

 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: 21/04/2024	
To,			
M/s Anil Gajanan Tatiwar, Flat No 103, Tatiwar House, Atura Sundarlal Rai Marg, Ramdaspath, 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)		31/03/2024	
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 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	-	
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:	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 CHARTERED ACCOUNTANTS 14A CA Towers, Deonagar, Nagpur 440015		
	Table B- Actual Cost Incurred on the Project as on the Date of Certificate for 31/03/2024		
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 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		-
	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, 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:		10,96,83,539.00



2	Development Cost / Cost of Construction		
	(i)	Expenditure for Construction. Minimum of (a) and (b) to be considered	84,93,615.00
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by engineer	3,77,41,137.00
	(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	84,93,615.00
	(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	49,12,429.00
	(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:	1,34,06,044.00
3		Total Cost of the Project (Annual incurred as on date of certificate)	12,30,89,583
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	0.56
5		Amount which can be withdrawn from the Designated Account	12,30,89,583
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	12,30,89,583
* 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
1	1	264.31	1991521	1991521	-
2	3	282.8	30,44,000	3,51,000	26,93,000
3	4	292.88	2206757	2206757	-
4	5	317.4	37,57,600	476000	32,81,600
5	6	328.9	4248336	4248336	-
6	7	355.59	1550225	1051000	4,99,225
7	8	128.4	1520310	570310	9,50,000
8	9	124.8	1499000	1499000	-
9	10	124.8	13,43,000	171000	11,72,000
10	11	124.8	15,16,604	200005	13,16,599
11	12	124.8	1343000	150000	11,93,000
12	13	124.8	10,00,000	250000	7,50,000
13	14	124.8	14,92,461	550000	9,42,461
14	15	124.8	14,92,461	300000	11,92,461
15	16	124.8	15,00,500	1500000	500
16	18	141.08	14,97,600	1497000	600
17	19	124.8	14,77,600	295000	11,82,600
18	20	124.8	8,46,310	846310	-
19	21	124.8	1497500	1478500	19,000
20	22	124.8	13,43,000	220000	11,23,000
21	24	124.8	935000	915000	20,000
22	25	124.8	1544852	100000	14,44,852
23	26	124.8	1679200	201000	14,78,200
24	27	128.4	967400	610000	3,57,400
25	28	129.31	1101000	1101000	-
26	29	124.8	1678750	378750	13,00,000
27	30	124.8	1692621	21000	16,71,621
28	31	124.8	1343000	351000	9,92,000
29	32	124.8	1501000	251000	12,50,000
30	33	124.8	1678750	378750	13,00,000
31	34	124.8	1343000	21000	13,22,000
32	35	124.8	1613363	322000	12,91,363
33	36	124.8	16,45,603	402000	12,43,603
34	37	141.08	15,94,520	1594520	-
35	38	296.57	23,75,000	2375000	-
36	39	165	15,73,264	525000	10,48,264
37	40	186	2249000	300000	19,49,000
38	41	207	2673780	350000	23,23,780
39	43	142.28	1887414	200000	16,87,414
40	47	90	1400000	1042000	3,58,000
41	48	90	9,81,000	381000	6,00,000
42	50	143.03	15,30,047	380000	11,50,047
43	51	112.5	8,47,665	451001	3,96,664
44	52	112.5	13,33,004	233000	11,00,004
45	54	130.28	9,81,631	500000	4,81,631
46	58	117	1385329	51000	13,34,329
47	59	117	1335329	50000	12,85,329
48	60	117	1385329	50000	13,35,329
49	61	117	1385329	50000	13,35,329
50	62	117	1251000	151000	11,00,000
51	64	127.5	15,53,100	1553100	-



