



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	6,14,18,748
		(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.	1,29,93,886
	(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		7,44,12,634
3	Total Cost of the Project (Actual incurred as on date of certificate)		13,44,12,634
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)		46.21%
5	Amount which can be withdrawn from the Designated Account		13,44,12,634
6	Less Amount Withdrawn till date of this certificate from the Designated Account		1,41,08,568
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		12,03,04,066



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	1041.563	74,16,136	37,00,000	37,16,136
2	450	1131.609	27,51,000	27,51,000	-
3	472	147.275	13,47,478	1,51,000	11,96,478
4	473	139.500	12,01,262	1,20,126	10,81,136
5	478	116.770	10,36,952	50,000	9,86,952
6	484	139.500	12,38,802	1,65,740	10,73,062
7	485	147.275	13,23,699	99,000	12,24,699
8	486	147.275	13,10,000	1,31,001	11,78,999
9	496	139.500	12,01,262	70,000	11,31,262
10	497	139.500	12,01,262	49,000	11,52,262
11	498	139.500	12,01,262	51,000	11,50,262
12	499	147.275	12,68,214	-	12,68,214
13	500	147.275	12,68,214	-	12,68,214
14	501	139.500	12,01,262	21,000	11,80,262
15	529	529.000	22,81,743	51,000	22,30,743
16	535	147.275	13,18,943	10,000	13,08,943
17	536	147.275	14,26,743	1,42,674	12,84,069
18	543	178.275	18,23,004	1,82,300	16,40,704
19	544	139.500	9,00,000	3,65,000	5,35,000
20	550	147.275	13,07,846	1,30,785	11,77,061
21	551	147.275	13,23,699	1,00,000	12,23,699
22	555	139.500	10,00,000	1,00,000	9,00,000
23	556	139.500	12,38,802	51,000	11,87,802
24	557	139.500	12,76,341	1,81,000	10,95,341
25	558	178.275	18,23,000	50,001	17,72,999
26	560	139.500	12,50,000	4,00,000	8,50,000
27	561	139.500	12,50,000	1,00,000	11,50,000
28	562	139.500	12,76,341	1,50,000	11,26,341
29	563	139.500	12,76,341	1,28,000	11,48,341
30	564	139.500	12,50,000	1,25,001	11,24,999
31	565	139.500	12,01,262	1,00,000	11,01,262



32	566	147.275	11,60,416	1,00,001	10,60,415
33	573	177.675	20,08,120	2,08,120	18,00,000
34	575	139.500	14,50,000	11,000	14,39,000
35	580	139.500	13,51,420	3,01,000	10,50,420
36	581	139.500	13,88,960	3,88,896	10,00,064
37	582	139.500	13,88,960	6,00,000	7,88,960
38	584	139.500	13,88,960	2,26,792	11,62,168
39	585	139.500	13,88,960	51,000	13,37,960
40	586	178.275	18,23,005	15,00,001	3,23,004
41	587	178.275	18,23,005	12,00,000	6,23,005
42	610	148.500	10,00,000	21,000	9,79,000
43	611	148.500	16,38,415	1,63,842	14,74,573
44	612	180.062	20,35,096	7,12,284	13,22,812
45	613	180.062	21,31,998	50,000	20,81,998
46	614	148.500	14,38,605	1,00,001	13,38,604
47	632	196.275	21,00,000	2,10,000	18,90,000
48	633	153.000	14,41,000	21,000	14,20,000
49	639	153.000	10,00,000	97,070	9,02,930
50	640	153.000	10,00,000	97,000	9,03,000
51	641	153.000	14,70,000	1,69,000	13,01,000
52	642	153.000	14,70,000	25,000	14,45,000
53	646	153.000	14,82,203	2,00,000	12,82,203
54	647	153.000	14,82,203	7,41,102	7,41,101
55	648	153.000	14,82,203	2,82,203	12,00,000
56	649	153.000	14,82,203	7,41,102	7,41,101
57	650	233.153	22,62,433	11,31,216	11,31,217
58	651	233.539	26,39,500	25,000	26,14,500
59	652	153.000	14,82,203	25,000	14,57,203
60	669	180.062	18,41,278	51,000	17,90,278
61	670	178.275	18,20,000	6,05,000	12,15,000
62	671	139.500	14,26,500	1,42,500	12,84,000
63	672	139.500	14,26,500	4,99,280	9,27,220
64	673	139.500	14,26,500	4,98,625	9,27,875
65	674	139.500	14,26,500	2,50,000	11,76,500
66	680	139.500	13,51,420	25,001	13,26,419
67	681	139.500	13,51,420	-	13,51,420
68	682	139.500	13,51,420	1,50,000	12,01,420
69	683	139.500	13,51,420	1,75,000	11,76,420
70	684	139.500	13,51,420	6,00,000	7,51,420
71	685	139.500	13,51,420	6,50,000	7,01,420



