RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

FOR THE QUARTER ENDED 30th SEPTEMBER 2024

SAI NAGRI – Project Registration No. P50500051430

Date: 20th December 2024

To,

Shri Don Gabrani and Shri Sushil kumar Jadhav
Plot No. 125, Flat No. 202, Satya Sai Apartment,
Dattawadi, Nagpur - 440023.

Subject: **Certificate of Financial Progress of Work of "SAI NAGRI"**, at Kh. No. 171/2/1 of Mouza – DUDHALA, P.H. No. 63, having an area of 0.4590 H.R. and Kh. No. 53/3 of Mouza – PANJRA KATE, P.H. 66, having an area of 2.079 H.R., Village – Dudhala & Panjra Kate, Tah. – Katol, Distt. – Nagpur; **being developed by Shri Don Gabrani and Shri Sushil kumar Jadhav.**

Sir,

This certificate is being issued for RERA compliance for the project **"SAI NAGRI"**, at Kh. No. 171/2/1 of Mouza – DUDHALA, P.H. No. 63, having an area of 0.4590 H.R. and Kh. No. 53/3 of Mouza – PANJRA KATE, P.H. 66, having an area of 2.079 H.R., Village – Dudhala & Panjra Kate, Tah. – Katol, Distt. – Nagpur**; being developed by Shri Don Gabrani and Shri Sushil kumar Jadhav** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 97,75,000/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other	NIL

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	incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	
c.	Acquisition of Cost of TDR (if any)	NIL
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.	Rs. 6,36,500/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		**Rs. 1,04,11,500/-**

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(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 2,00,00,000/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs. 20,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 2,20,00,000/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		**Rs. 3,24,11,500/-**

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 97,75,000/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
d.	Amounts paid to State Government / UT Administration or Competent Authority or any other statutory authority of the	Rs. 6,36,500/-

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	State or Central Government, towards stamp duty, transfer charges, registration fees etc.	
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
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 constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		**Rs. 1,04,11,500/-**

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2.	**DEVELOPMENT COST / COST OF CONSTRUCTION**	
i.	Expenditure for construction. Minimum of (a) and (b) to be considered. (a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A.	Rs. 75,00,000/-
ii.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Rs. 2,00,000/-
iii.	Incurred expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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.	NIL
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 77,00,000/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 1,81,11,500/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**55.87%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 1,81,11,500/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**NIL**
7.	Net Amount which can be withdrawn from the Designated Account.	**Rs. 1,81,11,500/-**

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TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No.	Plot No.	Area (Sq. Mtrs.)	Registration Date of Sub-Registrar / Allotment Date	Total Amount	Received Amount	Balance Amount
1	1	472.60	20/06/2023	1030000	130000	900000
2	10	130.77	20/06/2023	260000	260000	0
3	57	122.40	24/08/2023	240000	180000	60000
4	56	121.50	24/08/2023	240000	180000	60000
5	61	119.00	24/08/2023	235000	180000	55000
6	19	177.63	24/08/2023	350000	245000	105000
7	58	123.30	24/08/2023	245000	180000	65000
8	60	125.33	24/08/2023	250000	200000	50000
9	66	124.74	24/08/2023	245000	180000	65000
10	65	123.46	24/08/2023	242000	180000	62000
11	17	177.63	24/08/2023	350000	245000	105000
12	67	151.26	24/08/2023	340000	250000	90000
13	39	135.00	24/08/2023	265000	200000	65000
14	18	177.63	24/08/2023	350000	245000	105000
15	64	121.98	24/08/2023	240000	180000	60000
16	20	177.63	24/08/2023	350000	245000	105000
17	63	120.91	24/08/2023	240000	180000	60000
18	16	177.63	24/08/2023	350000	245000	105000

