# G S L G T & COMPANY

## CHARTERED ACCOUNTANTS

G-1, GROUND FLOOR, KAMGAR BHAWAN, BAIDYANATH CHOWK, NAGPUR - 440 003, E-MAIL : GSLCANGP@GMAIL.COM
HEAD OFFICE : CANAL ROAD, NEAR DR. DHURVE HOSPITAL, VIDARBHA HOUSING COLONY, BHANDARA - 441 904.

| CA Hitesh Gadhia | CA Purushottam Sahu | CA Nityaprakash Lanjewar | CA Achal Ram Gabhane | CA Rahul S. Trivedi |
|---|---|---|---|---|
| M.Com., F.C.A. | B.Com., F.C.A. | B.Com., F.C.A. | B.Sc., F.C.A. | B.Com., F.C.A., DISA (ICAI) |
| Mob.: 7447439337 | Mob.: 9325599666 | Mob.: 9370428699 | Mob.: 9860742366 | Mob.: 9372366999 |


**For the Quarter ended on 30/06/2024 (Jun-2024)**

**Annexure D**

**FORM 3**

**(See Regulation 3)**

**CHARTERED ACCOUNTANTS CERTIFICATE**

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

**DATE :- 27/02/2025**

To,
**OM SHREE INFRATECH**
Through Proprietor Mr. Sunil Sahebrao Manekar
C/o Om Shree Infratech, Flat No. 203, Rajat Sankul,
2ST Stand Ganesh Peth, Nagpur, 440018

Subject : Certificate of Financial Progress of Work of **OM SHREE ESTATE** having MahaRERA Registration Number **P50500051944** (Only Applicable after project Registration) being developed by **M/s OM SHREE INFRATECH** (Through Proprietor **Mr. SUNIL SAHEBRAO MANEKAR**).

Sir,

This certificate is being issued for the RERA compliance for Project of **OM SHREE ESTATE** having MahaRERA Registration Number **P50500051944** ( Only Applicable after project Registration )being developed by **M/s OM SHREE INFRATECH** (Through Proprietor **Mr. SUNIL SAHEBRAO MANEKAR)** 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 (1) | Particulars (2) | | Estimated Cost (At the time of Registration of Project) (3) |
|---|---|---|---|
| 1 | | | |
| | **Land Cost:** | | |
| | a | Value of the land as ascertained from the Annual Statement of Rates (ASR) | **1,57,43,500.00** |
| | 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 Athority or State Government/UT Administration or anyStatutory Authority. | **0** |
| | c | Estimated Acquisition cost of TDR (if any) | **0** |
| | d | Estimated Amounts payable to State Government /UT Administration or competent authority or any other statutory authority of State or Central Government,towards stamp duty, transfer charges,registration fees etc; and | **7,06,240.00** |
| | e | Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities. | **0** |
| | **f** | **Under Rehabilitation Scheme:** | |
| | **(i)** | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. | **0** |
| | **(ii)** | Estimated Cost toward clearance of the of all or any encumbrances including cost of removal of legal /illegal occupants, cost for providing temporary transil accommodation, overhead cost, amount payable toslum dwellers. Tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | **0** |
| | **(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. | **0** |
| | **(iv)** | Any other cost including interest estimated on the borrowing done specificallyfor constructionof rehabilitation component | **0** |
| | | **Sub-Total of Land Cost** | **1,64,49,740.00** |
| 2 | **Development Cost/Cost of Construction:** | | |
| | a | Estimated Cost of Construction as certified by Engineer. | **4,38,39,495.00** |
| | b | Cost incurredon additional itemsnot included in estimated cost ( As per engineer certificate) | **0** |
| | 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. | **0** |
| | d | Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. | **41,47,488.00** |
| | e | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction: | **0** |
| | | **Sub-Total of Development Cost** | **4,79,86,983.00** |
| | | **Total Cost of the project (Estimated)** | **6,44,36,723.00** |

