GADEWAR & ASSOCIATES
CHARTERED ACCOUNTANTS
14A CA Towers, Deonagar, Nagpur 440015

Annexure D

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNTS)

To,

Date: 01/01/2025

M/s Sahayog Properties, 25, LIC Colony, Ajni Square Nagpur-440015

Subject: Certificate of Financial Progress of Work of M/s Sahayog Properties having MahaRERA Registration Number P50500055112 being developed by Mr.Sachin Chadawar, Partner / Promoter of M/s Sahayog Properties

Sir, This Certificate is being issued for RERA Compliance for Sahayog Gold having MahaRERA Registration Number P50500055112 being developed by Mr.Sachin Chadawar, Partner / Promoter of M/s Sahayog Properties and is based on the records and documents produced before me and explanation provided to me by the management of the Company

Table A- Estimated Cost of the Project (at the Time of Registration of Project) **30/09/2024**

Sr No. (1)	Particulars (2)		Estimated Cost (At the time of Registration of Project) (3)
1. i)	**Land Cost:**		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	6,50,00,000.00
	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 Authority or State Government/UT Administration or any Statutory Authority	41,77,800.00
	c)	Estimated Acquisition cost of TDR (if any)	-
	d)	Estimated Amounts Payable to State Govenrment/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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	

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	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.	-
	iv)	Any other Cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
		Sub Total of LAND COST:	**6,91,77,800.00**
ii)	**Development Cost / Cost of Construction of Building**		
	(a)	Estimated Cost of Construction as certified by Engineer	4,66,75,561.00
	(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.	7,03,27,670.00
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	-
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost:	**11,70,03,231.00**
		Total Cost of Project (Estimated)	**18,61,81,031.00**

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

** Estimated Cost shall be revised through correction application

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Table B- Actual Cost Incurred on the Project as on the Date of Certificate for 30/09/2024

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).	6,50,00,000.00
	b)	Incurred Expenditure on 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	46,86,449.00
	c)	Incurred Expenditure for Acquisition of TDR (if any)	-
	d)	Amounts Paid to State Govenrment/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	42,07,103.00
	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 infrastructure for the same as certified by engineer	-
	b)	Incurred Expenditure for construction of rehab building as per books of accounts as verified 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, appartment owners or appropriate authority or 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.	-
	iv)	Any other Cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
		Sub Total of LAND COST:	**7,38,93,552.00**

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2	**Development Cost / Cost of Construction**		
	(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	95,13,351.00
	(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	95,13,351.00
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	95,13,351.00
	(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. All costs incurred to complete the construction of the entire phase of the project registered	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	7,36,000.00
	(v)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost:	-
3		Total Cost of the Project (Annual incurred as on date of certificate)	**1,02,49,351.00**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	**8,41,42,903**
5		Amount which can be withdrawn from the Designated Account	**0.45**
6		Less: Amount withdrawn till date of this certificate from the Designated Account	**8,41,42,903**
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**2,58,00,000**
			5,83,42,903

* Pass through charges or indirect taxes not included in incurred cost of Project

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Table C

Statement for Calculations of Receivables from the Sales of 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 Receivables
1	2	3	4	5	6
1	1	365.76	13,93,387	6,00,000	7,93,387
2	2	161.46	16,69,000	16,50,000	19,000
3	3	163.26	27,23,861	27,23,861	-
4	4	165.96	14,22,521	5,51,001	8,71,520
5	5	167.76	30,24,665	30,06,000	18,665
6	6	169.43	14,19,834	6,00,000	8,19,834
7	7	169.11	1522851.97	51,000	14,71,852
8	8	181.38	1952370	6,71,000	12,81,370
9	9	195.16	19,95,665	10,00,000	9,95,665
10	11	163.21	1668931	7,00,000	9,68,931
11	12	160.98	20,00,000	4,99,986	15,00,014
12	13	161.88	15,89,142	15,89,142	-
13	15	136.26	1320000	6,51,000	6,69,000
14	17	137.19	14,50,000	14,50,000	-
15	18	137.7	11,60,400	5,81,000	5,79,400
16	19	138.21	2529073	5,05,000	20,24,073
17	20	138.68	938244.06	4,51,767	4,86,477
18	21	319.39	5615000	56,15,000	-
19	22	129.45	20,01,000	20,01,000	-
20	23	111.75	1672235	1,50,000	15,22,235
21	24	111.75	1924608	3,20,000	16,04,608
22	25	111.75	1204576	5,01,000	7,03,576
23	26	111.75	938244.06	1,51,000	7,87,244
24	27	111.75	938244.06	4,04,000	5,34,244
25	28	111.75	938244.06	3,50,000	5,88,244
26	29	111.75	1091406	5,00,000	5,91,406
27	30	111.75	1954680	4,54,680	15,00,000
28	31	111.75	14,43,500	14,43,500	-
29	32	111.75	12,11,000	12,11,000	-
30	34	149.78	944541	1,71,000	7,73,541
31	35	112.5	944541	1,79,000	7,65,541
32	36	112.5	1150000	3,95,000	7,55,000
33	37	112.5	944541	5,51,000	3,93,541
34	38	112.5	9,44,541	5,01,000	4,43,541
35	39	112.5	944541	4,71,000	4,73,541
36	40	112.5	1070479.8	2,00,000	8,70,480
37	41	127.5	2058615	2,41,010	18,17,605
38	42	315.16	54,27,760	54,27,760	-
39	43	326.27	1151080.632	3,00,000	8,51,081
40	46	258.5	47,00,000	47,00,000	-
41	47	137.1	1280000	12,80,000	-
42	48	110.25	925650.18	51,001	8,74,649
43	51	110.25	1550000	5,00,000	10,50,000
44	52	134.78	15,44,000	5,44,000	10,00,000
45	53	137.63	2296248	4,59,244	18,37,004
46	58	130.65	2250000	5,01,000	17,49,000
47	59	147.25	1157461.531	5,21,000	6,36,462
48	60	137.86	1157461.531	3,51,000	8,06,462
49	61	137.86	1157461.531	5,75,000	5,82,462
50	62	137.86	15,24,336	12,51,000	2,73,336
51	63	184.29	12,53,763	3,60,000	8,93,763

