CA INDIA

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Date: _____

Ref.: _____

FORM3

CHARTERED ACCOUNTANT CERTIFICATE

Date: 04/02/2025

To,

M/s Hingna Pride

Plot No 40, Joshiwadi Layout,

Gopal Nagar, Nagpur-440022.

Subject: Certificate of Financial Progress of Work of **"Hingna pride"** having Maha RERA Registration Number P50500049809 being developed by M/s Hingna Pride for the period upto 31st December, 2024.

Sir,

This certificate is being issued for RERA compliance for the **"Hingna Pride" having** MahaRERA Registration Number P50500049809 being developed by **M/s Hingna Pride** and is based on 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 (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1	i. LandCost:	

	a. (a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,71,50,000.00
	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 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	10,10,300.00
	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 rehabbuilding 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 of ASR linked premium, fees, charges and security Depositor maintenance depositor 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	**1,81,60,300.00**

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ii.Development Cost/ Cost of Construction	
(i) Estimated cost of Construction as certified by Engineer.	1,00,00,000.00
(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	98,00,000.00
(iii) 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 of machineries and equipments including its hire and maintenance costs, consumables etc. All costs directly incorrect to complete construction of the entire phase of the project registered.	-
(iv) Estimated Payment of taxes, cess, fees, charges, premium, interest, etc to payable any statutory Authority.	-
(v) 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:	1,98,00,000.00
Total Cost of the Project (Estimated)	**3,79,60,300.00**

Table B – Actual Cost Incurred on the Project (as on 31st December, 2024)

Sr. no	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of the land as ascertained fromthe Annual Statement of Rates (ASR).	1,71,50,000.00
	(b) Incurred Expenditure on Premium Payable to obtain development rights, FSI, additional FSI, fungible area, and any other under DCR from Local Authority or State Government/UT Administration or any StatutoryAuthority.	
	(c) Incurred Expenditure for Acquisition cost of TDR (if any).	
	(d) Amounts paid to State Government/UT Administration or	10,40,300.00

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	competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and (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 the books of account as verified by the C.A. (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, amount payable to slum dwellers, tenants apartment 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 deposit or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation (iv) Any other cost including interest incurred on the borrowing done Specifically for construction of rehabilitation component. **Sub –Total of land cost**	**1,81,90,300.00**
2.	**Development Cost/ Cost of Construction** (i) Expenditure for Construction. Minimum of (a) or (b) to be considered. (a) Construction Cost incurred for Including site development and infrastructure for the same as certified by Engineer. (b) Actual cost of construction incurred as per the books of account as verified by the C.A.	2,89,29,479.72 2,90,00,000.00

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	(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 of machineries and equipments including its hire and maintenance costs, consumables etc. All costs directly incurred to complete construction of the entire phase of the project registered. (iv) Incurred expenditure towards taxes, cess, fees, charges, premium, interest, etc payable to any statutory Authority. (v)Incurred Expenditure towards 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:**	2,89,29,479.72 2,89,29,479.72
3	**Total Cost of the project (Actual incurred till 31th Dec 2024)**	**4,71,19,779.72**
4	**Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)**	**86.95%**
5	**Amount which can be withdrawn from the Designated Account**	**4,71,19,779.72**
6	**Less: Amount withdrawn till 31st Dec 2024 from the Designated Account.**	**5,03,13,129.81**
7	**Net amount which can be withdrawn from the Designated Bank Account under this certificate. (Excess withdrawn)**	**(31,93,350.09)**