*** Pass through charges or indirect taxes not included in estimated cost of project.**

**** Estimated cost shall be revised through correction application.**

**Table B - Actual Cost Incurred on the Project (as on Date Certificate)**

| 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). | **1,57,43,500.00** |
| | **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 Athority or State Government /UT Administration or any statutory Athority. | **0** |
| | **c** | Incurred expenditure for Acquisition of TDR ( if any ) | **0** |
| | **d** | Amounts paid to State Government /UT Administration or competent authority or any statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and | **7,06,240.00** |
| | **e** | Land Premium paid for redevelopment of land owned by public authorities. | **0** |
| | **f** | **Under Rehabilitation Scheme:** | |
| | **(i)** | Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered | **0** |
| | **(ia)** | (a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer. | **0** |
| | **(ib)** | (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA. | **0** |
| | **(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 paid to slum dwellers, tenants, apartment owner or appropriate authority or government or concessionaire which are not refundable and so on. | **0** |
| | **(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** |
| | **(iv)** | Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component | **0** |
| | | **Sub-Total of Land Cost** | **1,64,49,740.00** |
| 2 | **Development Cost/Cost of Construction:** | | |
| | **(i)** | Expenditure for construction Minimum of (a) and (b) to be considered | **0** |
| | **(ia)** | (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer. | **85,00,000.00** |
| | **(ib)** | (b) Actual cost of construction incurred as per the books of accounts as verified by the CA. | **83,33,791.11** |
| | **(ii)** | Cost incurred on additional items not included in estimated cost ( As per engineer certificate) | **0** |
| | **(iii)** | Incurred Expenditure for developmentof entire project excluding cost of construction as per (i) abovei.e.,salaries,consultants fees, site overhead ,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 constructionof the entire phaseof the project registered. | **39,16,970.00** |
| | **(iv)** | Incurred Expenditure towards Taxes, cess,fees, charges, premiums, interest etc. to any Statutory Authority. | **42,69,844.00** |
| | **(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. | **-** |
| | | **Sub-Total of Development Cost** | **1,65,20,605.11** |
| **3** | | Total cost of the project ( Actual incurred as on date of certificate) | **3,29,70,345.11** |
| **4** | | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A). | **51.17** |
| **5** | | Amount which can be withdrawn from theDesignated Account. | **3,29,70,345.11** |
| **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. | **3,29,70,345.11** |

