M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601
Mob. No. +91 7020387041
email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

M/s Growmore Ventures (khushbhu motors, kalmana road, yerkheda kamptee, nagpur-441001)

Sub.:- Certificate of Financial Progress of Work of R SANDESH HINDUSTAN ESTATE MahaRERA Registration Number P50500055005 being developed by M/s M/s Growmore Ventures

Sir,

This certificate is being issued for RERA compliance for the R SANDESH HINDUSTAN ESTATE having MahaRERA Registration Number P50500055005 being developed by M/s M/s Growmore Ventures and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

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

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	34,25,00,000
	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.	1,53,64,100
	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	2,06,71,840
	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 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance 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	37,85,35,940
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	11,67,55,510
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	73,53,957
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	5,05,605
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	7,91,88,012
	Sub-Total of DEVELOPMENT COST	20,38,03,084
	Total Cost of The project (Estimated)	**58,23,39,024**



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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	34,25,00,000
	b) Incurred expenditure on Premiums 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.	1,53,64,100
	c) Incurred Expenditure for 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 Central Government, towards stamp duty, transfer charges, registration fees etc ; and	2,05,50,000
	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 infrastruture for the same as certified by Engineer.	
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	37,84,14,100
	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 thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	2,08,05,650
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	98,52,701
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,18,358
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	3,84,87,816
	Sub-Total of DEVELOPMENT COST	6,92,64,525
3	Total Cost of The project (Actual incurred as on date of certificate)	44,76,78,625
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	76.88
5	Amount which can be withdrawn from the Designated Account.	44,76,78,625
6	Less: Amount withdrawn till date of this certificate from the Designated Account	21,37,78,407
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	23,39,00,218

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W





CA. Ankit Talreja
Nagpur
10 April 2025
UDIN:-25177608BMGYBG5727

Date:- 10-04-2025
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**13,46,60,399**
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)	**9,43,36,804**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**21,703.42**
	(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	**7,31,40,525**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**16,74,77,329**
5	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 balance receivables of ongoing project will be deposited in designated Account)	**11,72,34,131**

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	**21,63,14,407**
3	Withdrawals	**21,37,78,407**
4	Closing Balance	**25,36,000**

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 M/s Growmore Ventures has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W





