



# CA Anjali Divecha

B. Com. (Hons.), FCA, CS (Licentiate)  
Mob. : 9422189049 Telefax : 0712-2240936

Office : Flat No. 505, Rachana Jheel Apartment, South Ambazari Road, Subhash Nagar, Nagpur - 440022  
E-mail : anjalidivecha@yahoo.co.in

Form-3  
(See Regulation-3)  
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

M/S KDR BUILDERS, ZAL'S COMPOUND, MOUNT ROAD, BEHIND SARAF CHAMBERS, NAGPUR-440001

Date : 27 / 12 / 2022

Subject: Certificate of Financial Progress of KDR ROYALE developed by  
M/S KDR BUILDERS

Sir,

This Certificate is being issued for Rera Compliance For KDR ROYALE MAHARERA Registration ( Applied For )  
being Developed by M/S KDR BUILDERS and is based on records and documents produced before me and  
explanations provided to me by the management of the company.

Table A- Estimated Cost of Project ( at the time of registration of the Company)

| Sr No.                    | Particulars                                                                                                                                                                                                                                                                                                                                                                                    | Amount Rs.           |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. i)                     | Land Cost:                                                                                                                                                                                                                                                                                                                                                                                     | Estimated<br>Table A |
| a)                        | Value of the land as ascertained from the Annual Statement of Rates (ASR).                                                                                                                                                                                                                                                                                                                     | 9,524,722            |
| 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.                                                                                                                                        | 6,401,730            |
| c)                        | Estimated Acquisition cost of TDR (if any)                                                                                                                                                                                                                                                                                                                                                     | 0                    |
| 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-                                                                                                                                                                  | 396,260              |
| 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, amounts 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 deposits or maintenance 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 specifically for construction of rehabilitation component                                                                                                                                                                                                                                                                    |                      |
| Sub Total of LAND COST Rs |                                                                                                                                                                                                                                                                                                                                                                                                | 16,322,712           |



|     |                                                                                                                                                                                                                                                                                                                                                                                                            |  |            |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|
| ii) | Development Cost / Cost of Construction Of Building                                                                                                                                                                                                                                                                                                                                                        |  |            |
| (a) | Estimated Cost of Construction as certified by Engineer.                                                                                                                                                                                                                                                                                                                                                   |  | 48,000,000 |
| (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. |  |            |
| (d) | Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.                                                                                                                                                                                                                                                                                                          |  |            |
| (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 Rs                                                                                                                                                                                                                                                                                                                                                                           |  | 48000000   |
| 2   | Total Estimated Cost of the Real Estate Project                                                                                                                                                                                                                                                                                                                                                            |  | 64322712   |

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

| Sr No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Amount Rs.<br>Incurred |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|        | <b>Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |
| a)     | Value of the land as ascertained from the Annual Statement of Rates (ASR).                                                                                                                                                                                                                                                                                                                                                                                                                               | 9,524,722              |
| b)     | Incurred Expenditure on Premium 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.                                                                                                                                                                                                                                                      | 6,401,730              |
| c)     | Incurred Expenditure for Acquisition cost of TDR (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0                      |
| d)     | Amounts paid 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-                                                                                                                                                                                                                                                                                         | 396,260                |
| e)     | Land Premium paid for redevelopment of land owned by public authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |
| f)     | Under Rehabilitation scheme:                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |
| (i)    | Incurred Expenditure for construction cost of rehab building including site development. 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 the Engineer                                                                                                                                                                                                                                                                                                                                                                 |                        |
| (b)    | Incurred Expenditure for construction cost of rehab building as per the books of accounts as Verified by the CA.                                                                                                                                                                                                                                                                                                                                                                                         |                        |
| (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 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 deposits or maintenance 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 specifically for construction of rehabilitation component                                                                                                                                                                                                                                                                                                                                                                              |                        |
|        | Sub Total of LAND COST Rs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 16,322,712             |
|        | <b>Development Cost / Cost of Construction:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |
| (i)    | Expenditure For Construction. Minimum of (a) or (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0                      |
| (a)    | Construction cost incurred including site development and infrastructure for the same as certified by the Engineer                                                                                                                                                                                                                                                                                                                                                                                       |                        |
| (b)    | Actual Cost Of construction cost 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. payable to any Statutory Authority.                                                                                                                                                                                                                                                                                                                                                                                     |                        |
| (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 Rs                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                      |