***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**

| Sr. No | PLOT No. | Carpet Area (in Sq. Mts.) | Unit Consideration as per Agreement/Letter of Allotment | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | **1** | 345.55 | 3161600.00 | 711000.00 | 2450600.00 |
| 2 | **2** | 304.44 | 4129000.00 | 611000.00 | 3518000.00 |
| 3 | **5** | 293.08 | 4400000.00 | 500000.00 | 3900000.00 |
| 4 | **8** | 290.23 | 2819300.00 | 51000.00 | 2768300.00 |
| 5 | **10** | 226.14 | 2190800.00 | 201000.00 | 1989800.00 |
| 6 | **12** | 144.00 | 1550100.00 | 51000.00 | 1499100.00 |
| 7 | **20** | 144.00 | 1317500.00 | 1317500.00 | 0.00 |
| 8 | **21** | 144.00 | 1317500.00 | 1317500.00 | 0.00 |
| 9 | **22** | 144.00 | 1898800.00 | 1898800.00 | 0.00 |
| 10 | **31** | 131.75 | 1461000.00 | 400000.00 | 1061000.00 |
| 11 | **36** | 118.11 | 1144200.00 | 1144200.00 | 0.00 |
| 12 | **37** | 198.37 | 2135250.00 | 2135250.00 | 0.00 |
| 13 | **38** | 198.37 | 2989400.00 | 789400.00 | 2200000.00 |
| 14 | **39** | 118.11 | 1652700.00 | 1652700.00 | 0.00 |
| 15 | **40** | 118.11 | 1627300.00 | 163002.00 | 1464298.00 |
| 16 | **41** | 118.11 | 1525600.00 | 141000.00 | 1384600.00 |
| 17 | **42** | 118.11 | 1430300.00 | 51000.00 | 1379300.00 |
| 18 | **43** | 118.11 | 1525600.00 | 140000.00 | 1385600.00 |
| 19 | **45** | 131.75 | 1461000.00 | 1461000.00 | 0.00 |
| 20 | **46** | 118.11 | 1621000.00 | 201000.00 | 1420000.00 |
| 21 | **47** | 118.11 | 252755.40 | 11000.00 | 241755.40 |
| 22 | **48** | 118.11 | 1652800.00 | 1652800.00 | 0.00 |
| 23 | **50** | 118.11 | 1729000.00 | 311000.00 | 1418000.00 |
| 24 | **51** | 118.11 | 1271400.00 | 290000.00 | 981400.00 |
| 25 | **52** | 131.75 | 1666400.00 | 1666400.00 | 0.00 |
| 26 | **65** | 121.92 | 1706000.00 | 1706000.00 | 0.00 |
| 27 | **67** | 166.30 | 2148100.00 | 429000.00 | 1719100.00 |
| 28 | **68** | 170.63 | 2479500.00 | 444900.00 | 2034600.00 |
| 29 | **69** | 114.30 | 1661000.00 | 1661000.00 | 0.00 |
| 30 | **70** | 114.30 | 1661000.00 | 372000.00 | 1289000.00 |
| 31 | **71** | 114.30 | 1661000.00 | 251000.00 | 1410000.00 |
| 32 | **72** | 114.30 | 1784000.00 | 121000.00 | 1663000.00 |
| 33 | **73** | 114.30 | 1107300.00 | 300000.00 | 807300.00 |
| 34 | **74** | 127.50 | 1646900.00 | 1646900.00 | 0.00 |
| 35 | **76** | 114.30 | 1540400.00 | 400000.00 | 1140400.00 |
| 36 | **77** | 114.30 | 1537900.00 | 384500.00 | 1153400.00 |
| 37 | **78** | 114.30 | 1651100.00 | 165000.00 | 1486100.00 |
| 38 | **79** | 114.30 | 1661000.00 | 30000.00 | 1631000.00 |
| 39 | **81** | 127.50 | 1235200.00 | 1235200.00 | 0.00 |
| 40 | **82** | 191.38 | 2884000.00 | 601000.00 | 2283000.00 |
| 41 | **84** | 118.11 | 252755.40 | 51000.00 | 201755.40 |
| 42 | **88** | 131.75 | 1843600.00 | 1843600.00 | 0.00 |
| 43 | **89** | 118.11 | 1334500.00 | 184500.00 | 1150000.00 |
| 44 | **90** | 118.11 | 252755.40 | 184500.00 | 68255.40 |
| 45 | **91** | 118.11 | 1525600.00 | 151000.00 | 1374600.00 |
| 46 | **92** | 118.11 | 1525500.00 | 300000.00 | 1225500.00 |
| 47 | **94** | 175.54 | 2078500.00 | 400000.00 | 1678500.00 |
| 48 | **95** | 106.68 | 1148300.00 | 691000.00 | 457300.00 |
| 49 | **96** | 106.68 | 1423900.00 | 1423900.00 | 0.00 |
| 50 | **97** | 106.68 | 1320600.00 | 211000.00 | 1109600.00 |
| 51 | **98** | 119.00 | 1280900.00 | 100000.00 | 1180900.00 |
| 52 | **99** | 119.00 | 1280900.00 | 600000.00 | 680900.00 |
| 53 | **100** | 106.68 | 1550200.00 | 21000.00 | 1529200.00 |
| 54 | **101** | 106.68 | 445200.00 | 334000.00 | 111200.00 |
| 55 | **103** | 106.68 | 1351500.00 | 1351500.00 | 0.00 |
| 56 | **104** | 138.11 | 1338000.00 | 250000.00 | 1088000.00 |
| 57 | **105** | 166.31 | 1611200.00 | 451001.00 | 1160199.00 |
| 58 | **106** | 106.68 | 1251000.00 | 251000.00 | 1000000.00 |
| 59 | **107** | 106.68 | 1400000.00 | 150000.00 | 1250000.00 |
| 60 | **108** | 106.68 | 1033500.00 | 700000.00 | 333500.00 |
| 61 | **109** | 106.68 | 1033500.00 | 700000.00 | 333500.00 |
| 62 | **110** | 106.68 | 1371000.00 | 141000.00 | 1230000.00 |
| 63 | **111** | 106.68 | 1464100.00 | 440000.00 | 1024100.00 |
| 64 | **112** | 106.68 | 1464100.00 | 231816.00 | 1232284.00 |
| 65 | **113** | 188.59 | 2486800.00 | 2486800.00 | 0.00 |
| 66 | **114** | 211.73 | 2507000.00 | 1721000.00 | 786000.00 |
| 67 | **115** | 106.68 | 1251700.00 | 201000.00 | 1050700.00 |
| 68 | **116** | 106.68 | 1492800.00 | 231000.00 | 1261800.00 |
| 69 | **117** | 106.68 | 1033500.00 | 1033500.00 | 0.00 |
| 70 | **118** | 106.68 | 1033500.00 | 1033500.00 | 0.00 |
| 71 | **119** | 106.68 | 1205700.00 | 1205700.00 | 0.00 |
| 72 | **120** | 106.68 | 1100000.00 | 1100000.00 | 0.00 |
| 73 | **121** | 130.12 | 1200000.00 | 1200000.00 | 0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 74 | **122** | 121.28 | 1795000.00 | 105000.00 | 1690000.00 |
| 75 | **123** | 104.86 | 1015900.00 | 291000.00 | 724900.00 |
| 76 | **127** | 206.49 | 1911500.00 | 1000000.00 | 911500.00 |
| | | **10490.820** | **122909216.200** | **51386369.000** | **71522847.200** |