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19	15	177.63	24/08/2023	350000	245000	105000
20	40	135.00	24/08/2023	265000	200000	65000
21	51	118.94	27/09/2023	235000	235000	0
22	54	158.13	27/09/2023	310000	150000	160000
23	27	177.63	27/09/2023	350000	100000	250000
24	44	118.94	27/09/2023	235000	235000	0
25	9	128.33	26/10/2023	255000	255000	0
26	32	177.63	26/10/2023	350000	50000	300000
27	43	118.94	26/10/2023	235000	100000	135000
28	45	119.81	26/10/2023	235000	100000	135000
29	42	144.51	26/10/2023	312000	200000	112000
30	47	118.94	26/10/2023	235000	100000	135000
31	50	118.94	26/10/2023	235000	100000	135000
32	49	118.94	26/10/2023	235000	100000	135000
33	31	197.35	26/10/2023	430000	50000	380000
34	55	158.39	31/10/2023	311000	311000	0
35	38	143.95	31/10/2023	312000	312000	0
36	41	148.88	31/10/2023	284000	284000	0
37	34	177.63	31/10/2023	350000	50000	300000
38	35	177.63	31/10/2023	350000	50000	300000
39	33	177.63	31/10/2023	350000	50000	300000
40	26	177.63	20/12/2023	350000	350000	0
41	28	177.63	20/12/2023	350000	350000	0
42	29	177.63	20/12/2023	350000	350000	0



43	30	203.72	20/12/2023	440000	440000	0
44	21	177.63	20/12/2023	350000	350000	0
45	22	177.63	20/12/2023	350000	350000	0
46	23	177.63	20/12/2023	350000	350000	0
47	24	177.63	20/12/2023	350000	350000	0
48	25	177.63	20/12/2023	350000	350000	0
Total		**7618.93**		**1,52,86,000/-**	**1,02,22,000/-**	**50,64,000/-**

UNSOLD INVENTORY

Sr. No.	Area of each plot (in Sq. mtr.)	No. of plots	Total Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR) (1-12= Rs. 1980 & 13-67= Rs.1960)
2	477.09	1	477.09	944638.20
3	511.99	1	511.99	1013740.20
4	520.49	1	520.49	1030570.20
5	142.83	1	142.83	282803.40
6	128.33	4	513.32	1016373.60
9	147.65	1	147.65	292347.00
10	226.39	1	226.39	443724.40
14	177.63	2	355.26	696309.60
15	229.36	1	229.36	449545.60
20	118.94	2	237.88	466244.80
22	118.94	2	237.88	466244.80
28	124.43	1	124.43	243882.80
31	120.06	1	120.06	235317.60
			3844.63 Sq. Mtrs.	**Rs. 75,81,742.20/-**

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TABLE D

Comparison between Balance Cost and 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)	**Rs. 1,43,00,000/-**
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)	**Rs. 50,64,000/-**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	**3844.63 Sq. Mtrs.** **Rs. 75,81,742.20/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 1,26,45,742.20/-**
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.	**100%**

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TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	NIL
2	Deposits	Rs. 1,02,22,000/-
3	Withdrawals	Rs. 1,02,22,000/-
4	Closing Balance	NIL

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 **Shri Don Gabrani and Shri Sushil kumar Jadhav,** 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.

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TABLE F

Means of Finance

Sr. No.	Particulars	Estimated (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 3,24,11,500/-	Rs. 3,24,11,500/-	Rs. 78,89,500/-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	NIL	NIL	Rs. 1,02,22,000/-
5	Total Funds for Project	**Rs. 3,24,11,500/-**	**Rs. 3,24,11,500/-**	**Rs. 1,81,11,500/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 3,24,11,500/-**	**Rs. 3,24,11,500/-**	**Rs. 1,81,11,500/-**



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TABLE G

Any Comments / Observations of C.A.

1.	All the above figures are taken from the limited data made available by the client with respect to the mentioned project only.
2.	All the above figures are taken from the un-audited books of accounts as made available by the client.

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 24130169BKAAMC5517)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:
Signature of Promoter

Name: **Shri Don Gabrani**

Shri Sushil kumar Jadhav

Date: 20th December 2024