GADEWAR & ASSOCIATES
CHARTERED ACCOUNTANTS
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: 10/02/2024

To,

M/s Anil Gajanan Tatiwar, Flat No 103, Tatiwar House, Atura Sundarlal Rai Marg, Ramdaspeth, Opp Vidharbha Housing Society, Nagpur 440010

Subject: Certificate of Financial Progress of Work of M/s Anil Gajanan Tatiwar having MahaRERA Registration Number P50500050790 being developed by Mr.Anil Gajanan Tatiwar, Proprietor of M/s Anil Gajanan Tatiwar

Sir, This Certificate is being issued for RERA Compliance for Pride Purple-2 having MahaRERA Registration Number P50500050790 being developed by Mr.Anil Gajanan Tatiwar, Proprietor of M/s Anil Gajanan 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) **31/12/2023**

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 FRN NO. 136789W CHARTERED ACCOUNTANTS *

	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			

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

GADEWAR & ASSOCIATES
CHARTERED ACCOUNTANTS
14A CA Towers, Deonagar, Nagpur 440015

Table B- Actual Cost Incurred on the Project as on the Date of Certificate for 31/12/2023

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	28,76,445.00
	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:	**10,96,83,539.00**

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

2	**Development Cost / Cost of Construction**		
	(i)	Expenditure for Construction. Minimum of (a) and (b) to be considered	29,59,346.00
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by engineer	29,59,346.00
	(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	29,59,346.00
	(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	19,30,000.00
	(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:	**48,89,346.00**
3		Total Cost of the Project (Annual incurred as on date of certificate)	**11,45,72,885**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	**0.52**
5		Amount which can be withdrawn from the Designated Account	**11,45,72,885**
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	**11,45,72,885**
* Pass through charges or indirect taxes not included in incurred cost of Project			

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

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
1	1	264.31	1991521	1991521	-
2	2	272.53	29,34,000	1000000	19,34,000
3	3	282.8	30,44,000	500000	25,44,000
4	5	317.4	37,57,600	476000	32,81,600
5	6	328.9	4248636	4248336	300
6	8	128.4	1520310	570310	9,50,000
7	9	124.8	1499000	1499000	-
8	10	124.8	13,43,000	171000	11,72,000
9	11	124.8	16,45,603	200005	14,45,598
10	12	124.8	1343000	150000	11,93,000
11	13	124.8	13,43,000	250000	10,93,000
12	14	124.8	13,43,000	450000	8,93,000
13	15	124.8	14,92,461	300000	11,92,461
14	16	124.8	15,00,500	800000	7,00,500
15	18	141.08	14,97,600	1497000	600
16	19	124.8	14,77,600	295000	11,82,600
17	20	124.8	14,97,500	350000	11,47,500
18	21	124.8	1497500	1478500	19,000
19	22	124.8	13,43,000	220000	11,23,000
20	23	124.8	1343000	102000	12,41,000
21	25	124.8	1343000	51000	12,92,000
22	27	128.4	1382000	336000	10,46,000
23	31	124.8	1343000	151000	11,92,000
24	32	124.8	1492461	251000	12,41,461
25	34	124.8	1343000	21000	13,22,000
26	35	124.8	1613363	322000	12,91,363
27	36	124.8	16,45,603	402000	12,43,603
28	37	141.08	15,94,519	1594520	(1)
29	38	296.57	23,75,000	575000	18,00,000
30	39	165	17,76,000	525000	12,51,000
31	48	90	9,69,000	231000	7,38,000
32	50	143.03	17,70,505	280000	14,90,505
33	51	112.5	12,11,000	251000	9,60,000
34	52	112.5	14,41,030	151000	12,90,030
35	54	130.28	9,81,631	500000	4,81,631
36	64	127.5	15,53,100	1553100	-
37	65	117	15,53,100	1553100	-
38	71	117	1460440	1460440	-
39	73	130.28	9,81,631	500000	4,81,631



