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)

Date: 20/04/2025

To,

M/s Inches Realities, LGF No 23, Ganesh Appartment, Ring Road, Kotwal Nagar, Near Registrar Office Nagpur 440022

Subject: Certificate of Financial Progress of Work of M/s Inches Realities having MahaRERA Registration Number P50500054945 being developed by Mr.Amit Marawar, Partner / Promoter of M/s Inches Realities

Sir, This Certificate is being issued for RERA Compliance for Sonestaa having MahaRERA Registration Number P50500054945 being developed by Mr.Amit Marawar, Partner / Promoter of M/s Inches Realities 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) **31/03/2025**

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).	3,71,99,640.00
	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	1,30,73,290.00
	c)	Estimated Acquisition cost of TDR (if any)	79,55,000.00
	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	21,94,360.00
	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:	**6,04,22,290.00**
ii)	**Development Cost / Cost of Construction of Building**		
	(a)	Estimated Cost of Construction as certified by Engineer	28,60,00,350.00
	(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.	64,00,000.00
	(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;	2,04,00,000.00
		Sub Total of Development Cost:	**31,28,00,350.00**
		Total Cost of Project (Estimated)	**37,32,22,640.00**
* 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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GADEWAR & ASSOCIATES CHARTERED ACCOUNTANTS M. NO. 141144 FRN NO. 126789W

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Table B- Actual Cost Incurred on the Project as on the Date of Certificate for 31/03/2025

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).	3,71,99,640.00
	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	1,30,73,290.00
	c)		Incurred Expenditure for Acquisition of TDR (if any)	79,55,000.00
	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	21,94,360.00
	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:	**6,04,22,290.00**

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2	**Development Cost / Cost of Construction**		
	(i)	Expenditure for Construction. Minimum of (a) and (b) to be considered	6,21,35,128.00
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by engineer	6,21,35,128.00
	(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	6,21,35,128.00
	(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, 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	11,18,116.00
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	-
	(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;	99,35,640.00
		Sub Total of Development Cost:	**7,31,88,884.00**
3		Total Cost of the Project (Annual incurred as on date of certificate)	**13,36,11,174**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)	**0.36**
5		Amount which can be withdrawn from the Designated Account	**13,36,11,174**
6		Less: Amount withdrawn till date of this certificate from the Designated Account	**6,28,66,000**
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**7,07,45,174**
* Pass through charges or indirect taxes not included in incurred cost of Project			

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UADEWAR & ASSOCIATES CHARTERED ACCOUNTANTS M. NO. 141144 FRN NO. 136789W

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	101	60.022	4400000	2519000	18,81,000
2	102	71.687	4490000	2912930	15,77,070
3	103	79.924	6200000	3999700	22,00,300
4	104	60.879	4400000	2992770	14,07,230
5	105	79.924	4450000	2920500	15,29,500
6	106	71.687	5500000	3391025	21,08,975
7	107	60.022	4000000	2079990	19,20,010
8	201	60.022	4490000	101000	43,89,000
9	202	71.687	4400000	2079990	23,20,010
10	203	79.924	4475000	3011582	14,63,418
11	204	60.879	4000000	50490	39,49,510
12	205	79.924	4490000	3026582	14,63,418
13	206	71.687	4400000	50490	43,49,510
14	305	79.924	4450000	2848660	16,01,340
15	401	60.022	4000000	50490	39,49,510
16	402	71.687	4490000	3041478	14,48,522
17	403	79.924	4490000	3197372	12,92,628
18	405	79.924	4450000	1980990	24,69,010
19	406	71.687	4400000	2970000	14,30,000
20	502	71.687	4475000	3108800	13,66,200
21	504	60.879	5100000	88450	50,11,550
22	506	71.687	4475000	3071675	14,03,325
23	507	60.022	4000000	50490	39,49,510
24	602	71.687	4450000	50490	43,99,510
25	604	60.879	3000000	1711692	12,88,308
26	605	79.924	4400000	1287990	31,12,010
27	606	71.687	4490000	3022820	14,67,180
28	702	71.687	5250000	3640875	16,09,125
29	703	79.924	5500000	3558500	19,41,500
30	704	60.879	4400000	3072960	13,27,040
31	804	60.879	4450000	3402650	10,47,350
32	805	79.924	4490000	2970350	15,19,650
33	806	71.687	5600000	48450	55,51,550
34	903	79.924	4400000	1436490	29,63,510
35	904	60.879	4400000	3126960	12,73,040
36	905	79.924	4450000	2815560	16,34,440
37	906	71.687	4490000	3078656	14,11,344
38	1002	71.687	5250000	3640875	16,09,125
39	1003	79.924	4400000	2969425	14,30,575
40	1004	60.879	4000000	2774880	12,25,120
41	1005	79.924	6100000	48450	60,51,550
42	1006	71.687	4450000	2610880	18,39,120
43	1102	71.687	5250000	50490	51,99,510
44	1202	71.687	4490000	251000	42,39,000
	Total	3,124.76	20,17,35,000	9,51,14,897	10,66,20,103

