



Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Date:-30/06/2023

To

The M/S HARIYANA REALTY
PROP SMT ANITA HARISH AGRAWAL,
PLOT NO.287, NEAR POWER SUBSTATION,
WARDHAMAN NAGAR, NAGPUR-440008

Subject: Certificate of Financial Progress of Work of "DEV BHOOMI" having Maha RERA Registration Number _____ (Only Applicable after project Registration) being developed by M/S HARIYANA REALTY PROP SMT ANITA HARISH AGRAWAL

Sir,

This certificate is being issued for RERA compliance for the "DEV BHOOMI" having Maha RERA Registration Number _____ (Only Applicable after project Registration) being developed by M/S HARIYANA REALTY PROP SMT ANITA HARISH AGRAWAL and is based on the records and documents produced before me and explanations provided to me by the management of the company.

I hereby certify that the 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 HARIYANA REALTY PROP SMT ANITA HARISH AGRAWAL) 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.

For, MANISH N JAIN & CO.

Chartered Accountant

FRN No. 138430W



Arpit Agrawal
ARPIT AGRAWAL

Partner

Membership No. 175398

Place: Nagpur

Date: June 30, 2023

UDIN No: 23175398BGWEIO3096

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

Sr. No. (1)	Particular (2)	Estimated Cost (At the time of Registration of project) (3)
	i. Land Cost	15,58,14,581/-
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(b) Estimated Amount of Premium Payable to obtain development right. 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.	70,95,744/-
	(c) Estimated Acquisition cost of TDR (if any).	NIL
	(d) Estimated Amount 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.	NIL
	(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 :	NIL
	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 encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation , overhead cost, amount payable to slum dweller, tenants, apartment owners or appropriate authority ir 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:	16,29,10,325.00
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	12,00,00,000.00
	(b) Cost incurred on additional items not included in estimated Cost(As per engineer certificate)	NIL
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries,	NIL





	consultants fees, Site overhead, developments work, cost of services (including water, electricity, sewerage, drainage, layout road etc.) , absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumable etc.	
	(d) Estimated Taxes, Cess, Fees, Charges, premiums, interest etc. payable to any Statutory Authority.	NIL
	(e) Interest Payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for Construction.	NIL
	Total Cost of the project (Estimated)	28,29,10,325.00

- 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 of Certificate)

Sr. No. (1)	Particular (2)	Amount (Rs.) Incurred (3)
	v. Land Cost	15,58,14,581.00
	(f) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(g) Incurred Expenditure on Premium Payable to obtain development right. 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.	70,95,744.00
	(h) Incurred Expenditure for Acquisition cost of TDR (if any).	NIL
	(i) Amount 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.	NIL
	(j) Land Premium Payable as per annual statement of rates (ASR) 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 construction of rehab building as per the books of accounts are verified by CA.	NIL
	ii. Incurred Expenditure towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for	NIL





	providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dweller, tenants, apartment owners or appropriate authority in 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.	NIL
	vi. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	NIL
	Sub-Total of Land Cost:	16,29,10,325.00
	ii. 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 the same as certified by Engineer (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	NIL
	(ii) Cost incurred on additional items not included in estimated Cost (As per engineer certificate)	NIL
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, Site overhead, developments work, cost of services (including water, electricity, sewerage, drainage, layout road etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumable etc.	2,09,224.00
	(iv) Incurred Expenditure towards Taxes, Cess, Fees, Charges, premiums, interest etc. payable to any Statutory Authority.	NIL
	(v) Incurred Expenditure towards Interest Payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for Construction.	NIL
	Sub-Total of Developments Cost :	2,09,224.00
3.	Total Cost of Project (Actual incurred as on date of Certificate)	16,31,19,549.00
4.	Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost (Table A)	57.66%
5.	Amount which can be withdrawn from the Designated Account.	16,31,19,549.00
6.	Less :- Amount Withdrawn till date of this certificate from the Designated Account.	NIL
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	16,31,19,549.00

• Pass through charges or indirect taxes not included in incurred cost of project.