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52	64	149.33	9,25,650	3,50,000	5,75,650
53	65	110.25	1744478	3,91,000	13,53,478
54	66	110.25	925650.18	3,65,511	5,60,139
55	67	110.25	925650.18	3,65,510	5,60,140
56	68	110.25	925650.18	3,40,000	5,85,650
57	69	110.25	1127394	4,51,000	6,76,394
58	70	110.25	1190000	1,50,000	10,40,000
59	71	110.25	925650.18	7,01,000	2,24,650
60	73	110.25	1186900	8,00,000	3,86,900
61	74	127.28	14,00,000	14,00,000	-
62	75	129.03	1046299.55	2,01,000	8,45,300
63	76	109.88	1091000	10,91,000	-
64	80	124.62	2146224	4,46,224	17,00,000
65	81	140	1213042.522	3,01,100	9,11,943
66	82	144.48	1249648.733	8,01,000	4,48,649
67	83	148.84	1522005	4,21,000	11,01,005
68	85	152.13	24,39,905	24,39,905	-
	Total	**9,945.31**	**10,90,74,852**	**6,09,27,201**	**4,81,47,650**



Unsold Inventory

Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	10	168.58	14,15,384.19
2	14	157.18	13,19,670.71
3	16	136.72	11,47,890.18
4	33	158.03	13,26,807.24
5	44	305.65	25,66,212.95
6	45	277.08	23,26,341.51
7	49	110.25	9,25,650.18
8	50	110.25	9,25,650.18
9	54	105	8,81,571.60
10	55	105	8,81,571.60
11	56	105	8,81,571.60
12	57	105	8,81,571.60
13	72	110.25	9,25,650.18
14	77	113.56	9,53,440.68
15	78	117.23	9,84,253.70
16	79	120.91	10,15,150.69
17	84	138.33	11,61,407.61
Total		2,444.02	2,05,19,796.40

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Table D

Comparison between Balance Cost & Receivables

Sr No (1)	Particulars (2)	Amount (3)
1	Estimated balance Cost to Complete the Real Estate Project (Difference of total Estimated Project cost less Cost incurred)	10,20,38,128
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)	4,81,47,650
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 2444.02 Sq. Mts.	
	(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	2,05,19,796
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**6,86,67,447**
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 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	4,81,47,650

Table E

Designated Bank Account Details

Sr No (1)	Particulars (2)	Designated Bank Acount Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	3,22,97,469.00
3	Withdrawals	2,58,00,000.00
4	Closing Balance	64,97,469.00

I hereby certify that required proportion of money as specified in the Act, collected from allotees of the project unit as indicated in Table C has been deposited in designated RERA Bank Account.

I hereby certify that Sachin Chadawar Partner / Promoter of Sahayog Properties has utilised the required proportion of money as specified in the Act, collected from allotees for this Project only for Land & Construction of this Project.

Table F

Means of Finance

Sr No (1)	Particulars (2)	Estimated (At the Time of Registration) (In Rs.) (Proposed & Indicative)	Proposed / Estimated (As on date of Certificate) (In Rs.)	Actual (As on date of Certificate) (In Rs.)
1	Own funds	8,00,00,000	8,00,00,000	3,58,07,598
2	Total Borrowed funds (Secured) -Drawdown availed till date	-	-	-
3	Total Borrowed funds (Unsecured) -Drawdown availed till date	-	-	53,24,999
4	Customer Receipts used for project	10,61,81,031	10,61,81,031	4,30,10,306
5	Total Funds for project	18,61,81,031	18,61,81,031	8,41,42,903
6	Total estimated cost(as per Table A)	18,61,81,031	18,61,81,031	18,61,81,031
		-	-	-

Table G

Any Comments/Observations of CA

1	This Certificate is given from the information & documents provided by the Promoters of the Project
2	

Agreed & Accepted by:

Signature of Promoter
Sahayog Properties
Sachin Chadawar
Partner / Promoter

Yours Faithfully
For Gadewar & Associates
Chartered Accountants
FRN No:136789W

GADEWAR & ASSOCIATES ★ M. NO. 141144 FRN NO. 136789W ★ CHARTERED ACCOUNTANTS

CA Pushpak Gadewar
Membership No.141144
UDIN:25141144BMJHEK4186