



RAJESH R. RATHI & CO.

CHARTERED ACCOUNTANTS

FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE
AS ON 31 MARCH 2024

Date: 21/05/2024

To,
M/s.Srinivasa Builders and Developers
Taty Tope Nagar,
Nagpur

Subject: Certificate of Financial Progress of Work of "SRINIVASA ONE " having MahaRERA Registration Number - P50500054791 being developed by M/s.Srinivasa Builders and Developers

Sir,
This certificate is being issued for RERA compliance for the "SRINIVASA ONE " having MahaRERA Registration Number - P50500054791 being developed by M/s.Srinivasa Builders and Developers situated on Kh.No.3/3, Mouza- Waroda, Tah. Nagpur (Rural), Dist. Nagpur 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	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1 (i)	Land Cost :	24,975,000.00
	(a) Value of land as ascertained from the Annual Statement of Rate (ASR)	
	(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	
	(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	
	(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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
	(iii) Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	
	(iv) Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	
	Sub-Total of Land Cost	24,975,000.00



CA. RAJESH R. RATHI

M. 8720004143 Email:rajeshrrathi@gmail.com

40, Gajanan Society, Duttawadi, Wadi, Nagpur :440023

(ii)	Development Cost/ Cost of Construction of Building		
(a)	Estimated Cost of Construction as certified by Engineer		10,000,000.00
(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, 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.		1,000,000.00
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority		
(e)	Interest payable 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		11,000,000.00
	Total Cost of the Project (Estimated)		35,975,000.00

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

Sr No	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost :	
(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)	24,975,000.00
(b)	Incurred Expenditure on Premium 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	
(c)	Incurred Expenditure on Acquisition cost of TDR (if any)	
(d)	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	
(e)	Land Premium paid as per annual statement of rates [ASR] for redevelopment of land owned by public authorities	
(f)	Under Rehabilitation scheme:	
(i)	Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	
(a)	Incurred Expenditure for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
(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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
(iii)	Incurred Expenditure toward ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	
(iv)	Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	
	Sub-Total of Land Cost	24,975,000.00



2	Development Cost/ Cost of Construction of Building		
(i)	Expenditure Cost of Construction Minimum of (a) and (b) to be considered		
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by the engineer	
	(b)	Actual Cost of Construction incurred as per books of accounts as verified by CA.	2,621,903.00
(ii)	Cost incurred on additional items not included as per the books of accounts as verified by CA.		
(iii)	Incurred 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.		150,000.00
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority		
(v)	Interest 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		2,771,903.00
3	Total Cost of the Project (Actual incurred as on date of certificate)		27,746,903.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)		77%
5	Amount which can be withdrawn from the Designated Account		27,746,903.00
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		27,746,903.00

Agreed and accepted by:

SRINIVASA BUILDERS AND DEVELOPERS

(Signature)

Signature of Promoter

Name: Mr. Vishwas S. Chakralwar

Date: 21/05/2024

PARTNER



For Rajesh R Rathi & Co.
Chartered Accountants

(Signature)

Rajesh Rathi

Proprietor

Mem No: 172505/FRN 153193W

UDIN: 24172505BKEGCP9227

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

Sold Inventory

Sr.No	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	4	118.49	1,913,145	508,000	1,405,145
2	5	108.75	1,950,000	400,000	1,550,000
3	7	108.75	1,990,000	350,000	1,640,000
4	10	145.88	2,800,000	560,000	2,240,000
5	16	104.62	1,801,800	360,320	1,441,480
6	21	99.90	1,773,750	500,000	1,273,750
7	27	124.90	2,016,600	450,000	1,566,600
8	29	124.90	1,949,400	300,001	1,649,399
9	31	124.90	2,016,600	300,000	1,716,600
10	33	325.04	5,597,968	800,000	4,797,968
11	35	255.33	4,651,000	1,000,000	3,651,000
12	37	251.02	4,728,400	1,150,000	3,578,400
Total		1,892.490	33,188,663	6,678,321	26,510,342

Unsold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	1	294.63	1,926,880
2	2	157.39	1,029,331
3	3	118.58	775,513
4	6	108.75	711,225
5	8	108.75	711,225
6	9	108.75	711,225
7	11	133.04	870,082
8	12	95.55	624,897
9	13	95.55	624,897
10	14	115.29	753,997
11	15	127.62	834,635
12	17	104.62	684,215
13	18	104.62	684,215
14	19	101.72	665,249
15	20	107.87	705,470
16	22	99.90	653,346
17	23	99.90	653,346
18	24	123.94	810,568
19	25	136.83	894,868
20	26	124.90	816,846
21	28	124.90	816,846
22	30	124.90	816,846
23	32	159.86	1,045,484
24	34	257.53	1,684,246
25	36	251.33	1,643,698
26	38	253.02	1,654,751
Total		3,639.740	23,803,900

Agreed and accepted by:

SRIWASA BUILDERS AND DEVELOPERS

(Signature)

Signature of Promoter

Name: Mr. Vishwas S. Chakrabarti

Date: 21/05/2024

PARTNER



For Rajesh R. Rath & Co.
Chartered Accountants

(Signature)

Rajesh Rath

Proprietor

Mem No: 172505/FRN 153193W

UDIN: 24172505BKEGCP9227

Table D
Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	11,000,000.00
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)	26,510,342.00
	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	3639.74
	(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,	23,803,899.60
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)] (To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	50,314,241.60
5	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	NA
	If 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	NA

Table E
Designated Bank Account Details

S No	Particulars	HDFC Bank A/c. No.50200064042545, IFSC - HDFC0004497
		Actual Amount till 31/03/2024 (From 12/02/2024 to 31/03/2024)
1	Opening Balance	1,715,333.00
2	Deposits	5,145,301.00
3	Withdrawals	6,782,000.00
4	Closing Balance	78,634.00

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.Srinivasa Builders and Developers 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.

Agreed and accepted by:

SRI NIVASA BUILDERS AND DEVELOPERS

(Signature)
Signature of Promoter

Name: Mr. Vishwas S.Chakna **PARTNER**

Date: 21/05/2024



For Rajesh R Rathi & Co.
Chartered Accountants

(Signature)

Rajesh Rathi
Proprietor

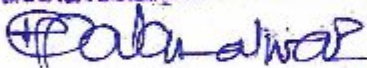
Mem No: 172505/FRN 153193W
UDIN: 241725058KEGCP9227

Table F
Means of Finance

S No.	Particulars	Estimated (At time of Registration (In Rs.) (Proposed and Indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	24,975,000.00	24,975,000.00	27,746,903.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	11,000,000.00	11,000,000.00	-
5	Total Funds for Project	35,975,000.00	35,975,000.00	27,746,903.00
6	Total Estimated Cost (As Per Table A)	35,975,000.00	35,975,000.00	35,975,000.00

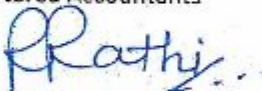
Table G
Any Comments/Observation of CA

1	
2	
3	
4	

Agreed and accepted by:
SRINIVASA BUILDERS AND DEVELOPERS

PARTNER
 Signature of Promoter
 Name: Mr. Vishwas S. Chaknalwar
 Date: 21/05/2024



For Rajesh R Rathi & Co.
Chartered Accountants



Rajesh Rathi
Proprietor

Mem No: 172505/FRN 153193W
UDIN: 24172505BKEGCP9227