ROSHAN C. PAWAR & CO.

Chartered Accountants **MOb. 9503644414**

Add - 10th , Next to IIT Point,Second Floor, Sanskrutik Sankul,
Jhasi Rani Square, Sita Buldi, Nagpur – 440012 **EMail caroshanpawar@gmail.com**

Annexure D **FORM 3** ***(See regulation 3)***

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(To be submitted at the time of Registration of Project and for withdrawal of Money from designated Account)

To, 01/07/2023 Date
NATIONAL BUILDERS AND DEVELOPERS
181, THAWARE COLONY, JARIPATAKA, KAMTHI ROAD, NAGPUR 440014

Subject
Certificate of financial Progress of work of **ROYAL PRIDE**
having Registration Number **NEW PROJECT** (only Applicable after project Registration) being developed by (promoters name) **NATIONAL BUILDERS AND DEVELOPERS**

Sir,
This certificate is being issued for RERA compliance for the Project name **ROYAL PRIDE** having MahaRERA Registration Number **NEW PROJECT** (only Applicable alter project Registration) being developed by promoters name 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)

SNo	Particulars	Estimated Cost (At the time of Registration of project
1	2	3
1	**1 LAND COST**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,05,00,000
	b) Estimated Amount of Premium payable to to obtain development rights. PSI, additional PSI, fungible area, and any other incentive/ concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	-
	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 Centia1 Government, towards stamp duty, transfer charges, registration fees etc; and	6,60,840
	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	-

Scanned with OKEN Scanner

including cost or 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 appropriate authority or government or Commissionerate which are not refundable and so on.	
iii) Estimated Cost of ASR linked premium, tees, 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 estimated on borrowing done specifically for construction or rehabilitation component.	-
Sub - Total of Land Cost:	1,11,60,840
2 DEVELOPMENT COST/COST OF CONSTRUCTION OF BUILDING	
a) Estimated Cost of Construction as certified by Engineer.	3,26,02,000
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) a hot c, i.c.. salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage. Layout roams etc.}. absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	1,05,00,000
d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	30,00,000
e) Interest payable to financial institution, scheduled banks, now-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
Sub-total of Development Cost	4,61,02,000
Total Cost of the Project (Estimated)	5,72,62,840

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

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

Table B - Actual Cosl Incurrcd on the Project (as on Date of Certificate)

SNo	Particulars	Actual Cost (At the time of Registration of project
1	2	3
1	**1 LAND COST**	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,05,00,000
b)	Incurred Amount of Premium payable to to obtain development rights. PSI, additional PSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT	-

Scanned with OKEN Scanner

Administration or any Statutory Authority.	
c) Incurred 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 Cential Govt, towards stamp duty, transfer charges, registration fees etc; and	6,60,840
e) Land Premium paid for redevelopment of land owned by public authorities.	-
f) Under Rehabilitation scheme	
i) Incurred expenditure for construction of rehab building Minimum of (a) or (b) to be considered.	-
(a) Cost lrlcurred tbr construction ofrehab building including sitc development and infrastructure for thc samc as certified by Engineer.	-
(b) Incurred Expenditure lor constnrction of rehab building as per the books of accounts as vcrified by thc CA.	-
ii) Incurred Lxpcnditut'c towarrls clearattcc of land ofall or any encumbrauces ilcluding cost of removal of legal/ illcgal occupants, cost for providing temporary transitaccommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellels. tenants, apartment owners or apPropriatc authority or govcmment or concessionaire which are not refundablc and so on.	-
iii) Incured Expendtture toward ASR linked premium, fccs. charges and security deposits or maintenance deposit. or any amount whatsoever paid to any authorities towards artd in project of rehabilitation.	-
iv) Any other cost including tnterest incurred on borrowing done specifically lor construction rehabilitation component.	-
Sub - Total of land Cost	1,11,60,840
2 DEVELOPMENT COST/COST OF CONSTRUCTION OF BUILDING	
i) Expenditure 1br construction. Mininrum of(a) and (b) to be considercd	-
(a) Construction cost incurred including sitc dcvelopment and inftatructure fbr thc sanle as cerrilied by Fngrneer	-
(b)Actual Cost of constnrction incurred as Per the books of accounts as verified by the CA,	-
ii) Cost incurred on additional items not included in estimated cosl (As per engineer certificate)	-
iii) Incuned Experrdimre for development of entire project cxcluding cost of construction as pcr (i) abovc, i.e salarics, consultants fees. sirc ovelhcads, dcvcloprncnt works, cost of scwices (including water. elcctlicity. sewages, drainagc layout roads €tc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintaince costs, consumables etc. All costs incurred ro complete the construction of the entire phase of the project registered.	-
iv) Incuned Expendirure towards Taxes, cess, f'ees. charges. premiums,	-