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.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
-----NIL-----					

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

Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR4000/-)
1	PLOT NO.1	325.02	13,00,080.00
2	PLOT NO.2	296.62	11,86,480.00
3	PLOT NO.3	294.67	11,78,680.00
4	PLOT NO.4	292.72	11,70,880.00
5	PLOT NO.5	290.77	11,63,080.00
6	PLOT NO.6	288.81	11,55,240.00
7	PLOT NO.7	286.86	11,47,440.00
8	PLOT NO.8	351.13	14,04,520.00
9	PLOT NO.9	197.97	7,91,880.00
10	PLOT NO.10	118.10	4,72,400.00
11	PLOT NO.11	118.10	4,72,400.00
12	PLOT NO.12	118.10	4,72,400.00
13	PLOT NO.13	118.10	4,72,400.00
14	PLOT NO.14	118.10	4,72,400.00
15	PLOT NO.15	118.10	4,72,400.00
16	PLOT NO.16	118.10	4,72,400.00
17	PLOT NO.17	118.10	4,72,400.00
18	PLOT NO.18	118.10	4,72,400.00
19	PLOT NO.19	118.07	4,72,280.00
20	PLOT NO.20	142.97	5,71,880.00
21	PLOT NO.21	204.26	8,17,040.00
22	PLOT NO.22	118.11	4,72,440.00
23	PLOT NO.23	118.11	4,72,440.00
24	PLOT NO.24	118.11	4,72,440.00
25	PLOT NO.25	118.11	4,72,440.00
26	PLOT NO.26	118.11	4,72,440.00
27	PLOT NO.27	118.11	4,72,440.00
28	PLOT NO.28	118.11	4,72,440.00
29	PLOT NO.29	118.11	4,72,440.00





30	PLOT NO.30	118.11	4,72,440.00
31	PLOT NO.31	221.21	8,84,840.00
32	PLOT NO.32	195.74	7,82,960.00
33	PLOT NO.33	195.74	7,82,960.00
34	PLOT NO.34	195.74	7,82,960.00
35	PLOT NO.35	195.74	7,82,960.00
36	PLOT NO.36	260.53	10,42,120.00
37	PLOT NO.37	148.49	5,93,960.00
38	PLOT NO.38	148.49	5,93,960.00
39	PLOT NO.39	148.49	5,93,960.00
40	PLOT NO.40	148.49	5,93,960.00
41	PLOT NO.41	282.58	11,30,320.00
42	PLOT NO.42	148.50	5,94,000.00
43	PLOT NO.43	148.50	5,94,000.00
44	PLOT NO.44	148.50	5,94,000.00
45	PLOT NO.45	148.50	5,94,000.00
46	PLOT NO.46	148.50	5,94,000.00
47	PLOT NO.47	148.50	5,94,000.00
48	PLOT NO.48	200.78	8,03,120.00
49	PLOT NO.49	157.61	6,30,440.00
50	PLOT NO.50	123.99	4,95,960.00
51	PLOT NO.51	123.99	4,95,960.00
52	PLOT NO.52	123.99	4,95,960.00
53	PLOT NO.53	123.99	4,95,960.00
54	PLOT NO.54	123.99	4,95,960.00
55	PLOT NO.55	123.99	4,95,960.00
56	PLOT NO.56	123.99	4,95,960.00
57	PLOT NO.57	246.23	9,84,920.00
58	PLOT NO.58	216.33	8,65,320.00
59	PLOT NO.59	124.00	4,96,000.00
60	PLOT NO.60	124.00	4,96,000.00
61	PLOT NO.61	124.00	4,96,000.00
62	PLOT NO.62	124.00	4,96,000.00
63	PLOT NO.63	124.00	4,96,000.00
64	PLOT NO.64	124.00	4,96,000.00
65	PLOT NO.65	124.00	4,96,000.00
66	PLOT NO.66	158.07	6,32,280.00
67	PLOT NO.67	163.23	6,52,920.00
68	PLOT NO.68	127.99	5,11,960.00
69	PLOT NO.69	127.99	5,11,960.00
70	PLOT NO.70	127.99	5,11,960.00
71	PLOT NO.71	127.99	5,11,960.00
72	PLOT NO.72	127.99	5,11,960.00
73	PLOT NO.73	163.38	6,53,520.00
74	PLOT NO.74	163.38	6,53,520.00
75	PLOT NO.75	128.00	5,12,000.00
76	PLOT NO.76	128.00	5,12,000.00
77	PLOT NO.77	128.00	5,12,000.00
78	PLOT NO.78	128.00	5,12,000.00
79	PLOT NO.79	128.00	5,12,000.00





