CA.Rakesh Daswani
B.Com., F.C.A.

R.A. DASWANI & CO.
CHARTERED ACCOUNTANTS
2ND FLOOR HOTEL SHRIRAM
SITABULDI, NAGPUR-440001
PHONE: 0712-2556844
E-mail : carakeshdaswani@gmail.com

Annexure D
FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 30/01/2024

To,

SHRI ASHISH KAMBLE, SHRI SANGIT CHAVAN & SHRI NIRMALKUMAR ATHAWALE
PARTNERS – **M/S. S.S. SHRIYA INFRASTRUCTURE**
1st Floor, Neelkamal Society,
62, Bajaj Nagar, Nagpur-440010

Subject: Certificate of financial Progress of Work of**"S.S. SHRIYA INFRASTRUCTURE"** having MahaRERA Registration Number Only Applicable after project Registration) being developed by**M/S. S.S. SHRIYA INFRASTRUCTURE**

Sir.

This certificate is being issued for RERA compliance for the **"S.S. SHRIYA INFRASTRUCTURE"** having MahaRERA Registration Number Applied for (Only Applicable after project Registration) being developed by**M/S. S.S. SHRIYA INFRASTRUCTURE**and is based on the records and documentsproducedbeforeme 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	**Land Cost** (a) Value ofthe land as ascertained from the Annual Statementof Rates (ASR). (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	**3,93,84,840/-**

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	State Government Administration or any Statutory Authority. (c) Estimated Acquisition cost ofTDR (ifany). (d)Estimated Amounts Payable to State Government/UT Administration or competent authority or any other statutory authority of theState or Central Government, towards stamp duty, transfer charges. Registrationfees etc and (e) Estimated Land Premiumpayable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. (f)UnderRehabilitationscheme : 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 temporarytransit accommodation or rent in lieu of Transit Accommodation. Overhead cost, amounts payable to slum dwellers,tenants, apartmentowner'sappropriate authority or government or concessionaire which are not refundable and so on. iii. Estimated Cost of ASR linked premium, fees, charges and security depositsormaintenance 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 specificallyfor construction of rehabilitation component **Sub - Total of Land Cost:**	**NIL** **NIL** **3,93,84,840/-**
2	**Development Cost/Cost of Construction of Building** (a) Estimated Cost ofConstruction as certified by Engineer (b) Cost incurred on additional items not included inestimated cost (As per engineer certificate) (c) Estimated Expenditure for development of entire projectexcluding cost of construction as per (i) above, i.e.salaries, consultants fees, site overheads, developmentworks, cost of scurvies (including water, electricity.sewerage, drainage. layout roads etc.). Absorbedcost(attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. (d) Estimated Taxes, cess, fees, charges. Premiums, interestetc. payable to any Statutory Authority. (e) Interest payable to financialinstitutions, scheduled banks, non-	**1,88,00,000/-**

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	banking financial institution (NBFC) or money lenders on construction Funding or money borrowed for construction. **Sub-total of Development Cost :**	
	Total Cost of the Project (Estimated)	**5,81,84,840/-**

Pass through charges or indirect taxes not included in incurred cost ofthe project

Estimated cost shallbe revised through correction application.

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

Sr. No	Particulars	Amount (Rs.) incurred
1	**Land Cost** (a) Value of the land as ascertainedfrom the AnnualStatementof Rates (ASR). (b) Incurredexpenditure on Premiums to obtain developmentrights, FSI, additional FSl, fungible area, and any other incentive,' concession in deficiency under DCR from Local Authority or StaleGovernment/UT Administration or any Statutory Authority. (c) Incurred Expenditure for Acquisition ofTDR (if any). (d) Amounts paid to State Government/UTAdministration or competent authority or any other statutory authority of the State or Central Government. towards stamp duty, transfer charges, registration fees etc; and (c) Land Premium paid forredevelopment of land owned by public authorities. (t) Under Rehabilitation scheme i. incurredExpenditurefor construction of rehabilitationbuilding. Minimum of (a) or (b) to beconsidered (a) Cost incurred for construction ofrehab buildingincluding sitedevelopment and infrastructure for thesame as certified by Engineer. (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	**3,93,84,840/-**

