

FORM 3

CHARTED ACCOUNTANT'S CERTIFICATE

Date: 17/01/2023

To,

Mr. Dinesh Chaddha,

Partner,

M/s Gomati Associates

Plot no 155, Omkara Apartment,

Trimurti Nagar, Nagpur-09.

Subject: Certificate of Financial Progress of work of "Jade Province" being developed by "M/s Gomati Associates".

Sir,

This certificate is being issued for RERA compliance for the "Jade Province" being developed by "M/s Gomati Associates" on Sr No. 102, 103, and 104 Kotewada, Hingna, Nagpur and is based on the records and documents produce before me and explanations provide to me by the management of the company.

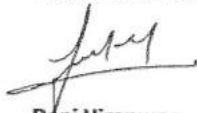
Sr. N o		Particular	Amount (In Rs.) Estimated	Amount (In Rs.) Incurred
1	i	Land Cost:		
	a.	Acquisition Cost of Land or Development Rights, lease, Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	2,04,35,000/-	89,00,000/-
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c.	Acquisition cost of TDR (if any)	-	-
	d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration	13,00,000/-	13,00,000/-

			fees etc; and		
		e	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)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
			Note : (For total cost of construction incurred ,Minimum of (i) and (ii) is to be considered	2,17,35,000/-	1,02,00,000/-
		iii)	Cost towards clearance of all or any encumbrances including cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
		iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
			Sub – Total of LAND COST	2,17,35,000/-	1,02,00,000/-
		ii)	Development Cost/ Cost of Construction:		
		a)	(i) Estimated Cost of Construction as certified by Engineer	2,00,00,000/-	5,00,000/-
			ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA	-	-
			Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered.)		
			iii) a] On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumable etc.	30,00,000/-	10,00,000/-
			All costs directly incurred to complete the construction of the building / wings of the project registered.		
			iii) b] Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority.	59,00,000/-	-

		iii) c] Principal sum and 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	2,89,00,000/-	15,00,000 /-
2.		Total Estimated Cost of the Real Estate Project[1(i)+ 1(ii)] of Estimated Column	5,06,35,000/-	-
3.		Total Cost Incurred of the Real Estate Project[1(i)+ 1(ii)] of Incurred Column	1,17,00,000/-	-
4.		% Completion of Construction Work (as per Project Architect's Certificate)	0.00%	
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/Sr.2 %)	23.10%	
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,17,00,000/-	
		Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	NIL	
7.		Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	1,17,00,000/-	

This certificate is being issued for RERA compliance for M/s Gomati Associates and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For,
Singhal Hiranwar & Co.



Dani Hiranwar

Partner

M.No. 190956

FRN: 153247W

UDIN: 23190956BGYCGX6944

Dated the 17th of January 2023



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Partner

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Residential:

Sr. No.	Plot No.	Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	-	-	-	-	-
	Total				-

Commercial:

Sr. No.	Office No	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
NA					

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Table C
(Unsold Inventory Valuation)
Ready Reckoner Rate as Rate as on date of Certificate
Of the Residential premises Rs.12810 per sm.

SR.NO.	PLOT NO.	TOTAL PLOT AREA (IN SQ MT)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	504.09	64,57,418.52
2	2 to 7	864.00	1,10,67,840.00
3	8 to 9	354.80	45,44,988.00
4	10 to 17	1,088.00	1,39,37,280.00
5	18	163.84	20,98,790.40
6	19	111.17	14,24,036.46
7	20	99.64	12,76,324.35
8	21	142.40	18,24,131.19
9	22	145.90	18,68,940.57
10	23	122.00	15,62,820.00
11	24	160.55	20,56,632.69
12	25	130.69	16,74,126.09
13	26 to 27	213.50	27,34,935.00
14	28	129.24	16,55,513.16
15	29	143.23	18,34,750.68
16	30 to 31	236.22	30,25,978.20
17	32	170.16	21,79,723.98
18	33	200.02	25,62,294.63
19	34 to 36	396.00	50,72,760.00
20	37	181.49	23,24,912.52
21	38 to 42	701.25	89,83,012.50
22	43	225.85	28,93,087.26
23	44	224.62	28,77,407.82
24	45	522.37	66,91,521.27
25	46	504.25	64,59,455.31
26	47	513.85	65,82,392.88
27	48	503.88	64,54,702.80
28	49	1,328.29	1,70,15,420.52
TOTAL		10,081.28	12,91,41,196.80

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Partner

Table D
Comparison Between Balance Cost and Receivables

S.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)	3,89,35,000
2.	Balance number 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.), 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	12,91,41,196
4.	Estimated receivables of ongoing project. [sum of 2+3(i)]	12,91,41,196
5.	(To Be Filled for Ongoing Project Only) Amount To Be Deposited In Designated Account – 70% Or 100% IF 4 Is Greater Than 1, Than 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	-

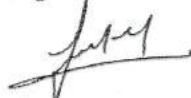
Table E
Designated Bank Account Details

S.No.	Particular	Designated Bank Account Details Actual Amount Till Date (From Start Of Bank Account To Till Date)
1.	Opening Balance	40,000
2.	Deposits	-
3.	Withdrawals	-
4.	Closing Balance	40,000

We 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.

We hereby certify that **Mr. Dinesh Chaddha** 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.

For,
Singhal Hiranwar & Co.



Dani Hiranwar

Partner

M.No. 190956

FRN: 153247W

UDIN: 23190956BGYCGX6944

Dated the 17th of January 2023



Agreed And Accepted By,

GOMATI ASSOCIATES



Mr. Dinesh Chaddha

Partner

M/s Gomati Associates

Date- 16th January 2023

Table F
Means of finance

S. No.	Particular	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	5,06,35,000/-	5,06,35,000/-	1,17,00,000/-
2.	Total borrowed funds (secured) – drawdown availed till date	-	-	-
3.	Total borrowed funds (unsecured) – drawdown availed till date	-	-	-
4.	Customer receipts used for project	-	-	-
5.	Total funds for project	5,06,35,000/-	5,06,35,000/-	1,17,00,000/-
6.	Total estimated cost (as per table A)	5,06,35,000/-	5,06,35,000/-	1,17,00,000/-

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