**Unsold Inventory**

| Sr. No<br>(1) | Flat No./Plot No.<br>(2) | Carpet Area (in Sq. Mts.)<br>(3) | Unit Consideration as per Ready<br>(4) |
|---|---|---|---|
| 1 | **3** | 296.19 | 633846.60 |
| 2 | **4** | 294.63 | 630508.20 |
| 3 | **6** | 291.86 | 624580.40 |
| 4 | **7** | 291.02 | 622782.80 |
| 5 | **9** | 488.26 | 1044876.40 |
| 6 | **11** | 144.00 | 308160.00 |
| 7 | **13** | 144.00 | 308160.00 |
| 8 | **14** | 144.00 | 308160.00 |
| 9 | **15** | 144.00 | 308160.00 |
| 10 | **16** | 144.00 | 308160.00 |
| 11 | **17** | 144.00 | 308160.00 |
| 12 | **18** | 144.00 | 308160.00 |
| 13 | **19** | 144.00 | 308160.00 |
| 14 | **23** | 131.75 | 281945.00 |
| 15 | **24** | 118.11 | 252755.40 |
| 16 | **25** | 118.11 | 252755.40 |
| 17 | **26** | 118.11 | 252755.40 |
| 18 | **27** | 118.11 | 252755.40 |
| 19 | **28** | 118.11 | 252755.40 |
| 20 | **29** | 118.11 | 252755.40 |
| 21 | **30** | 131.75 | 281945.00 |
| 22 | **32** | 118.11 | 252755.40 |
| 23 | **33** | 118.11 | 252755.40 |
| 24 | **34** | 118.11 | 252755.40 |
| 25 | **35** | 118.11 | 252755.40 |
| 26 | **44** | 131.75 | 281945.00 |
| 27 | **49** | 118.11 | 252755.40 |
| 28 | **53** | 136.00 | 291040.00 |
| 29 | **54** | 121.92 | 260908.80 |
| 30 | **55** | 121.92 | 260908.80 |
| 31 | **56** | 121.92 | 260908.80 |
| 32 | **57** | 121.92 | 260908.80 |
| 33 | **58** | 121.92 | 260908.80 |
| 34 | **59** | 136.00 | 291040.00 |
| 35 | **60** | 136.00 | 291040.00 |
| 36 | **61** | 121.92 | 260908.80 |
| 37 | **62** | 121.92 | 260908.80 |
| 38 | **63** | 121.92 | 260908.80 |
| 39 | **64** | 121.92 | 260908.80 |
| 40 | **66** | 121.92 | 260908.80 |
| 41 | **75** | 127.50 | 272850.00 |
| 42 | **80** | 114.30 | 244602.00 |
| 43 | **83** | 118.11 | 252755.40 |
| 44 | **85** | 118.11 | 252755.40 |
| 45 | **86** | 118.11 | 252755.40 |
| 46 | **87** | 131.75 | 281945.00 |
| 47 | **93** | 174.52 | 373472.80 |
| 48 | **102** | 106.68 | 228295.20 |
| 49 | **124** | 115.44 | 247041.60 |
| 50 | **125** | 126.03 | 269704.20 |
| 51 | **126** | 198.35 | 424469.00 |
| 52 | **128** | 155.82 | 333454.80 |
| 53 | **129** | 482.23 | 1031972.20 |
| 54 | **130** | 487.64 | 1043549.60 |
| 55 | **131** | 1386.72 | 2967580.80 |
| | **TOTAL** | **10096.930** | **21607430.20** |