72	686	139.500	13,51,420	9,50,000	4,01,420
73	687	139.500	13,51,420	3,50,000	10,01,420
74	688	212.251	20,56,203	10,28,102	10,28,101
75	689	212.251	20,56,203	10,28,102	10,28,101
76	690	139.500	14,60,000	1,00,000	13,60,000
77	693	139.500	13,51,420	1,35,000	12,16,420
78	694	139.500	14,00,000	1,40,000	12,60,000
79	707	178.275	19,47,736	1,95,000	17,52,736
80	709	139.500	14,00,000	50,000	13,50,000
81	716	139.500	14,26,500	-	14,26,500
82	717	139.500	14,26,500	-	14,26,500
83	718	139.500	13,51,420	1,50,000	12,01,420
84	719	139.500	13,51,000	1,35,100	12,15,900
85	720	139.500	13,97,000	6,98,500	6,98,500
86	721	139.500	13,51,420	1,35,143	12,16,277
87	722	139.500	15,01,578	51,000	14,50,578
88	723	139.500	15,01,578	51,000	14,50,578
89	724	139.500	13,28,897	-	13,28,897
90	725	139.500	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	446	1680.051	28,05,700
6	447	2355.678	39,34,000
7	448	232.580	3,88,400
8	449	240.305	4,01,300
9	451	1573.532	26,27,800
10	452	1491.738	24,91,200
11	453	1300.484	21,71,800
12	454	765.360	12,78,200
13	455	1617.863	27,01,800



14	456	1644.811	27,46,800
15	457	1495.312	24,97,200
16	458	516.215	8,62,100
17	459	679.172	11,34,200
18	460	686.838	11,47,000
19	461	1036.239	17,30,500
20	462	1833.099	30,61,300
21	463	1086.920	18,15,200
22	464	424.401	7,08,700
23	465	130.666	2,18,200
24	466	146.907	2,45,300
25	467	146.907	2,45,300
26	468	146.907	2,45,300
27	469	146.907	2,45,300
28	470	146.907	2,45,300
29	471	155.505	2,59,700
30	474	139.500	2,33,000
31	475	139.500	2,33,000
32	476	139.500	2,33,000
33	477	139.500	2,33,000
34	479	132.577	2,21,400
35	480	139.500	2,33,000
36	481	139.500	2,33,000
37	482	139.500	2,33,000
38	483	139.500	2,33,000
39	487	139.500	2,33,000
40	488	139.500	2,33,000
41	489	139.500	2,33,000
42	490	139.500	2,33,000
43	491	139.500	2,33,000
44	492	131.161	2,19,000
45	493	128.077	2,13,900
46	494	139.500	2,33,000
47	495	139.500	2,33,000
48	502	139.500	2,33,000
49	503	139.500	2,33,000
50	504	139.500	2,33,000
51	505	139.500	2,33,000
52	506	121.849	2,03,500
53	507	161.651	2,70,000



54	508	156.860	2,62,000
55	509	151.984	2,53,800
56	510	165.155	2,75,800
57	511	158.985	2,65,500
58	512	152.811	2,55,200
59	513	154.825	2,58,600
60	514	139.827	2,33,500
61	515	250.943	4,19,100
62	516	255.806	4,27,200
63	517	255.602	4,26,900
64	518	255.392	4,26,500
65	519	208.275	3,47,800
66	520	221.328	3,69,600
67	521	128.372	2,14,400
68	522	131.955	2,20,400
69	523	135.432	2,26,200
70	524	138.910	2,32,000
71	525	142.387	2,37,800
72	526	145.860	2,43,600
73	527	140.343	2,34,400
74	528	120.014	2,00,400
75	530	139.500	2,33,000
76	531	139.500	2,33,000
77	532	139.500	2,33,000
78	533	139.500	2,33,000
79	534	139.500	2,33,000
80	537	139.500	2,33,000
81	538	139.500	2,33,000
82	539	139.500	2,33,000
83	540	139.500	2,33,000
84	541	139.500	2,33,000
85	542	253.860	4,23,900
86	545	139.500	2,33,000
87	546	139.500	2,33,000
88	547	139.500	2,33,000
89	548	139.500	2,33,000
90	549	139.500	2,33,000
91	552	139.500	2,33,000
92	553	139.500	2,33,000
93	554	139.500	2,33,000



94	559	178.275	2,97,700
95	567	190.000	3,17,300
96	568	190.000	3,17,300
97	569	285.607	4,77,000
98	570	402.180	6,71,600
99	571	320.468	5,35,200
100	572	263.835	4,40,600
101	574	141.670	2,36,600
102	576	139.500	2,33,000
103	577	139.500	2,33,000
104	578	139.500	2,33,000
105	579	139.500	2,33,000
106	583	139.500	2,33,000
107	588	139.500	2,33,000
108	589	139.500	2,33,000
109	590	139.500	2,33,000
110	591	139.500	2,33,000
111	592	139.500	2,33,000
112	593	139.500	2,33,000
113	594	139.500	2,33,000
114	595	139.500	2,33,000
115	596	139.500	2,33,000
116	597	139.500	2,33,000
117	598	139.500	2,33,000
118	599	136.842	2,28,500
119	600	148.500	2,48,000
120	601	148.500	2,48,000
121	602	148.500	2,48,000
122	603	148.500	2,48,000
123	604	148.500	2,48,000
124	605	148.500	2,48,000
125	606	148.500	2,48,000
126	607	148.500	2,48,000
127	608	148.500	2,48,000
128	609	148.500	2,48,000
129	615	148.500	2,48,000
130	616	148.500	2,48,000
131	617	148.500	2,48,000
132	618	148.500	2,48,000
133	619	148.500	2,48,000