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	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, payment owners or appropriate authority or government or concessionaire which is 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 rehabilitations iv. Any other cost including interest incurred on borrowing done specifically for construction rehabilitation component. **Sub - Total of land Cost**	**3,93,84,840/-**
2	**Development Cost / Cost of Construction** (i) Expenditure 1br construction. Minimum of(a) and (b) to beconsidered (a) Construction cost incurred including sitedevelopment and infrastructure for thesame ascertified by Engineer (b) Actual Cost of construction incurred as Per thebooks ofaccounts as verified by the CA, (ii) Cost incurred on additional items not included inestimatedcost (As per engineer certificate) (iii) IncurredExpenditure for development of entire projectexcluding cost of construction as per (i) above, i.esalaries,consultants fees. site overheads, development works, cost ofservices (including water. electricity. sewerage, drainage Layout roads etc.), absorbed cost (attributable to this project)ofmachineries and equipment including its hire andmaintenance costs, consumables etc. All costs incurred tocomplete the construction of the entire phase of the projectregistered. (iv) Incurred Expenditure towards -taxes, cess, fees. Charges. Premiums, interest etc. to any Statutory Authority.(v) Incurred Expenditure towards Interest to Financialinstitutions, scheduled banks, non banking financialinstitution (NBFC) or money lenders on constructionfunding ofmoney borrowed for construction. **Sub-total of Development Cost-**	**60,55,052/-** **60,55,052/-**

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3	Total Cost of the Project (Actual incurred as on date of certificate)	**4,54,39,892/-**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	**78.09%**
5	Amount which can be withdrawn from the Designated Account	**4,54,39,892/-**
6	Less: Amount withdrawn till date of this certificate from the Designated Account	**00**
7	Net Amount which can be withdraw from the Designated Bank Account under this certificate	**4,54,39,892/-**

Pass through charges or indirect taxes not included in incurred cost ofthe project

Table C

Statement for calculation of Receivables from the Sales of the Real estate Project Sold inventory

SoldInventory

Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivables
1	4	292.07	39,29,800.00	5,00,000	34,29,800
2	7	106.56	28,50,000.00	51,000	27,99,000
3	8	110.88	20,28,967.00	4,75,000	15,53,967
4	9	115.03	21,04,906.00	5,00,000	16,04,906
5	10	116.18	19,69,632.00	5,02,000	14,67,632
6	11	140.28	17,01,000.00	15,21,000	1,80,000
7	12	2333.66	3,26,56,000.00	1,15,00,000	2,11,56,000
8	13	134	22,71,732.00	6,80,933	15,90,799
9	14	112	22,00,161.00	8,00,000	14,00,161
19	15	112	18,68,618.00	4,27,000	14,41,618
11	16	112	19,46,979.00	6,97,500	12,49,479
12	18	112	18,08,340.00	8,95,000	9,13,340
13	19	112	18,08,340.00	9,27,000	8,81,340
14	20	112	19,28,896.00	5,97,414	13,31,482
15	21	136.28	26,00,845.00	5,80,000	20,20,845
16	22	155.08	25,03,921.00	4,00,000	21,03,921
17	23	139.49	21,99,654.00	7,00,000	14,99,654
18	24	144.04	22,16,740.00	5,21,000	16,95,740
19	25	149.47	24,13,342.00	10,51,000	13,62,342
20	27	113.57	18,33,690.00	4,07,640	14,26,050
21	28	113.57	18,94,813.00	8,62,689	10,32,124

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22	29	113.57	18,33,701.00	5,51,000	12,82,701
23	30	113.57	11,61,337.00	10,61,337	1,00,000
24	31	113.57	11,61,337.00	10,36,337	1,25,000
25	32	113.57	15,15,859.00	2,81,000	12,34,859
26	33	127.07	20,51,672.00	7,00,000	13,51,672
27	34	151.65	16,32,360.00	9,68,592	6,63,768
28	35	113.57	18,33,690.00	6,51,000	11,82,690
29	36	113.57	18,33,701.00	5,00,000	13,33,701
30	37	113.57	18,33,690.00	7,01,000	11,32,690
31	38	113.57	20,48,842.00	7,50,000	12,98,842
32	40	113.57	19,15,594.00	5,50,000	13,65,594
33	42	149.47	23,50,595.00	8,51,000	14,99,595
34	43	155.12	30,05,481.00	10,00,000	20,05,481
35	44	133.83	23,62,485.00	10,00,000	11,32,690
36	45	169.01	29,83,520.00	11,00,000	12,98,842
37	48	109.65	17,70,408.00	5,00,000	12,70,408
38	49	109.65	21,24,486.00	5,00,000	16,24,486
39	50	109.65	16,99,588.00	5,00,000	11,99,588
40	51	109.65	21,00,885.00	6,00,000	15,00,885
41	52	109.65	17,94,010.00	7,65,000	10,29,010
42	53	136.41	22,46,514.00	12,46,361	10,00,153
43	54	151.57	17,13,000.00	17,13,000	0
44	55	109.65	19,00,234.00	7,00,000	12,00,234
45	56	109.65	17,70,405.00	5,00,000	12,70,405
46	57	109.65	20,33,605.00	6,34,000	13,99,605
47	58	109.65	13,76,000.00	5,51,000	8,25,000
48	60	109.65	18,20,400.00	5,87,000	12,33,400
49	61	147.08	25,20,405.00	7,21,000	17,99,405
50	62	169.01	29,83,520.00	10,00,000	19,83,520
51	63	143.51	25,33,373.00	10,00,000	15,33,373
52	64	138.93	22,00,000.00	9,46,156	12,53,844
53	66	136.28	17,23,619.00	13,21,000	4,02,617
54	68	93	15,01,578.00	5,51,000	9,50,578
55	69	93	14,41,512.00	6,00,000	8,41,512
56	70	93	14,01,470.00	7,00,000	7,01,470
57	71	93	15,01,575.00	5,38,000	9,63,575
58	72	93	10,52,257.00	5,25,000	5,27,257
59	73	93	15,01,575.00	5,38,000	9,63,575
60	74	126.6	23,50,696.00	7,50,000	16,00,696
	Total	**9684.3SqMtr**	**15,13,21,355.00**	**5,42,83,959**	**9,70,37,394**

