	14,26,500
45	674	139.50	14,26,500	50,000	13,76,500
46	680	139.50	13,51,420	25,001	13,26,419
47	681	139.50	13,51,420	-	13,51,420
48	682	139.50	13,51,420	-	13,51,420
49	683	139.50	13,51,420	25,000	13,26,420
50	684	139.50	13,51,420	3,50,000	10,01,420
51	685	139.50	13,51,420	3,50,000	10,01,420
52	686	139.50	13,51,420	3,50,000	10,01,420
53	687	139.50	13,51,420	3,50,000	10,01,420
54	688	212.25	20,56,203	6,28,102	14,28,101
55	689	212.25	20,56,203	6,28,102	14,28,101
56	690	139.50	14,60,000	50,000	14,10,000
57	707	178.28	19,47,736	1,00,000	18,47,736
58	708	178.28	19,18,952	51,000	18,67,952
59	720	139.50	13,97,000	6,98,500	6,98,500
60	721	139.50	13,51,420	1,00,001	12,51,419
61	722	139.50	15,01,578	-	15,01,578
62	723	139.50	15,01,578	-	15,01,578
63	724	139.50	13,28,897	-	13,28,897
64	725	139.50	13,28,896	6,00,000	7,28,896

Unsold Inventory

Sr No	Plot No	Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready Reckoner
(1)	(2)	(3)	(4)
1	442	812.787	13,57,400
2	443	491.730	8,21,200
3	444	491.730	8,21,200
4	445	484.005	8,08,300
5	447	2355.678	39,34,000

6	448	232.580	3,88,400
7	449	240.305	4,01,300
8	451	1573.532	26,27,800
9	452	1491.738	24,91,200
10	453	1300.484	21,71,800
11	454	765.360	12,78,200
12	456	1644.811	27,46,800
13	457	1495.312	24,97,200
14	458	516.215	8,62,100
15	459	679.172	11,34,200
16	460	686.838	11,47,000
17	461	1036.239	17,30,500
18	462	1833.099	30,61,300
19	463	1086.920	18,15,200
20	464	424.401	7,08,700
21	574	141.67	2,36,600
22	575	139.50	2,33,000
23	576	139.50	2,33,000
24	577	139.50	2,33,000
25	578	139.50	2,33,000
26	579	139.50	2,33,000
27	583	139.50	2,33,000
28	588	139.50	2,33,000
29	589	139.50	2,33,000
30	590	139.50	2,33,000
31	591	139.50	2,33,000
32	592	139.50	2,33,000
33	593	139.50	2,33,000
34	594	139.50	2,33,000
35	595	139.50	2,33,000
36	596	139.50	2,33,000
37	597	139.50	2,33,000
38	598	139.50	2,33,000
39	599	136.84	2,28,500
40	600	148.50	2,48,000
41	601	148.50	2,48,000
42	602	148.50	2,48,000
43	603	148.50	2,48,000
44	604	148.50	2,48,000
45	605	148.50	2,48,000
46	606	148.50	2,48,000
47	607	148.50	2,48,000
48	608	148.50	2,48,000
49	609	148.50	2,48,000

50	610	148.50	2,48,000
51	614	148.50	2,48,000
52	615	148.50	2,48,000
53	616	148.50	2,48,000
54	617	148.50	2,48,000
55	618	148.50	2,48,000
56	619	148.50	2,48,000
57	620	148.50	2,48,000
58	621	148.50	2,48,000
59	622	148.50	2,48,000
60	623	148.50	2,48,000
61	624	148.50	2,48,000
62	625	148.50	2,48,000
63	626	279.84	4,67,300
64	627	228.98	3,82,400
65	628	181.54	3,03,200
66	629	158.29	2,64,300
67	630	140.36	2,34,400
68	631	161.78	2,70,200
69	633	153.00	2,55,500
70	634	153.00	2,55,500
71	635	153.00	2,55,500
72	636	153.00	2,55,500
73	637	153.00	2,55,500
74	638	153.00	2,55,500
75	639	153.00	2,55,500
76	640	153.00	2,55,500
77	641	153.00	2,55,500
78	642	153.00	2,55,500
79	643	153.00	2,55,500
80	644	153.00	2,55,500
81	645	153.00	2,55,500
82	646	153.00	2,55,500
83	651	233.54	3,90,000
84	652	153.00	2,55,500
85	653	153.00	2,55,500
86	654	153.00	2,55,500
87	655	153.00	2,55,500
88	656	153.00	2,55,500
89	657	153.00	2,55,500
90	658	153.00	2,55,500
91	659	153.00	2,55,500
92	660	153.00	2,55,500
93	661	153.00	2,55,500

94	662	153.00	2,55,500
95	663	153.00	2,55,500
96	664	153.00	2,55,500
97	665	153.00	2,55,500
98	666	153.00	2,55,500
99	667	153.00	2,55,500
100	668	153.00	2,55,500
101	669	196.28	3,27,800
102	675	139.50	2,33,000
103	676	139.50	2,33,000
104	677	139.50	2,33,000
105	678	139.50	2,33,000
106	679	139.50	2,33,000
107	691	139.50	2,33,000
108	692	139.50	2,33,000
109	693	139.50	2,33,000
110	694	139.50	2,33,000
111	695	139.50	2,33,000
112	696	139.50	2,33,000
113	697	139.50	2,33,000
114	698	139.50	2,33,000
115	699	139.50	2,33,000
116	700	139.50	2,33,000
117	701	139.50	2,33,000
118	702	139.50	2,33,000
119	703	139.50	2,33,000
120	704	139.50	2,33,000
121	705	139.50	2,33,000
122	706	139.50	2,33,000
123	709	139.50	2,33,000
124	710	139.50	2,33,000
125	711	139.50	2,33,000
126	712	139.50	2,33,000
127	713	139.50	2,33,000
128	714	139.50	2,33,000
129	715	139.50	2,33,000
130	716	139.50	2,33,000
131	717	139.50	2,33,000
132	718	139.50	2,33,000
133	719	139.50	2,33,000
134	726	212.25	3,54,500
135	727	267.08	4,46,000
136	728	441.40	7,37,100
137	729	486.14	8,11,800

