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)

To,

Date: 01/01/2025

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) **30/06/2024**

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 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.	-

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	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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Table B- Actual Cost Incurred on the Project as on the Date of Certificate for 30/06/2024

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 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**

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2	**Development Cost / Cost of Construction**		
	(i)	Expenditure for Construction. Minimum of (a) and (b) to be considered	1,38,45,608.00
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by engineer	1,38,45,608.00
	(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	1,38,45,608.00
	(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	28,02,167.00
	(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:	**1,66,47,775.00**
3		Total Cost of the Project (Annual incurred as on date of certificate)	**12,63,31,314**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	**0.57**
5		Amount which can be withdrawn from the Designated Account	**12,63,31,314**
6		Less: Amount withdrawn till date of this certificate from the Designated Account	**5,00,00,000**
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**7,63,31,314**
* Pass through charges or indirect taxes not included in incurred cost of Project			

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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	3813498	3813498	-
3	3	282.8	3044000	351000	26,93,000
4	4	292.88	2206757	2206757	-
5	5	317.4	3757600	3757600	-
6	6	328.9	4248336	4248336	-
7	7	355.59	4688932	900000	37,88,932
8	8	128.4	1520310	570310	9,50,000
9	9	124.8	1499000	1499000	-
10	10	124.8	1550000	1251000	2,99,000
11	11	124.8	1516604	1516604	-
12	12	124.8	1343000	150000	11,93,000
13	13	124.8	1000000	1000000	-
14	14	124.8	1492461	1492461	-
15	15	124.8	1492461	1492461	-
16	16	124.8	1500500	1500500	-
17	17	140.28	1962961	51000	19,11,961
18	18	141.08	1497600	1497600	-
19	19	124.8	1477600	1477600	-
20	20	124.8	846310	846310	-
21	21	124.8	1497500	1497500	-
22	22	124.8	1350000	320000	10,30,000
23	23	124.8	940345	940345	-
24	24	124.8	935000	935000	-
25	25	124.8	1544852	1544852	-
26	26	124.8	1679200	351000	13,28,200
27	27	128.4	967400	967400	-
28	28	129.31	1101000	1101000	-
29	29	124.8	1678750	1678750	-
30	30	124.8	1692621	21000	16,71,621
31	31	124.8	1343000	351000	9,92,000
32	32	124.8	1501000	1501000	-
33	33	124.8	1678750	1678750	-
34	34	124.8	1343000	21000	13,22,000
35	35	124.8	1613363	1613363	-
36	36	124.8	1645603	1645603	-
37	37	141.08	1594519	1594519	-
38	38	296.57	2375000	2375000	-
39	39	165	1573264	1573264	-
40	40	186	2249000	2249000	-
41	41	207	2673780	350000	23,23,780
42	42	228	3337698	401000	29,36,698
43	43	142.28	1887414	1887414	-
44	44	105	1210000	150000	10,60,000
45	45	126.67	1656591	176000	14,80,591
46	47	90	1400000	1042000	3,58,000
47	48	90	981000	981000	-
48	49	143.03	2001441	51000	19,50,441
49	50	143.03	1530047	1530047	-
50	51	112.5	847666	847666	-
51	52	112.5	1333004	1333004	-

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52	54	130.28	981631	791631	1,90,000
53	56	117	1399182	51001	13,48,181
54	58	117	1385329	251000	11,34,329
55	59	117	1335329	50000	12,85,329
56	60	117	1385329	50000	13,35,329
57	61	117	1385329	50000	13,35,329
58	62	117	1251000	1251000	-
59	63	125.63	1757899	1757899	-
60	64	127.5	1553100	1553100	-
61	65	117	1553100	1553100	-
62	66	117	1385329	151000	12,34,329
63	67	117	1200000	1179000	21,000
64	68	117	1200000	1200000	-
65	69	117	1200000	1200000	-
66	70	117	881573	881573	-
67	71	117	1460440	1460440	-
68	73	130.28	981631	500000	4,81,631
69	74	135.53	1600000	1450000	1,50,000
70	75	117	871073	871073	-
71	76	117	871073	871073	-
72	77	117	1476674	873700	6,02,974
73	82	117	1498674	400000	10,98,674
74	83	125.51	1607618	300000	13,07,618
75	84	126.75	1517991	1517991	-
76	85	117	1586207	1586207	-
77	90	117	1763146	51000	17,12,146
78	91	117	850000	850000	-
79	92	117	1625000	1625000	-
80	93	135.53	1459000	650000	8,09,000
81	94	132.98	1431000	950000	4,81,000
82	95	105	1138000	1138000	-
83	96	105	1299753	800000	4,99,753
84	97	105	785700	785700	-
85	98	105	734643	734643	-
86	99	105	2825550	301000	25,24,550
87	102	105	1425207	46000	13,79,207
88	104	125.8	1557226	200000	13,57,226
89	105	105	1299753	200000	10,99,753
90	106	105	900000	900000	-
91	107	105	900000	900000	-
92	108	105	1470416	151000	13,19,416
93	109	105	1470416	151000	13,19,416
94	110	105	1259065	450000	8,09,065
95	111	105	1300000	1150000	1,50,000
96	112	105	800000	800000	-
97	114	126.61	1400000	1400000	-
98	115	97.09	1045000	150000	8,95,000
99	116	97.09	751000	751000	-
100	117	97.09	801000	801000	-
101	118	97.09	1254096	250819	10,03,277
102	123	126.02	1559917	100000	14,59,917
	Total	**13,929.52**	**15,80,41,658**	**10,24,08,985**	**5,56,32,673**

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Unsold Inventory

Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	46	125.25	8,19,135.00
2	53	126.75	8,28,945.00
3	55	117	7,65,180.00
4	57	117	7,65,180.00
5	72	117	7,65,180.00
6	78	117	7,65,180.00
7	79	117	7,65,180.00
8	80	117	7,65,180.00
9	81	117	7,65,180.00
10	86	117	7,65,180.00
11	87	117	7,65,180.00
12	88	117	7,65,180.00
13	89	117	7,65,180.00
14	100	105	6,86,700.00
15	101	105	6,86,700.00
16	103	131.5	8,60,010.00
17	113	132.98	8,69,689.20
18	119	97.09	6,34,968.60
19	120	97.09	6,34,968.60
20	121	97.09	6,34,968.60
21	122	97.09	6,34,968.60
Total		2,401.84	1,57,08,033.60

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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)	9,48,35,780
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)	5,56,32,673
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 2401.84 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	1,57,08,034
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**7,13,40,707**
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	5,56,32,673

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	6,26,64,454.00
3	Withdrawals	5,00,00,000.00
4	Closing Balance	1,26,64,454.00

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 Anil Gajanan Tatiwar Proprietor of Anil Gajanan Tatiwar 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	3,97,32,992
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	8,65,98,322
5	Total Funds for project	22,11,67,094	22,11,67,094	12,63,31,314
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

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

CA Pushpak Gadewar
Membership No.141144
UDIN:25141144BMJHEC8040