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Unit consideration as per agreement/letter of allotment and amount received does not include pass throughcharges and indirect taxes.

Unsold Inventory

Sr. No	Flat No./Plot No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
1	1	422.04	38,06,800.80
2	2	250.58	22,60,231.60
3	3	250.12	22,56,082.40
4	5	130	11,72,600.00
5	6	102.24	9,22,204.80
6	17	112	10,10,240.00
7	26	144.63	13,04,562.60
8	39	113.57	10,24,401.40
9	41	144.63	13,04,562.60
10	46	147.08	13,26,661.60
11	47	109.65	9,89,043.00
12	59	109.65	9,89,043.00
13	65	176.03	15,87,790.60
14	67	93	8,38,860.00
		2305.22 Sqr. mt.	Rs.2,07,93,084.40/-

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)	**Rs.1,27,44,948/-**
2	Balance amount of receivables from sold apartments as per Table Cof this certificate (as certified by Charted Accountant as verified from the records and books ofAccounts)	**Nil**
3	(i) Balance Unsold area (to be certified by Management and to beverified by CA from the records and books of accounts), (ii) Estimated amount of sales proceeds in respect of unsoldapartments (calculated as per ASR multiplied to unsold area	**2305.22 Sqr. mt.** **Rs.2,07,93,084/-**

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	as on thedate ofcertificate, to becalculated and certified by CA)as per Table C to this certificate	
4	Estimated receivables ofongoing project. (Sum of 2 + 3 (ii)]	**Rs.2,07,93,084/-**
5	**(To Be Filled for Ongoing Projects only)** Amount to be deposited in Designated Account - 70% or 100%IF 4 is greater than I, then 70% of the balancereceivables of ongoingproject will be deposited in designated AccountIF 4 is lesser than 1, then 100% of the balance receivables ofongoingproject will be deposited designated Account	**100%**

Table E
Designated Bank Account Details

Sr.No	Particulars	Designated Bank Account Details Actual Amount till Date (from start Of bank account to till date)
1	Opening Balance	**10,46,118.77 /-**
2	Deposits	**88,09,661.00 /-**
3	Withdrawals	**98,35,673.40 /-**
4	Closing Balance	**20,106.37 /-**

I hereby certify that required proportion of money, as specified in the act, collected from allottees of theproject unit as indicated in Table C has been deposited in DesignatedRERA Bank account. I hereby certify that (Name of Promoter) has utilized therequiredproportion of money, as specified in the act, collected from allottees for this project only for land and construction ofthis project.

Table F
Means of finance

Sr.No.	Particulars	Estimated (At time ofRegistration)(In Rs.)(proposed andIndicative)	Proposed /Estimated (As on the dateOf thecertificate)(In Rs.)	Actual(As on the date of certificate)(In Rs.)
1	Own funds	**5,81,84,840/-**	**5,81,84,840/-**	**4,54,39,892/-**
2	Total Borrowed Funds (Secured)Drawdown availed	**00**	**00**	**00**

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	till date			
3	Total Borrowed Funds (Unsecured)Drawdown availed till date	00	00	00
4	Customer Receipts used for Project	00	00	00
5	Total Funds for Project	5,81,84,840/-	5,81,84,840/-	4,54,39,892/-
6	Total Estimated Cost (As per Table A)	5,81,84,840/-	5,81,84,840/-	4,54,39,892/-

Table G
Any Comments/Observations of CA

1	NA

Yours Faithfully,

For **R. A. Daswani & Co.**
Chartered Accountants

UDIN-**24128722BKCXAK2379**

Membership Number – 128722

Name- **CA Rakesh Daswani**

Proprietor

R. A. DASWANI & CO. CHARTERED ACCOUNTANTS

S. S. SHRIYA INFRASTRUCTURE

PARTNER

Agreed and accepted by

Signature of Promoter

Name: **Ashish B. Kamble**

Date: 30/01/2024