Ingches Realities Nagpur

M. NO. 141144 FRN NO 136789W

Unsold Inventory

Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	207	60.022	21,79,999.04
2	301	60.022	21,79,999.04
3	302	71.687	26,03,671.84
4	303	79.924	29,02,839.68
5	304	60.879	22,11,125.28
6	306	71.687	26,03,671.84
7	307	60.022	21,79,999.04
8	404	60.879	22,11,125.28
9	407	60.022	21,79,999.04
10	501	60.022	21,79,999.04
11	503	79.924	29,02,839.68
12	505	79.924	29,02,839.68
13	601	60.022	21,79,999.04
14	603	79.924	29,02,839.68
15	607	60.022	21,79,999.04
16	701	60.022	21,79,999.04
17	705	79.924	29,02,839.68
18	706	71.687	26,03,671.84
19	707	60.022	21,79,999.04
20	801	60.022	21,79,999.04
21	802	71.687	26,03,671.84
22	803	79.924	29,02,839.68
23	807	60.022	21,79,999.04
24	901	60.022	21,79,999.04
25	902	71.687	26,03,671.84
26	907	60.022	21,79,999.04
27	1001	60.022	21,79,999.04
28	1007	60.022	21,79,999.04
29	1101	60.022	21,79,999.04
30	1103	79.924	29,02,839.68
31	1104	60.879	22,11,125.28
32	1105	79.924	29,02,839.68
33	1106	71.687	26,03,671.84
34	1107	60.022	21,79,999.04
35	1201	60.022	21,79,999.04
36	1203	79.924	29,02,839.68
37	1204	60.879	22,11,125.28
38	1205	79.924	29,02,839.68
39	1206	71.687	26,03,671.84
40	1207	60.022	21,79,999.04
Total		2,684.98	9,75,18,582.56



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)	23,96,11,466
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)	10,66,20,103
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 2684.983 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	9,75,18,583
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**20,41,38,686**
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	10,66,20,103

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	6,60,25,162.00
3	Withdrawals	6,28,66,000.00
4	Closing Balance	31,59,162.00

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 Amit Marawar Partner / Promoter of Inches Realities 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	5,50,00,000	6,00,00,000	5,50,95,070
2	Total Borrowed funds (Secured) -Drawdown availed till date	10,00,00,000	10,00,00,000	2,26,62,718
3	Total Borrowed funds (Unsecured) -Drawdown availed till date	-	-	-
4	Customer Receipts used for project	8,89,90,297	8,39,90,297	5,58,53,386
5	Total Funds for project	24,39,90,297	24,39,90,297	13,36,11,174
6	Total estimated cost(as per Table A)	24,39,90,297	24,39,90,297	24,39,90,297
		-	-	-

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:

Inches Realities Nagpur

Signature of Promoter
Inches Realities
Amit Marawar
Partner / Promoter

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

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

CA Pushpak Gadewar
Membership No.141144