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: 20/04/2025

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) **31/03/2025**

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 31/03/2025

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	2,45,79,080.00
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by engineer	2,45,79,080.00
	(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	2,45,79,080.00
	(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	36,79,687.00
	(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:	**2,82,58,767.00**
3		Total Cost of the Project (Annual incurred as on date of certificate)	**13,79,42,306**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	**0.62**
5		Amount which can be withdrawn from the Designated Account	**13,79,42,306**
6		Less: Amount withdrawn till date of this certificate from the Designated Account	**10,10,00,000**
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**3,69,42,306**
* 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	3500669	3500669	-
4	4	292.88	2206757	2206757	-
5	5	317.4	3757600	3757600	-
6	6	328.9	4248336	4248336	-
7	7	355.59	4588932	4588932	-
8	8	128.4	1520310	1520310	-
9	9	124.8	1499000	1499000	-
10	10	124.8	1550000	1550000	-
11	11	124.8	1516604	1516604	-
12	12	124.8	1356268	1356268	-
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	1701000	1701000	-
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	1350000	-
23	23	124.8	940345	940345	-
24	24	124.8	935000	935000	-
25	25	124.8	1544852	1544852	-
26	26	124.8	1679200	1679200	-
27	27	128.4	967400	967400	-
28	28	129.31	1101000	1101000	-
29	29	124.8	1678750	1678750	-
30	30	124.8	1813523	1813523	-
31	31	124.8	1209015	1209015	-
32	32	124.8	1501000	1501000	-
33	33	124.8	1678750	1678750	-
34	34	124.8	2177570	129360	20,48,210
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	2500000	2500000	-
42	42	228	3337698	3337698	-
43	43	142.28	1887414	1887414	-
44	44	105	1210000	1012000	1,98,000
45	45	126.67	1656591	276000	13,80,591
46	47	90	1400000	1042000	3,58,000
47	48	90	981000	981000	-
48	49	143.03	1950635	1950635	-
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	981631	-
53	55	117	913057	913057	-
54	56	117	1399182	1399182	-
55	57	117	1259390	1259390	-
56	58	117	1259390	1259390	-
57	59	117	1385329	1385329	-
58	60	117	1385329	1385329	-
59	61	117	1385329	250000	11,35,329
60	62	117	1251000	1251000	-
61	63	125.63	1757899	1757899	-
62	64	127.5	1553100	1553100	-
63	65	117	1553100	1553100	-
64	66	117	1385329	1385329	-
65	67	117	1200000	1200000	-
66	68	117	1200000	1200000	-
67	69	117	1200000	1200000	-
68	70	117	881573	881573	-
69	71	117	1460440	1460440	-
70	72	117	913395	400000	5,13,395
71	74	135.53	1580000	1580000	-
72	75	117	871073	871073	-
73	76	117	871073	871073	-
74	77	117	1473674	1473674	-
75	82	117	1498674	1498674	-
76	83	125.51	1607618	1607618	-
77	84	126.75	1517991	1517991	-
78	85	117	1586207	1586207	-
79	90	117	1763146	1763146	-
80	91	117	850000	850000	-
81	92	117	1625000	1625000	-
82	93	135.53	1020000	1020000	-
83	94	132.98	1431000	1202425	2,28,575
84	95	105	1138000	1138000	-
85	96	105	1299753	1299753	-
86	97	105	785700	785700	-
87	98	105	734643	734643	-
88	99	105	1017198	1017198	-
89	100	105	1017198	1017198	-
90	101	105	1457983	1457983	-
91	102	105	1425207	946000	4,79,207
92	103	131.5	1500000	200000	13,00,000
93	104	125.8	1603932	1603932	-
94	105	105	1299753	960500	3,39,253
95	106	105	900000	900000	-
96	107	105	900000	900000	-
97	108	105	1243000	1243000	-
98	109	105	1470416	1470416	-
99	110	105	1259065	1200000	59,065
100	111	105	1300000	1300000	-
101	112	105	800000	800000	-
102	113	132.98	1500000	1500000	-
103	114	126.61	1400000	1400000	-
104	115	97.09	1045000	347300	6,97,700
105	116	97.09	751000	751000	-
106	117	97.09	801000	801000	-
107	118	97.09	1254096	250819	10,03,277
108	119	97.09	1201000	1125000	76,000

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109	120	97.09	1700000	1700000	-
110	121	97.09	1000000	1000000	-
111	122	97.09	1000000	1000000	-
112	123	126.02	1559917	100000	14,59,917
	Total	**15,013.08**	**16,86,99,926**	**15,74,23,407**	**1,12,76,519**



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	73	130.28	8,52,031.20
4	78	117	7,65,180.00
5	79	117	7,65,180.00
6	80	117	7,65,180.00
7	81	117	7,65,180.00
8	86	117	7,65,180.00
9	87	117	7,65,180.00
10	88	117	7,65,180.00
11	89	117	7,65,180.00
Total		1,318.28	86,21,551.20

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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)	8,32,24,788
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)	1,12,76,519
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 1318.28 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	86,21,551
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**1,98,98,070**
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	1,12,76,519

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	10,19,22,815.00
3	Withdrawals	10,10,00,000.00
4	Closing Balance	9,22,815.00

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	2,21,07,696
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	11,58,34,610
5	Total Funds for project	22,11,67,094	22,11,67,094	13,79,42,306
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: 25141144BMJHFO3589