52	65	117	15,53,100	1553100	-
53	66	117	1385329	51000	13,34,329
54	67	117	1200000	300000	9,00,000
55	68	117	1200000	300000	9,00,000
56	69	117	1200000	300000	9,00,000
57	70	117	881573	881573	-
58	71	117	1460440	1460440	-
59	73	130.28	9,81,631	500000	4,81,631
60	74	135.53	16,00,000	1450000	1,50,000
61	75	117	871073	269336	6,01,737
62	76	117	871073	269336	6,01,737
63	84	126.75	1517991	313720	12,04,271
64	85	117	1586207	1586207	-
65	90	117	1449000	31000	14,18,000
66	91	117	850000	850000	-
67	93	135.53	14,59,000	650000	8,09,000
68	94	132.98	14,31,000	795685	6,35,315
69	95	105	1138000	566000	5,72,000
70	96	105	1299753	400000	8,99,753
71	97	105	785700	300000	4,85,700
72	98	105	734643	734643	-
73	106	105	900000	900000	-
74	107	105	900000	900000	-
75	108	105	1470416	51000	14,19,416
76	109	105	1470416	151000	13,19,416
77	110	105	1259065	400000	8,59,065
78	111	105	13,00,000	950000	3,50,000
79	112	105	8,00,000	799000	1,000
80	114	126.61	1400000	375000	10,25,000
81	115	97.09	10,45,000	150000	8,95,000
82	116	97.09	7,51,000	751000	-
83	117	97.09	8,01,000	801000	-
84	118	97.09	10,45,000	21000	10,24,000
85	123	126.02	13,56,000	650000	7,06,000
	Total	11,629.27	12,25,66,475	5,56,01,900	6,69,64,575

*Unit consideration as per agreement / letter of allotment & amount received 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	2	272.53	1,86,02,897.80	
2	17	140.28	95,75,512.80	
3	23	124.8	85,18,848.00	
4	42	228	1,55,63,280.00	
5	44	105	71,67,300.00	
6	45	126.67	86,46,494.20	
7	46	125.25	85,49,565.00	
8	49	143.03	97,63,227.80	
9	53	126.75	86,51,955.00	
10	55	117	79,86,420.00	
11	56	117	79,86,420.00	
12	57	117	79,86,420.00	
13	63	125.63	85,75,503.80	
14	72	117	79,86,420.00	
15	77	117	79,86,420.00	
16	78	117	79,86,420.00	
17	79	117	79,86,420.00	
18	80	117	79,86,420.00	
19	81	117	79,86,420.00	
20	82	117	79,86,420.00	
21	83	125.51	85,67,312.60	
22	86	117	79,86,420.00	
23	87	117	79,86,420.00	
24	88	117	79,86,420.00	
25	89	117	79,86,420.00	
26	92	117	79,86,420.00	
27	99	105	71,67,300.00	
28	100	105	71,67,300.00	
29	101	105	71,67,300.00	
30	102	105	71,67,300.00	
31	103	131.5	89,76,190.00	
32	104	125.8	85,87,108.00	
33	105	105	71,67,300.00	
34	113	132.98	90,77,214.80	
35	119	97.09	66,27,363.40	
36	120	97.09	66,27,363.40	
37	121	97.09	66,27,363.40	
38	122	97.09	66,27,363.40	
Total		4,702.09	32,09,64,663.40	



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)	9,80,77,511
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)	6,69,64,575
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 4702.09 Sq. Mts.	32,09,64,663
	(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	
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	38,79,29,238
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	4,68,75,203

Table E
Designated Bank Account Details

Sr No (1)	Particulars (2)	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	2,87,63,747.00
3	Withdrawals	-
4	Closing Balance	2,87,63,747.00

I 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.

I hereby certify that Mr Moreshwar Kale Proprietor / Promoter of Gurumurthy Constructions has utilised the required proportion of money as specified in the Act, collected from allottees 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	1,62,82,489
5	Total Funds for project	22,11,67,094	22,11,67,094	12,30,89,583
6	Total estimated cost(as per Table A)	22,11,67,094	22,11,67,094	22,11,67,094
		-	-	-

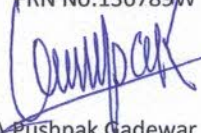
Table G
Any Comments/Observations of CA

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

Agreed & Accepted by:


Signature of Promoter
Anil Gajanan Tatiwar
Anil Gajanan Tatiwar
Proprietor



Yours Faithfully
For Gadewar & Associates
Chartered Accountants
FRN No:136789W

CA Pushpak Gadewar
Membership No.141144
UDIN:24141144BKERBX7126