Annexure D

FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
(Certificate of Quarter Ending December-24)

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To, Date: 27-01-2025
Promoter,
Mr Kapil Nandkishor Nathani (Prestige Builders)
NAGPUR

Subject: Certificate of Financial Progress of Work of "SYNERGY" having MahaRERA Registration Number -P50500051182 being developed by Mr Kapil Nandkishor Nathani.

Sir/ Madam,

This certificate is being issued for RERA compliance for the "SYNERGY" having MahaRERA Registration Number -P50500051182 being developed by Mr Kapil Nandkishor Nathani and is based on the records and documents produced before me and explanations 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.	Particulars	Estimated Cost (At the time of Registration of Project)
-1	-2	-3
i.	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	45000000.00
(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.	4540106.00
(c)	Estimated Acquisition cost of TDR (if any).	0.00
(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	3180000.00
(e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
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 licu 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.	0.00
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 ofrehabilitation.	0.00
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
	Sub-Total of Land Cost:	**5,27,20,106.00**
ii.	**Development Cost/Cast of Construction of Building**	
(a)	Estimated Cost of Construction as certified by Engineer.	3,67,35,000.00
(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	35,00,000.00
(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	5,00,000.00
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	88,56,000.00
	Sub-total of Development Cost:	49591000.00
	Total Cost of the Project (Estimated)	**10,23,11,106.00**
*Pass through charges or indirect taxes not included in estimatedcostofproject		
**Estimated cost shall be revised through correction application.		

Table B-Actual Cost Incurred on the Project (as on Date of Certificate)		
-1	-2	-3
	Land Cost	
(a)	Value of the land asascertained from the Annual Statement of Rates (ASR).	45000000.00
(b)	Incurred Expenditure on Premiums 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.	4828563.00
(c)	Incurred Expenditure for Acquisition of TDR (if any).	0.00
(d)	Amounts paid to State Governmenu/UT Administration or competent authority or any other statutory authority of the State Central Government, towards stamp duty, transfer charges, registration fees etc; and	3180000.00
(e)	Land Premium paid for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
i.	Incurred Expenditure for construction of rehabilitation building Minimum of (a) or (b) to be considered	0.00
(a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
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 licu of Transit Accommodation, overhead cost, amounts paid to slum dwellers. tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
iii.	Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit. or any amount whatsoever paid to any authorities towards and in project of rehabilitation	0.00
iv.	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub-Total of Land Cost:	**53008563.00**
2	**Development Cost/Cost of Construction**	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	38137460.30
(a)	Construction cost incurred including sitedevelopment and infrastructure for the same as certified by Engineer.	38137500.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	38137460.30
(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
(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	3698309.6
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	
(v)	Incurred Expenditure towards Interest to Financial institutions, scheduled banks. non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	9877648
	Sub-total of Development Cost:	51713417.9
3	Total Cost of the Project (Actual incurred as on date of certificate)	104721980.90
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	102.36%
5	Amount which can be withdrawn from the Designated Account.	104721980.90
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	34090900.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	70631080.90
*Pass through charges or indirect taxes not included in incurred cost of the project.		

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory

S. No.	flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount*	Balance Receivables
-1	-2	-3	-4	-5	-6
1	202	40.48	3400000	3366000	34000
2	203	37.38	3500000	2100000	1400000
3	301	102.12	9000000	3600000	5400000
4	303	37.38	3300000	1700000	1600000
5	401	102.12	6700000	6700000	0
6	402	40.48	4100000	4100000	0
7	601	102.12	8700000	6600000	2100000
8	602	40.48	4100000	400000	3700000
9	702	40.48	3400000	3000000	400000
10	703	37.38	3100000	3100000	0
10	**Total**	**580.42**	**49300000**	**34666000**	**14634000**

*Unit consideration as per agreement/letter of allotment and amount received does not include pass throughcharges and indirect taxes

Unsold Inventory 58600

S. No.	Shop/ office	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	Shop	102.12	7311792.00
2	101	102.12	5984232.00
3	102	40.48	2372128.00
4	103	37.38	2190468.00
5	201	102.12	5984232.00
6	302	40.48	2372128.00
7	403	37.38	2190468.00
8	501	102.12	6283443.60
9	502	40.48	2490734.40
10	503	37.38	2299991.40
11	603	37.38	2299991.40
12	701	102.12	6283443.60
22	**Total**	**781.56**	**48063052.40**

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
-1	-2	-3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	-2410874.90
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)	14634000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	781.56

	(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	48063052.40
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))]	62697052.40
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 of 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	10243800.00

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	34093350.00
3	Withdrawals	34090900.00
4	Closing Balance	2450.00

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 Kapil Nandkishor Nathani has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project

Table F

Means of Finance

S.No.	Particulars	Estimated*	Proposed / Estimated	Actual
		(At time of Registration) (In Rs.) (proposed and indicative)	(As on the date of the certificate) (In Rs.)	(As on the date of certificate)(In Rs.)
1	Own Funds	0.00	0.00	11,780.00
2	Total Borrowed Funds (Secured)	0.00	0.00	-
	less: Drawdown availed till date	0.00	0.00	-
3	Total Borrowed Funds (Unsecured)	32800000.00	32800000.00	7,00,44,200.90
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	69511106.00	69511106.00	3,46,66,000.00
5	Total Funds for Project	102311106.00	102311106.00	10,47,21,980.90
6	Total Estimated Cost (As per Table A)	102311106.00	102311106.00	

Table G

Any Comments/Observations of CA

1	Nil

For A M Dabke & Associates
Chartered Accountants

A. M. Dabke & Associates * Chartered Accountants * FRN-144213W NAGPUR

CA Amey Dabke
M No 170917
Date: 27-01-2025
UDIN: 25170917BMIJFQ3629

Agreed & Accepted By-

Prestige Builders
Proprietor

Mr Kapil Nandkishor Nathani
Date: 27-01-2025