134	620	148.500	2,48,000
135	621	148.500	2,48,000
136	622	148.500	2,48,000
137	623	148.500	2,48,000
138	624	148.500	2,48,000
139	625	148.500	2,48,000
140	626	279.837	4,67,300
141	627	228.980	3,82,400
142	628	181.544	3,03,200
143	629	158.292	2,64,300
144	630	140.355	2,34,400
145	631	161.781	2,70,200
146	634	153.000	2,55,500
147	635	153.000	2,55,500
148	636	153.000	2,55,500
149	637	153.000	2,55,500
150	638	153.000	2,55,500
151	643	153.000	2,55,500
152	644	153.000	2,55,500
153	645	153.000	2,55,500
154	653	153.000	2,55,500
155	654	153.000	2,55,500
156	655	153.000	2,55,500
157	656	153.000	2,55,500
158	657	153.000	2,55,500
159	658	153.000	2,55,500
160	659	153.000	2,55,500
161	660	153.000	2,55,500
162	661	153.000	2,55,500
163	662	153.000	2,55,500
164	663	153.000	2,55,500
165	664	153.000	2,55,500
166	665	153.000	2,55,500
167	666	153.000	2,55,500
168	667	153.000	2,55,500
169	668	153.000	2,55,500
170	675	139.500	2,33,000
171	676	139.500	2,33,000
172	677	139.500	2,33,000
173	678	139.500	2,33,000



174	679	139.500	2,33,000
175	691	139.500	2,33,000
176	692	139.500	2,33,000
177	695	139.500	2,33,000
178	696	139.500	2,33,000
179	697	139.500	2,33,000
180	698	139.500	2,33,000
181	699	139.500	2,33,000
182	700	139.500	2,33,000
183	701	139.500	2,33,000
184	702	139.500	2,33,000
185	703	139.500	2,33,000
186	704	139.500	2,33,000
187	705	139.500	2,33,000
188	706	139.500	2,33,000
189	708	178.275	2,97,700
190	710	139.500	2,33,000
191	711	139.500	2,33,000
192	712	139.500	2,33,000
193	713	139.500	2,33,000
194	714	139.500	2,33,000
195	715	139.500	2,33,000
196	726	212.251	3,54,500
197	727	267.075	4,46,000
198	728	441.396	7,37,100
199	729	486.135	8,11,800
200	730	516.519	8,62,600
201	731	533.700	8,91,300
202	732	539.253	9,00,600
203	733	537.579	8,97,800
204	734	531.540	8,87,700
205	735	514.674	8,59,500
206	736	521.786	8,71,400
207	737	209.712	3,50,200
208	738	162.000	2,70,500
209	739	162.000	2,70,500
210	740	162.000	2,70,500
211	741	162.000	2,70,500
212	742	162.000	2,70,500
213	743	162.000	2,70,500



214	744	372.474	6,22,000
215	745	561.758	9,38,100
216	746	259.320	4,33,100
217	747	252.474	4,21,600
218	748	245.784	4,10,500
219	749	241.224	4,02,800
220	750	238.998	3,99,100
221	751	241.506	4,03,300
222	752	247.026	4,12,500
223	753	252.264	4,21,300
224	754	321.397	5,36,700



Table D
Comparison between Balance Cost and Receivables

Sr 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)	15,64,87,366
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)	10,96,48,116
3	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	59,129.08
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multilied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate,	9,87,47,900
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	20,83,96,016
5	To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	70%
	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	Actual Amount till Date (From Start of bank account to till date)
1	Opening Balance	-
2	Deposits	1,42,80,845
3	Withdrawals	1,41,08,568
4	Closing Balance	1,72,277

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

Sr 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	10,00,83,714
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	2,02,20,352
4	Customer Receipts used for Project	15,00,00,000	15,00,00,000	1,41,08,568
5	Total Funds for Project	30,00,00,000	30,00,00,000	13,44,12,634
6	Total Estimated Cost (As Per Table A)	29,09,00,000		13,44,12,634

Table G
Any Comments/Observation of CA

1	N.A.
2	N.A.

Date: Nagpur
Place: 17.11.2023



For V J MANAKSHE & CO
Chartered Accountants

CA Vishal J. Manakshe
Proprietor

Membership No. 615079

FRN: 158149W

UDIN: 23615079BGWYXE4213

Approved and Accepted by:

Name: Vijay Kimatrai HUF
Date: 17.11.2023
Place: Nagpur