|                                                                                                                                                                                                                       |                                                                                                                                                 |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 3                                                                                                                                                                                                                     | Total Cost Incurred of the Real Estate Project ( As Incuured on date of certificate)                                                            | 16,322,712 |
| 4                                                                                                                                                                                                                     | Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 % ) ( Table A )                            | 25.38      |
| 5                                                                                                                                                                                                                     | Amount which can be withdrawn from the Designated Account<br>Total Estimated Cost X Prportion of cost incurred<br>(Sr. number 2 X Sr. number 5) | 16322712   |
| 6                                                                                                                                                                                                                     | Less: Amount withdrawn till date of this certificate from the Designated Account                                                                | 0          |
| 7                                                                                                                                                                                                                     | Net Amount which can be withdrawn from the Designated Bank Account under this certificate                                                       | 16322712   |
| This Certificate is being issued under RERA Compliance for the Company M/S KDR BUILDERS and is based on the records and documents produced before me and expalnation provided to me by the management of the Company. |                                                                                                                                                 |            |

Yours Faithfully

*Anjali Divecha*

CA Anjali Divecha  
M.No 123050  
Date: 27/12/2022  
UDIN: 23123050BGWAF7589



Agreed & Accepted  
FOR, M/S KDR BUILDERS ,

*Kulvinder Singh Dhillon*

Mr. Kulvinder Singh Dhillon  
( Partner )

**TABLE C**

Statement for calculation of Receivables from the sales of the Real Estate Project  
**Sold Inventory**

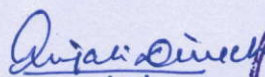
| Sr No        | Flat No | Carpet Area<br>(in Sq. mts) | Unit Consideration<br>as per Agreement /<br>Letter of Allotment | Received<br>Amount | Balance<br>Receivable |
|--------------|---------|-----------------------------|-----------------------------------------------------------------|--------------------|-----------------------|
|              |         |                             |                                                                 |                    |                       |
|              |         |                             |                                                                 |                    |                       |
|              |         |                             |                                                                 |                    |                       |
|              |         |                             |                                                                 |                    |                       |
|              |         |                             |                                                                 |                    |                       |
|              |         |                             |                                                                 |                    |                       |
|              |         |                             |                                                                 |                    |                       |
| <b>TOTAL</b> |         | <b>0</b>                    | <b>0</b>                                                        | <b>0</b>           | <b>0</b>              |
|              |         |                             |                                                                 |                    |                       |



**(Unsold Inventory Valuation)**

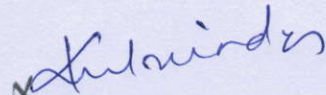
Ready Recknor Rate as on the date of Certificate  
of the Residential / commercial premises Rs 30840 Per sm.

| Sr No        | Flat No | Carpet Area<br>(in Sq. mts) | Unit Consideration<br>as per Read<br>Reckoner Rate<br>(ASR) |
|--------------|---------|-----------------------------|-------------------------------------------------------------|
| 1            | 101     | 73.988                      | 2,281,790                                                   |
| 2            | 102     | 56.004                      | 1,727,163                                                   |
| 3            | 103     | 56.004                      | 1,727,163                                                   |
| 4            | 104     | 75.763                      | 2,336,531                                                   |
| 5            | 201     | 73.988                      | 2,281,790                                                   |
| 6            | 202     | 56.004                      | 1,727,163                                                   |
| 7            | 203     | 56.004                      | 1,727,163                                                   |
| 8            | 204     | 75.763                      | 2,336,531                                                   |
| 9            | 301     | 73.988                      | 2,281,790                                                   |
| 10           | 302     | 56.004                      | 1,727,163                                                   |
| 11           | 303     | 56.004                      | 1,727,163                                                   |
| 12           | 304     | 75.763                      | 2,336,531                                                   |
| 13           | 401     | 73.988                      | 2,281,790                                                   |
| 14           | 402     | 56.004                      | 1,727,163                                                   |
| 15           | 403     | 56.004                      | 1,727,163                                                   |
| 16           | 404     | 75.763                      | 2,336,531                                                   |
| 17           | 501     | 73.988                      | 2,281,790                                                   |
| 18           | 502     | 56.004                      | 1,727,163                                                   |
| 19           | 503     | 56.004                      | 1,727,163                                                   |
| 20           | 504     | 75.763                      | 2,336,531                                                   |
| 21           | 601     | 73.988                      | 2,281,790                                                   |
| 22           | 602     | 56.004                      | 1,727,163                                                   |
| 23           | 603     | 56.004                      | 1,727,163                                                   |
| 24           | 604     | 75.763                      | 2,336,531                                                   |
| <b>TOTAL</b> |         | <b>1570.554</b>             | <b>48,435,885</b>                                           |