Table C

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

Sold Inventory

Sr No	Plot Number	Carpet Area (In Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	3	253	2025000	2025000	-
2	4	253	930000	930000	-
3	5	253	2025000	2025000	-
4	6	253	1950000	1950000	-
5	7	253	2045000	2045000	-
6	11,12,13,15,20,21 27,28,29,30,31,32, 33,34,35,49,51, 52,53,54,55,56, 57,58,59,60,61	3135.160	25850000	25850000	-
7	14	128.950	503000	503000	-
8	26	120.750	975000	975000	-
9	38	154.60	1375000	1375000	-
10	39	154.60	570000	570000	-
11	40	101.25	536700	536700	-
12	41	101.25	786000	786000	-
13	48	101.25	825000	825000	-
14	50	121.5	1072412	1072412	-
15	10	355.30	1721002	800010	920992
16	17,18	225	850000	850000	-
17	16	112.50	1500000	1500000	-
18	9	342.080	1656967	900000	756967
19	36	101.250	790000	790000	-
20	8	251.880	3043000	3043000	-
21	19	112.5	425000	425000	-
22	25	112.5	1090000	1090000	-
23	22	112.5	1030000	1030000	-
24	43	101.25	927000	927000	-
25	37	101.25	927000	927000	-
26	42	101.25	927000	927000	-
27	62	153.10	1601000	1601000	-
28	46	101.25	490000	490000	-
29	24	112.5	1485000	1485000	-
30	23	112.5	1000000	1000000	-

	TOTAL	**6,09,31,081.00**	**5,92,53,122.00**	**16,77,959.00**

(Unsold Inventory Valuation)
Ready Recknor Rate at the time of rera registrationoftheResidentialPremise sRs1545.30/-per sq.m

Sr No	Flat Number/Number of PLOTS	Carpet Area (In Sq. Mts.)	Unit Consideration as per ready reckoner rates (ASR)	Estimated sales consideration as on date
1	1	253	3,90,960.90	12,18,022.96
2	2	253	3,90,960.90	12,18,022.96
3	44	101.25	1,56,461.62	4,87,449.90
4	45	101.25	1,56,461.62	4,87,449.90
5	47	101.25	1,56,461.62	4,87,449.90
	TOTAL	**809.75**	**12,51,306.66**	**38,98,395.62**

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 Revised Estimated Project Cost as on 31ST Mar 24 less Cost	70,70,520.28
2	Balance Amount of receivables from sold apartments as per Table C to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	16,77,959.00
3	(i)Balance Unsold Area (To Be certified by Management and to be by CA from the Records and books of accounts) (ii)Estimated amount of sales proceeds in respect of unsold apartments (calculated asper ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) asper Table C to this Certificate	809.25 38,98,395.62
4	Estimated receivables of ongoing project.[Sumof2+3(ii)]	55,76,354.62



5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designated Account-70%or100% If 4 is greater than1, 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	39,03,448.23

Table E

Designated Bank Account

Details

Sr No	Particulars	Designated Bank Account details Actual Amount till date (From start of bank account to till 31st Dec 2024)
1.	Opening Balance	-
2.	Deposits	5,06,70,134.00
3.	Withdrawals	5,03,13,015.81
4.	Closing Balance	3,57,118.19

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project as indicated in Table C. has been deposited in Designated RERA Bank Account.

I hereby certify that M/S Hingna Pride 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 the time of registration of project) (In Rs.) (Proposed and indicative)	Proposed/Estimated as on 31st March 2024 (In Rs.)	Actual (As on 31st Dec 2024) (In Rs.)
1	Own Funds	1,81,60,300.00	1,81,90,300.00	1,81,90,300.00
2	Total Borrowed Funds (Secured) -Drawdown till date	-	-	-

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3	Total Borrowed Funds (Un Secured) -Drawdown till date	-	-	-
4	Customer Receipts used for the Project	1,98,00,000.00	3,60,00,000.00	2,89,29,479.72
5	Total Funds for Project	3,79,60,300.00	5,41,90,300.00	4,71,19,779.72
6	Total Estimated Cost (As per Table A)	3,79,60,300.00	5,41,90,300.00	4,71,19,779.72

Table G

Any Comments/Observation of CA

1	Designated Bank Account Details of 70% is provided above.
	NIL

Yours Faithfully
M/s KPRK & ASSOCIATES LLP
Chartered Accountants
FRN:103051W

M.No.100552
CA RAJPAL SINGHAI
(PARTNER)
UDIN: 25100552BMKXHD6908

Agreed and accepted by:

M/s Hingna Pride
Ashwin Krishan Meshram
Date:- 29/01/2025