138	730	516.52	8,62,600
139	731	533.70	8,91,300
140	732	539.25	9,00,600
141	733	537.58	8,97,800
142	734	531.54	8,87,700
143	735	514.67	8,59,500
144	736	521.79	8,71,400
145	465	130.67	2,18,200
146	466	146.91	2,45,300
147	467	146.91	2,45,300
148	468	146.91	2,45,300
149	469	146.91	2,45,300
150	470	146.91	2,45,300
151	471	155.51	2,59,700
152	474	139.50	2,33,000
153	475	139.50	2,33,000
154	476	139.50	2,33,000
155	477	139.50	2,33,000
156	478	116.77	1,95,000
157	479	132.58	2,21,400
158	480	139.50	2,33,000
159	481	139.50	2,33,000
160	482	139.50	2,33,000
161	483	139.50	2,33,000
162	487	139.50	2,33,000
163	488	139.50	2,33,000
164	489	139.50	2,33,000
165	490	139.50	2,33,000
166	491	139.50	2,33,000
167	492	131.16	2,19,000
168	493	128.08	2,13,900
169	494	139.50	2,33,000
170	495	139.50	2,33,000
171	502	139.50	2,33,000
172	503	139.50	2,33,000
173	504	139.50	2,33,000
174	505	139.50	2,33,000
175	506	121.85	2,03,500
176	507	161.65	2,70,000
177	508	156.86	2,62,000
178	509	151.98	2,53,800
179	510	165.16	2,75,800
180	511	158.99	2,65,500
181	512	152.81	2,55,200

182	513	154.83	2,58,600
183	514	139.83	2,33,500
184	515	250.94	4,19,100
185	516	255.81	4,27,200
186	517	255.60	4,26,900
187	518	255.39	4,26,500
188	519	208.28	3,47,800
189	520	221.33	3,69,600
190	521	128.37	2,14,400
191	522	131.96	2,20,400
192	523	135.43	2,26,200
193	524	138.91	2,32,000
194	525	142.39	2,37,800
195	526	145.86	2,43,600
196	527	140.34	2,34,400
197	528	120.01	2,00,400
198	529	235.53	3,93,300
199	530	139.50	2,33,000
200	531	139.50	2,33,000
201	532	139.50	2,33,000
202	533	139.50	2,33,000
203	534	139.50	2,33,000
204	536	147.28	2,45,900
205	537	139.50	2,33,000
206	538	139.50	2,33,000
207	539	139.50	2,33,000
208	540	139.50	2,33,000
209	541	139.50	2,33,000
210	542	253.86	4,23,900
211	544	139.50	2,33,000
212	545	139.50	2,33,000
213	546	139.50	2,33,000
214	547	139.50	2,33,000
215	548	139.50	2,33,000
216	549	139.50	2,33,000
217	552	139.50	2,33,000
218	553	139.50	2,33,000
219	554	139.50	2,33,000
220	555	139.50	2,33,000
221	556	139.50	2,33,000
222	557	139.50	2,33,000
223	559	178.28	2,97,700
224	562	139.50	2,33,000
225	563	139.50	2,33,000

226	567	190.00	3,17,300
227	568	190.00	3,17,300
228	569	285.61	4,77,000
229	570	402.18	6,71,600
230	571	320.47	5,35,200
231	572	263.84	4,40,600
232	573	177.68	2,96,700
233	737	209.71	3,50,200
234	738	162.00	2,70,500
235	739	162.00	2,70,500
236	740	162.00	2,70,500
237	741	162.00	2,70,500
238	742	162.00	2,70,500
239	743	162.00	2,70,500
240	744	372.47	6,22,000
241	745	561.76	9,38,100
242	746	259.32	4,33,100
243	747	252.47	4,21,600
244	748	245.78	4,10,500
245	749	241.22	4,02,800
246	750	239.00	3,99,100
247	751	241.51	4,03,300
248	752	247.03	4,12,500
249	753	252.26	4,21,300
250	754	321.40	5,36,700

Table D

Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	19,15,89,176
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)	8,11,96,973
3	(i)Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	60,080.96
	(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,	10,03,37,900
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	18,15,34,873
5	To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	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

S No	Particulars	Designated Bank Account Details **Actual Amount till Date** (From Start of bank account to till date)
1	Opening Balance	-
2	Deposits	1,31,36,732
3	Withdrawals	71,89,028
4	Closing Balance	59,47,704

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 will be deposited in Designated RERA Bank Account

I hereby certify that Vijay Kimatrai HUF 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

S No	Particulars	**Estimated** (At 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	10,00,00,000	10,00,00,000	6,81,14,215
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-		-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	5,00,00,000	5,00,00,000	2,40,07,581
4	Customer Receipts used for Project	15,00,00,000	15,00,00,000	71,89,028
5	Total Funds for Project	30,00,00,000	30,00,00,000	9,93,10,824
6	Total Estimated Cost (As Per Table A)	29,09,00,000		9,93,10,824

Table G

Any Comments/Observation of CA

1	N.A.
2	N.A.

Agreed & accepted by:
Signature of Promoter

Name:

Date: 10.05.2023

For V J MANAKSHE & CO
Chartered Accountants

CA Vishal J. Manakshe
Proprietor
Membership No. 615079
FRN: 158149W
UDIN: 23615079BGWYWR1103