  
CA Anjali Divecha  
M.No 123050  
Date: 27/12/2022  
UDIN: 23123050BGWAF7589



Agreed & Accepted  
FOR, M/S KDR BUILDERS ,

  
Mr. Kulvinder Singh Dhillon  
( Partner )

| Sr. No. | PARTICULARS                                                                                                                                                                                                                                                                                                     | AMOUNT     |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1       | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)                                                                                                                                                                                      | 48,000,000 |
| 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)                                                                                                                                 | 0          |
| 3 i     | Balance unsold area in Sq Mtr<br>(to be certified by Management and to be verified by CA from the records and books of accounts)                                                                                                                                                                                | 1,571      |
| 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                                                                                     | 48,435,885 |
| 4       | Estimated receivables of ongoing project. Sum of 2 + 3 (ii)                                                                                                                                                                                                                                                     | 48,435,885 |
| 5       | Amount to be deposited in Designated Account - 70% or 100%<br>If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account<br>If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. | 70%        |

This Certificate is being issued for RERA compliance for the Company M/S KDR BUILDERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

*Anjali Divecha*

CA Anjali Divecha

M.No 123050

Date: 27/12/2022

UDIN: 23123050BGWAF7589



Agreed & Accepted  
FOR, M/S KDR BUILDERS

*Kulvinder Singh Dhillon*  
Mr. Kulvinder Singh Dhillon  
( Partner )

Table F

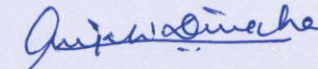
## Means Of Finance

| Sl. No. | Particulars                                                       | Estimated ( At Time Of Registraion )<br>( In Rs )<br>( Proposed and indicative ) | Proposed /Estimated<br>( As On Date Of The Certificate )<br>( In Rs ) | Actual<br>( As On Date Of The<br>Certificate ) ( In Rs ) |
|---------|-------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------|
| 1       | Own Funds                                                         | 7,500,000                                                                        | 7,500,000                                                             | 7,323,648                                                |
| 2       | Total Borrowed Funds ( Secured )<br>Drawndown availed till date   | 15000000                                                                         | 15000000                                                              | 8999064                                                  |
| 3       | Total Borrowed Funds ( Unsecured )<br>Drawndown availed till date |                                                                                  |                                                                       |                                                          |
| 4       | Customer Receipts Used For The Project                            | 41,822,712                                                                       | 41,822,712                                                            | 0                                                        |
| 5       | Total Funds For The Project                                       | 64,322,712                                                                       | 64,322,712                                                            | 64,322,712                                               |
| 6       | Total Estimated Cost ( As Per Table A )                           | 64,322,712                                                                       | 64,322,712                                                            | 64,322,712                                               |

Table G

## Any Comments / Observations of CA

No Comments



CA Anjali Divecha

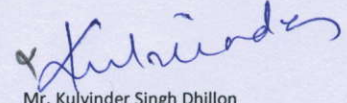
M.No 123050

Date: 27/12/2022

UDIN: 23123050BGWAF7589



Agreed & Accepted  
FOR, M/S KDR BUILDERS ,



Mr. Kulvinder Singh Dhillon  
( Partner )