40	74	135.53	16,00,000	350000	12,50,000
41	75	117	1399182	269336	11,29,846
42	76	117	1399182	269336	11,29,846
43	93	135.53	14,59,000	450000	10,09,000
44	94	132.98	14,31,000	295685	11,35,315
45	95	105	1017000	121000	8,96,000
46	96	105	1299753	200000	10,99,753
47	111	105	13,00,000	850000	4,50,000
48	112	105	8,00,000	799000	1,000
49	114	126.61	1500000	375000	11,25,000
50	115	97.09	10,45,000	150000	8,95,000
51	116	97.09	7,51,000	751000	-
52	117	97.09	11,00,000	251000	8,49,000
53	118	97.09	10,45,000	21000	10,24,000
54	123	126.02	13,56,000	650000	7,06,000
	Total	**7,617**	**8,39,93,331**	**3,30,59,189**	**5,09,34,143**

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



Unsold Inventory

Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	4	292.88	19,15,435.20
2	7	355.59	23,25,558.60
3	17	140.28	9,17,431.20
4	24	124.8	8,16,192.00
5	26	124.8	8,16,192.00
6	28	129.31	8,45,687.40
7	29	124.8	8,16,192.00
8	30	124.8	8,16,192.00
9	33	124.8	8,16,192.00
10	40	186	12,16,440.00
11	41	207	13,53,780.00
12	42	228	14,91,120.00
13	43	142.28	9,30,511.20
14	44	105	6,86,700.00
15	45	126.67	8,28,421.80
16	46	125.25	8,19,135.00
17	47	90	5,88,600.00
18	49	143.03	9,35,416.20
19	53	126.75	8,28,945.00
20	55	117	7,65,180.00
21	56	117	7,65,180.00
22	57	117	7,65,180.00
23	58	117	7,65,180.00
24	59	117	7,65,180.00
25	60	117	7,65,180.00
26	61	117	7,65,180.00
27	62	117	7,65,180.00
28	63	125.63	8,21,620.20
29	66	117	7,65,180.00
30	67	117	7,65,180.00
31	68	117	7,65,180.00
32	69	117	7,65,180.00
33	70	117	7,65,180.00
34	72	117	7,65,180.00
35	77	117	7,65,180.00
36	78	117	7,65,180.00
37	79	117	7,65,180.00
38	80	117	7,65,180.00
39	81	117	7,65,180.00
40	82	117	7,65,180.00
41	83	125.51	8,20,835.40
42	84	126.75	8,28,945.00
43	85	117	7,65,180.00
44	86	117	7,65,180.00
45	87	117	7,65,180.00
46	88	117	7,65,180.00
47	89	117	7,65,180.00
48	90	117	7,65,180.00
49	91	117	7,65,180.00
50	92	117	7,65,180.00
51	97	105	6,86,700.00
52	98	105	6,86,700.00
53	99	105	6,86,700.00
54	100	105	6,86,700.00
55	101	105	6,86,700.00
56	102	105	6,86,700.00
57	103	131.5	8,60,010.00



58	104	125.8	8,22,732.00
59	105	105	6,86,700.00
60	106	105	6,86,700.00
61	107	105	6,86,700.00
62	108	105	6,86,700.00
63	109	105	6,86,700.00
64	110	105	6,86,700.00
65	113	132.98	8,69,689.20
66	119	97.09	6,34,968.60
67	120	97.09	6,34,968.60
68	121	97.09	6,34,968.60
69	122	97.09	6,34,968.60
Total		**8,714.57**	**5,69,93,287.80**

GADEWAR & ASSOCIATES
M. NO. 141144
FRN NO.
136789W
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)	10,65,94,209
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)	5,09,34,143
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 8714.57 Sq. Mts.	
	(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	5,69,93,288
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**10,79,27,431**
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	3,56,53,900

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	-
2	Deposits	3,30,59,189.00
3	Withdrawals	1,62,76,671.00
4	Closing Balance	1,67,82,518.00

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	77,65,791
5	Total Funds for project	22,11,67,094	22,11,67,094	11,45,72,885
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 No:136789W



CA Pushpak Gadewar
Membership No.141144
UDIN:24141144BKERAT1705