**Table D**

**Comparison between Balance Cost and Receivables**

| Sr. No. | Particulars | (2) | Amount (3) |
|---|---|---|---|
| **1** | | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) | **3,14,66,377.89** |
| **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) | **7,15,22,847.20** |
| **3** | **(i)** | Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) | **10,096.93** |
| | **(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 | **2,16,07,430.20** |
| **4** | | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | **9,31,30,277.40** |
| **5** | | (To Be Filled for Ongoing Projects only)<br>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 | **70%** |

**Table E**

**Designated Bank Account Details**

| Sr. No. | Particulars | Designatcd Bank Account Details (A/C No. 50200080516742) |
|---|---|---|
| | | **Actual Amount till Date** (From start of bank account to till date) |
| 1 | Opening Balance | **603012** |
| 2 | Deposits | **50759388** |
| 3 | Withdrawals | **35526736** |
| 4 | Closing Balance | **15835664** |

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 not been total receipt deposited in Designated RERA Bank account. Total amount collected from customer is Rs. 51386369, out of which Rs. 49418069 is collected in rera designated account and balance amount is collected in other bank account of Rs. 1968300 was maintain by customer.

I hereby certify that **Mr. SUNIL SAHEBRAO MANEKAR** has utilized the requied proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

01 Jun 2024

Table F

Means of Finance

| Sr. No. | Particulars | Estimated* (At time of Registration) | Proposed / Estimted (As on the | Actual (As on the date of |
|---|---|---|---|---|
| 1 | Own Fund | 3,50,00,000.00 | 3,50,00,000.00 | (1,84,16,023.89) |
| 2 | Total Borrowed Funds (Secured) | - | - | - |
| 3 | Total Borrowed Funds (Unsecured) | - | - | - |
| 4 | Customer Receipts used for Project | - | - | - |
| 5 | Total Funds for Project | 2,94,36,723.00 | 2,94,36,723.00 | 5,13,86,369.00 |
| 6 | Total Estimated Cost ( As per Table A) | 6,44,36,723.00 | 6,44,36,723.00 | 3,29,70,345.11 |
| | | 6,44,36,723.00 | 6,44,36,723.00 | 6,44,36,723.00 |

Table G

Any Comments/Observation of CA

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

Yours Faithfully,
FOR G S L G T & COMPANY
CHARTERED ACCOUNTANTS
FRN NO. 120895W

G S L G T & COMPANY * CHARTERED ACCOUNTANTS * FRN: 130895W

CA NITYAPRAKASH LANJEWAR
PARTNER
M.No. 128792
(Partner)
DATE: 27/02/2025

UDIN: 25128792BMJHUV2276

Signature of Promoter

Name : SUNIL SAHEBRAO MANEKAR

Date : 27/02/2025