80	PLOT NO.80	163.18	6,52,720.00
81	PLOT NO.81	276.57	11,06,280.00
82	PLOT NO.82	121.92	4,87,680.00
83	PLOT NO.83	121.92	4,87,680.00
84	PLOT NO.84	121.92	4,87,680.00
85	PLOT NO.85	121.92	4,87,680.00
86	PLOT NO.86	121.92	4,87,680.00
87	PLOT NO.87	121.92	4,87,680.00
88	PLOT NO.88	121.92	4,87,680.00
89	PLOT NO.89	121.92	4,87,680.00
90	PLOT NO.90	121.92	4,87,680.00
91	PLOT NO.91	121.92	4,87,680.00
92	PLOT NO.92	121.92	4,87,680.00
93	PLOT NO.93	228.14	9,12,560.00
94	PLOT NO.94	206.46	8,25,840.00
95	PLOT NO.95	143.99	5,75,960.00
96	PLOT NO.96	143.99	5,75,960.00
97	PLOT NO.97	143.99	5,75,960.00
98	PLOT NO.98	143.99	5,75,960.00
99	PLOT NO.99	143.99	5,75,960.00
100	PLOT NO.100	143.99	5,75,960.00
101	PLOT NO.101	143.99	5,75,960.00
102	PLOT NO.102	143.99	5,75,960.00
103	PLOT NO.103	156.54	6,26,160.00
104	PLOT NO.104	192.17	7,68,680.00
105	PLOT NO.105	307.22	12,28,880.00
106	PLOT NO.106	500.14	20,00,560.00
107	PLOT NO.107	456.63	18,26,520.00
108	PLOT NO.108	438.41	17,53,640.00
109	PLOT NO.109	420.99	16,83,960.00
110	PLOT NO.110	432.74	17,30,960.00
111	PLOT NO.111	464.54	18,58,160.00
112	PLOT NO.112	432.03	17,28,120.00
113	PLOT NO.113	343.96	13,75,840.00
114	PLOT NO.114	335.67	13,42,680.00
115	PLOT NO.115	359.30	14,37,200.00
116	PLOT NO.116	387.38	15,49,520.00
117	PLOT NO.117	415.46	16,61,840.00
118	PLOT NO.118	638.66	25,54,640.00
		22382.12	8,95,28,480.00



**TABLE D****Comparison between Balance Cost and Receivables**

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	28,29,10,325.00
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)	NIL
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 Annexure A to this certificate	22382.12 8,95,28,480.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	-----NA-----
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 of the balance receivables of ongoing project will be deposited in designated Account	-----NA-----

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	0.00
2	Deposits	0.00
3	Withdrawals	0.00
4	Closing Balance	0.00





I hereby certify that the 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 HARIYANA REALTY PROP SMT ANITA HARISH AGRAWAL) 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* (At the time of Registration) (In Rs.) (proposed and indicative)	Proposed/Estimated (As of the date of the certificate) (In Rs.)	Actual (As of date of certificate) (In Rs.)
1.	Own Funds	16,29,10,325.00	16,31,19,549.00	16,31,19,549.00
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	12,00,00,000.00	NIL	NIL
5.	Total Funds for Project	28,29,10,325.00	16,31,19,549.00	16,31,19,549.00
6.	Total Estimated Cost (As Per Table A)	28,29,10,325.00	28,29,10,325.00	28,29,10,325.00





Table G

Any Comments/observations of CA

1.	The actual Cost incurred for the project under consideration has been taken as per books of account maintained by the applicant project.
2.	Estimated Cost of Construction taken as per engineering certificate i.e. Form-2
3.	Value of the land as ascertained and taken from the valuation report dated 27/06/2023 from the registered valuar.

Yours Faithfully

Anita Agrawal
Agreed and accepted by:

Signature of Promoter

Name: -M/S HARIYANA REALTY

PROP SMT ANITA HARISH AGRAWAL

Date: -30/06/2023