Scanned with OKEN Scanner

	inlerest etc. to any Statutory Authority.	
v)	Incured Expenditure towards Intercst to Financial institutic ns, scheduled banks, non-banking financial institution (NBFC) oL money l nders on construction funding ol nroney borrowed lor construction.	-
	Sub-total of Development Cost	-
3	Total Cost of the Project (Actual incurred as on date of certificatc)	1,11,60,840
4	Proportion of the Cost incurred on Land Cost and Construc tion Cost to the total Estimated Cost(Table A).	19.49%
5	Amount which can be withdrawn from the Designated Account	1,11,60,840
6	Less: Amount withdrawn till date of this certificate from th e Designated Account	-
7	Net Amount which can be withdrawn from the Dcsignatcd Bank Account under this certificate	1,11,60,840

**Pass tlrrough charges or indirect taxcs not included in incuncd cost ofthe projcct*

Table C Statement for calculation of Receivables from the Sales of the Real tlstate Project

Sold Invcntory

S N	Flat No	Carpet Area (in.sq.mtrs)	Unit Consideraiion as per Agreement/L etter of Allotment*	Received Amount*	Balance Receivables
1	2	3	4	5	6=4-5
1	New project		-	-	-
2	New project		-	-	-
3	New project				-
Total		-	-	-	-

* Unit colsideration as per agreement/letter of allohnent alld amoullt received does not include pass through chargcs and indircct taxcs

UnSold Invcntory ***(No unsold inventory, as new project is coming up, only estimate d valued at ASR)***

S No	Flat No	Carpet Area (in.sq.mtrs)	ASR Rate	Unit Consideration as per Ready Reckoner Rate
1	2	3	4	5=3*4
1	101	62.37	64,470	40,20,994
2	102	62.52	64,470	40,30,664
3	103	75.52	59,322	44,79,997
4	104	75.52	59,322	44,79,997
5	201	62.37	64,470	40,20,994
6	202	62.52	64,470	40,30,664
7	203	75.52	59,322	44,79,997
8	204	75.52	59,322	44,79,997

Scanned with OKEN Scanner

9	301	62.37	64,470	40,20,994
10	302	62.52	64,470	40,30,664
11	303	75.52	59,322	44,79,997
12	304	75.52	59,322	44,79,997
13	401	62.37	64,470	40,20,994
14	402	62.52	64,470	40,30,664
15	404	75.52	59,322	44,79,997
Total		1,028.20		6,35,66,615

Table D Comparison between Balance Cosl and Reccivables

1	Estimated tsalance Cost to Complete the Real Estate Project (Difference of total Estimated Project cost less Cost incurred)	4,61,02,000
2	Balance amount of receivables from sold aparments as per Table C of this cerlificate (as certihed by Chanered Accountant as veritied from the records and books of Accounts)	-
3	(i) Ralance Unsold area (to be certificd by Managcment and to be verified by CA from the records arrd books of accounts),	1,028.20
	(ii) Estimated amount of sales procecds in respect of unsold apartnrents (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculatcd and certified by CA) as pcr Table C to this certificate	6,35,66,615
4	Estimated receivables of ongoing projcct. [sum of 2 + 3(ii)]	6,35,66,615
5	(To Be Filled for Ongoing Projects only)	-
	Arnouut to be deposited in Designated Accoult - 70% or 100%	
	IF 4 is greater than I, then 70% of the balance receivables of ongoing project will be deposited in designatcd account	-
	IF 4 is lessor than I, then 100% of the balance receivables of ongoing project will be deposited in designatcd account	-

Tablc E Designated Bank Account Dctails

S No	Particulars	Dcsignatcd Bank Account Details BoB CA 06040200001455 IFS BARB0AMBAZA	
			Actul Amount till Date (From start of bank account to till date)
1	Opening balance	NIL being new project	-
2	Deposits	NIL being new project	-
3	Withdrawals	NIL being new project	-
4	Closing balance	NIL being new project	-

I hereby certily that required proportion of money, as specified in the act, collcctcd from allottees of the project unit as indicaled in Table C-has been depositcd in Dcsignated RERA Bank account.

I hereby certify that **NATIONAL BUILDERS AND DEVELOPERS** (Promoters name) 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 projcct.

Tablc F Means of Finance

S N	Particulars	Estimated* (At time of Registr ation) (In Rs.) (proposed and indicative)	Proposed / Estimatcd (As on thc date ol the cerlificate) (In Rs.)	Actual (as on the date of certificate) (In Rs.)
1	2	3	4	5
1	Own fund	1,11,60,840	1,11,60,840	1,11,60,840
2	Total Borrowed Funds (Secured)	-	-	
3	Total Borrowed Funds (Unsecured)	6,35,66,615	6,35,66,615	
4	Customer Retreipts used for Project	7,47,27,455	7,47,27,455	1,11,60,840
5	Total Funds for Project	5,72,62,840	5,72,62,840	5,72,62,840
6	Total Estimated Cost (As pcr Table A)			

Tablc G Any Comments/Observations of CA

1	NIL
2	

Yours faithfully

Signature of CA
Name- CA Roshan Pawar
UDIN- 23611621BGWORQ6786
Membership No- 611621

Date - 01/07/2023

Agreed and accepted by
For, **NATIONAL BUILDERS AND DEVELOPERS**

Signature of promoter
Name Kunal D Niswade, Partner
Date 01/072023

Date 01/072023

Scanned with OKEN Scanner