FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

Date:03/08/2023

M/s SSD Greens (House No.16, Besides Rajwada Palace, Ganjipeth, Nagpur-440018)

Sub.:- Certificate of Financial Progress of Work of SSD Greens-1 MahaRERA Registration Number-(Not allotted Yet) being developed by M/s SSD Greens.

Sir,

This certificate is being issued for RERA compliance for the SSD Greens-1 having MahaRERA Registration Number -(Not Allotted Yet) being developed by SSD Greens and is based on the records and documents produced before me and explanations provided to me by the Member of Association.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	1,80,00,000
	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.	22,11,283
	c) Estimated Acquisition cost of TDR (if any)	-
	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	10,49,000
	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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits or maittenance 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	2,12,60,283
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	2,41,40,469
	(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 fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	23,53,957
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,05,605
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	49,18,690
	Sub-Total of DEVELOPMENT COST	3,15,18,721
	Total Cost of The project (Estimated)	5,27,79,004

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	1,80,00,000
	b) Incurred expenditure on Premiums 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.	22,11,283
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts paid 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	10,49,000
	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 infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	2,12,60,283
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	-
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	-
3	Total Cost of The project (Actual incurred as on date of certificate)	2,12,60,283
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	40.28
5	Amount which can be withdrawn from the Designated Account.	2,12,60,283
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	2,12,60,283

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
03rd August 2023
UDIN 23177608BGSMJM4902

Date:-03/08/2023
Place:-Nagpur

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
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Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	3,15,18,721
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9,940.36
	(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	2,28,62,828
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,28,62,828
5	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)	2,28,62,828

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 M/s SSD Greens has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
03rd August 2023
UDIN 23177608BGSMJM4902

Date:-03/08/2023
Place:-Nagpur

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Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL	-	-	-	-

*Unit colsideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Plots Rs 2300 per sm.at Plot Area.

Sr. No.	Plot No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	Plot No.1	450.76	10,36,748
2	Plot No.2	450.75	10,36,725
3	Plot No.3	611.58	14,06,634
4	Plot No.4	385.58	8,86,834
5	Plot No.5	135.00	3,10,500
6	Plot No.6	112.50	2,58,750
7	Plot No.7	112.50	2,58,750
8	Plot No.8	112.50	2,58,750
9	Plot No.9	112.50	2,58,750
10	Plot No.10	112.50	2,58,750
11	Plot No.11	183.30	4,21,590
12	Plot No.12	123.23	2,83,429
13	Plot No.13	105.00	2,41,500
14	Plot No.14	105.00	2,41,500
15	Plot No.15	105.00	2,41,500
16	Plot No.16	133.08	3,06,084
17	Plot No.17	166.07	3,81,961
18	Plot No.18	105.00	2,41,500
19	Plot No.19	105.00	2,41,500
20	Plot No.20	130.72	3,00,656
21	Plot No.21	90.19	2,07,437
22	Plot No.22	106.08	2,43,984
23	Plot No.23	136.43	3,13,789
24	Plot No.24	122.38	2,81,474
25	Plot No.25	147.16	3,38,468
26	Plot No.26	162.20	3,73,060
27	Plot No.27	153.94	3,54,062
28	Plot No.28	133.33	3,06,659
29	Plot No.29	132.48	3,04,704
30	Plot No.30	112.50	2,58,750

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31	Plot No.31	112.50	2,58,750
32	Plot No.32	112.50	2,58,750
33	Plot No.33	112.50	2,58,750
34	Plot No.34	112.50	2,58,750
35	Plot No.35	112.50	2,58,750
36	Plot No.36	112.50	2,58,750
37	Plot No.37	146.02	3,35,846
38	Plot No.38	127.27	2,92,721
39	Plot No.39	112.50	2,58,750
40	Plot No.40	112.50	2,58,750
41	Plot No.41	112.50	2,58,750
42	Plot No.42	112.50	2,58,750
43	Plot No.43	112.50	2,58,750
44	Plot No.44	112.50	2,58,750
45	Plot No.45	112.50	2,58,750
46	Plot No.46	153.97	3,54,131
47	Plot No.47	288.82	6,64,286
48	Plot No.48	200.00	4,60,000
49	Plot No.49	200.00	4,60,000
50	Plot No.50	200.00	4,60,000
51	Plot No.51	200.00	4,60,000
52	Plot No.52	200.00	4,60,000
53	Plot No.53	235.55	5,41,765
54	Plot No.54	228.55	5,25,665
55	Plot No.55	230.00	5,29,000
56	Plot No.56	230.00	5,29,000
57	Plot No.57	230.00	5,29,000
58	Plot No.58	230.00	5,29,000
59	Plot No.59	223.42	5,13,866
TOTAL		**9,940.36**	**2,28,62,828**

GAD & ASSOCIATES FRN-146560W NAGPUR Chartered Accountants

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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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	**3,75,00,000**	**3,75,00,000**	2,12,60,283
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,50,00,000	3,50,00,000	-
4	Customer Receipts under for Project	2,28,62,828	2,28,62,828	-
5	Total Funds for Project	**9,53,62,828**	**9,53,62,828**	2,12,60,283
6	Total Estimated Cost (As per Table A)	5,27,79,004	5,27,79,004	2,12,60,283

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMJM4902

Agreed and accepted by:

SSD GREENS NAGPUR

Name: Manish S/o Shrichand Daswani
Member & Authorised Signatory
SSD Greens
Place: Nagpur
Date:-03/08/2023