GADEWAR & ASSOCIATES
CHARTERED ACCOUNTANTS
Plot No 14A, CA Towers
Deonagar Nagpur - 440015

Annexure D

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNTS)

Date: 09/04/2023

To,

M/s Anil G Tatiwar, 17-A, Central Avenue, Gandhibag, Nagpur 440002

Subject: Certificate of Financial Progress of Work of "**Pride Purple-2**" having MahaRERA Registration Number_____ being developed by Mr Anil G Tatiwar.

Sir, This Certificate is being issued for RERA compliance for the "**Pride Purple-2**" having MahaRERA registration Number _____being developed by **Mr Anil G Tatiwar** and is based on the records and documents produced before me and explanation 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)	**Land Cost:**		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	10,68,07,094.00
	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 Govenrment/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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	

GADEWAR & ASSOCIATES M. NO. 141144 FIRM NO. 0108W CHARTERED

	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:	**10,68,07,094.00**
ii)	**Development Cost / Cost of Construction of Building**		
	(a)	Estimated Cost of Construction as certified by Engineer	7,92,00,000.00
	(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.	3,51,60,000.00
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	-
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost:	**11,43,60,000.00**
		Total Cost of Project (Estimated)	**22,11,67,094.00**
* Pass through charges or indirect taxes not included in estimated cost of Project			
** Estimated Cost shall be revised through correction application			

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FRN 130748W
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Deonagar Nagpur - 440015

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

Sr No. (1)	Particulars (2)		Amount (Rs) Incurred (3)
1	**Land Cost:**		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	10,68,07,094.00
	b)	Incurred Expenditure on 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)	Incurred Expenditure for Acquisition of TDR (if any)	-
	d)	Amounts Paid to State Govenrment/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)	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 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, appartment 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:	**10,68,07,094.00**

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2	**Development Cost / Cost of Construction**		
	(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	-
	(b)	Actual Cost of construction incurred as per 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.	-
	(v)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost:	-
3		Total Cost of the Project (Annual incurred as on date of certificate)	**10,68,07,094**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	**0.48**
5		Amount which can be withdrawn from the Designated Account	**10,68,07,094**
6		Less: Amount withdrawn till date of this certificate from the Designated Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**10,68,07,094**
* Pass through charges or indirect taxes not included in incurred cost of Project			



Table C

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

Sold Inventory

Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1	2	3	4	5	6
			-	-	-

*Unit consideration as per agreement / letter of allotment & amount recevied doesnot include pass through charges & indirect taxes

Unsold Inventory

Sr No	Plot No	Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	1	264.31	17,28,587
2	2	272.53	17,82,346
3	3	282.8	18,49,512
4	4	292.88	19,15,435
5	5	317.4	20,75,796
6	6	328.9	21,51,006
7	7	355.59	23,25,559
8	8	128.4	8,39,736
9	9	124.8	8,16,192
10	10	124.8	8,16,192
11	11	124.8	8,16,192
12	12	124.8	8,16,192
13	13	124.8	8,16,192
14	14	124.8	8,16,192
15	15	124.8	8,16,192
16	16	124.8	8,16,192
17	17	140.28	9,17,431
18	18	141.08	9,22,663
19	19	124.8	8,16,192
20	20	124.8	8,16,192
21	21	124.8	8,16,192
22	22	124.8	8,16,192
23	23	124.8	8,16,192
24	24	124.8	8,16,192
25	25	124.8	8,16,192
26	26	124.8	8,16,192
27	27	128.4	8,39,736
28	28	129.31	8,45,687
29	29	124.8	8,16,192
30	30	124.8	8,16,192
31	31	124.8	8,16,192
32	32	124.8	8,16,192
33	33	124.8	8,16,192
34	34	124.8	8,16,192
35	35	124.8	8,16,192
36	36	124.8	8,16,192
37	37	141.08	9,22,663
38	38	296.57	19,39,568
39	39	165	10,79,100
40	40	186	12,16,440
41	41	207	13,53,780
42	42	228	14,91,120
43	43	142.28	9,30,511
44	44	105	6,86,700
45	45	126.67	8,28,422
46	46	125.25	8,19,135
47	47	90	5,88,600



48	48	90	5,88,600
49	49	143.03	9,35,416
50	50	143.03	9,35,416
51	51	112.5	7,35,750
52	52	112.5	7,35,750
53	53	126.75	8,28,945
54	54	130.28	8,52,031
55	55	117	7,65,180
56	56	117	7,65,180
57	57	117	7,65,180
58	58	117	7,65,180
59	59	117	7,65,180
60	60	117	7,65,180
61	61	117	7,65,180
62	62	117	7,65,180
63	63	125.63	8,21,620
64	64	127.5	8,33,850
65	65	117	7,65,180
66	66	117	7,65,180
67	67	117	7,65,180
68	68	117	7,65,180
69	69	117	7,65,180
70	70	117	7,65,180
71	71	117	7,65,180
72	72	117	7,65,180
73	73	130.28	8,52,031
74	74	135.53	8,86,366
75	75	117	7,65,180
76	76	117	7,65,180
77	77	117	7,65,180
78	78	117	7,65,180
79	79	117	7,65,180
80	80	117	7,65,180
81	81	117	7,65,180
82	82	117	7,65,180
83	83	125.51	8,20,835
84	84	126.75	8,28,945
85	85	117	7,65,180
86	86	117	7,65,180
87	87	117	7,65,180
88	88	117	7,65,180
89	89	117	7,65,180
90	90	117	7,65,180
91	91	117	7,65,180
92	92	117	7,65,180
93	93	135.53	8,86,366
94	94	132.98	8,69,689
95	95	105	6,86,700
96	96	105	6,86,700
97	97	105	6,86,700
98	98	105	6,86,700
99	99	105	6,86,700
100	100	105	6,86,700
101	101	105	6,86,700
102	102	105	6,86,700
103	103	131.5	8,60,010
104	104	125.8	8,22,732
105	105	105	6,86,700
106	106	105	6,86,700
107	107	105	6,86,700
108	108	105	6,86,700



109	109	105	6,86,700
110	110	105	6,86,700
111	111	105	6,86,700
112	112	105	6,86,700
113	113	132.98	8,69,689
114	114	126.61	8,28,029
115	115	97.09	6,34,969
116	116	97.09	6,34,969
117	117	97.09	6,34,969
118	118	97.09	6,34,969
119	119	97.09	6,34,969
120	120	97.09	6,34,969
121	121	97.09	6,34,969
122	122	97.09	6,34,969
123	123	126.02	8,24,171
Total		**16334.36**	

GADEWAR & ASSOCIATES
CHARTERED ACCOUNTANTS

Table D

Comparison between Balance Cost & Receivables

Sr 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)	11,43,60,000.00
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 16334.36 SqMts (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	10,68,07,098.40
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**10,68,07,098.40**
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70% of the balance receivables 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 (1)	Particulars (2)	Designated Bank Acount Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	30,000.00
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	30,000.00

I hereby certify that required proportion of money as specified in the Act, collected from allotees of the project unit as indicated in Table C has been deposited in designated RERA Bank Account.

I hereby certify that Mr Moreshwar Kale Proprietor / Promoter of Gurumurty Constructions has utilised the required proportion of money as specified in the Act, collected from allotees for this Project only for Land & Construction of this Project.

Table F

Means of Finance

Sr No (1)	Particulars (2)	Estimated (At the Time of Registration) (In Rs.) (Proposed & Indicative)	Proposed / Estimated (As on date of Certificate) (In Rs.)	Actual (As on date of Certificate) (In Rs.)
1	Own funds	10,68,07,094	10,68,07,094	10,68,07,094
2	Total Borrowed funds (Secured) -Drawdown availed till date	-	-	-
3	Total Borrowed funds (Unsecured) -Drawdown availed till date	-	-	-
4	Customer Receipts used for project	11,43,60,000	11,43,60,000	-
5	Total Funds for project	22,11,67,094	22,11,67,094	10,68,07,094
6	Total estimated cost(as per Table A)	22,11,67,094	22,11,67,094	22,11,67,094

Table G

Any Comments/Observations of CA

1	This Certificate is given from the information & documents provided by the Promoters of the Project
2	

Yours Faithfully
For Gadewar & Associates
Chartered Accountants
FRN: 136789W

Signature of Promoter
Name: Anil Tatiwar
Date: 09/04/2023

GADEWAR & ASSOCIATES * M. NO. 141144 FRN NO. 136789W * CHARTERED ACCOUNTANTS

CA Pushpak Gadewar
Membership. No:- 141144
UDIN:23141144BGVARI8542