CA. Ankit Talreja
Nagpur
10 April 2025
UDIN:-25177608BMGYBG5727

Date:- 10-04-2025
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot No.1, 2, 3 & 4	2048.14	4,74,00,000	4,74,00,000	-
2	Plot No.5,6,7 & 8	2016.86	4,69,00,000	4,69,00,000	-
3	Plot No.9	566.66	65,00,000	65,00,000	-
4	Plot No.10, 11, 12 & 13	1972.74	4,68,00,000	4,68,00,000	-
5	Plot No.14, 15, 16 & 17	1916.22	4,69,00,000	4,69,00,000	-
6	Plot No.18, 19, 20 & 21	1980.95	4,71,00,000	4,71,00,000	-
7	Plot No.32	234.00	28,00,879	28,00,879	-
8	Plot No.34	234.00	47,10,111	2,51,000	44,59,111
9	Plot No.35	321.64	28,00,878	20,50,000	7,50,878
10	Plot No.36	313.92	70,95,905	18,24,000	52,71,905
11	Plot No.38	321.64	46,59,735	50,000	46,09,735
12	Plot No.39	234.00	46,59,735	50,000	46,09,735
13	Plot No.40	234.00	47,10,111	50,000	46,60,111
14	Plot No.53	201.25	37,36,790	51,002	36,85,788
15	Plot No.54	201.25	22,00,915	22,00,915	-
16	Plot No.55	201.25	36,80,467	7,00,000	29,80,467
17	Plot No.56	201.25	36,06,815	36,06,815	-
18	Plot No.57	269.93	50,84,670	31,00,000	19,84,670
19	Plot No.58 & 59	242.98	86,07,045	86,07,045	-
20	Plot No.60	201.25	28,00,000	28,00,000	-
21	Plot No.61	201.25	35,74,321	8,51,000	27,23,321
22	Plot No.62	201.25	36,82,634	5,01,000	31,81,634
23	Plot No.64	201.25	36,82,600	51,000	36,31,600
24	Plot No.76	201.25	36,82,633	1,51,000	35,31,633
25	Plot No.77	242.98	45,11,617	14,00,000	31,11,617
26	Plot No.78	269.93	29,05,530	5,81,530	23,24,000
27	Plot No.79	201.25	36,28,477	9,07,000	27,21,477
28	Plot No.80	201.25	36,28,477	9,07,000	27,21,477
29	Plot No.97	190.80	24,64,525	7,50,000	17,14,525
30	Plot No.99 & 100	393.44	69,94,121	69,94,121	-
31	Plot No.101	205.14	38,09,076	35,00,000	3,09,076
32	Plot No.102	190.80	30,00,000	50,000	29,50,000
33	Plot No.117	202.64	37,08,087	4,00,000	33,08,087
34	Plot No.136	140.80	25,78,000	2,49,800	23,28,200
35	Plot No.138	140.80	25,00,000	21,000	24,79,000
36	Plot No.139	140.80	15,20,000	15,20,000	-
37	Plot No.140	140.80	25,00,000	25,00,000	-
38	Plot No.141	140.80	25,76,471	19,00,000	6,76,471
39	Plot No.142	178.72	35,58,982	51,000	35,07,982
40	Plot No.143	186.04	25,00,000	50,001	24,49,999
41	Plot No.144	144.00	25,00,000	25,00,000	-
42	Plot No.145	144.00	25,73,027	6,43,257	19,29,770
43	Plot No.146	144.00	26,00,000	50,000	25,50,000
44	Plot No.150	144.00	22,20,000	22,20,000	-
45	Plot No.151	144.00	21,50,000	21,50,000	-
46	Plot No.152	186.04	22,00,726	50,000	21,50,726
47	Plot No.153	178.72	27,62,794	1,00,000	26,62,794
48	Plot No.155	140.80	25,40,000	25,40,000	-
49	Plot No.175	132.54	15,00,847	51,000	14,49,847
50	Plot No.176	132.54	24,60,990	50,000	24,10,990
51	Plot No.177	132.54	20,00,178	50,000	19,50,178
52	Plot No.178	132.54	23,89,657	23,89,657	-
53	Plot No.179	155.65	30,99,560	30,99,560	-
54	Plot No.180	217.95	26,00,000	50,000	25,50,000
	TOTAL	**20,015.24**	**40,33,57,386**	**30,90,20,582**	**9,43,36,804**





Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.22	264.98	8,92,982.60
2	Plot No.23	234.00	7,88,580.00
3	Plot No.24	234.00	7,88,580.00
4	Plot No.25	234.00	7,88,580.00
5	Plot No.26	234.00	7,88,580.00
6	Plot No.27	234.00	7,88,580.00
7	Plot No.28	234.00	7,88,580.00
8	Plot No.29	234.00	7,88,580.00
9	Plot No.30	234.00	7,88,580.00
10	Plot No.31	234.00	7,88,580.00
11	Plot No.33	234.00	7,88,580.00
12	Plot No.37	267.31	9,00,834.70
13	Plot No.41	234.00	7,88,580.00
14	Plot No.42	234.00	7,88,580.00
15	Plot No.43	234.00	7,88,580.00
16	Plot No.44	234.00	7,88,580.00
17	Plot No.45	234.00	7,88,580.00
18	Plot No.46	240.34	8,09,945.80
19	Plot No.47	210.49	7,09,351.30
20	Plot No.48	201.25	6,78,212.50
21	Plot No.49	201.25	6,78,212.50
20	Plot No.50	201.25	6,78,212.50
21	Plot No.51	201.25	6,78,212.50
22	Plot No.52	201.25	6,78,212.50
23	Plot No.59	201.25	6,78,212.50
24	Plot No.63	201.25	6,78,212.50
25	Plot No.65	201.25	6,78,212.50
26	Plot No.66	201.25	6,78,212.50
27	Plot No.67	201.25	6,78,212.50
28	Plot No.68	201.25	6,78,212.50
29	Plot No.69	201.25	6,78,212.50
30	Plot No.70	201.25	6,78,212.50
31	Plot No.71	201.25	6,78,212.50
32	Plot No.72	201.25	6,78,212.50
33	Plot No.73	201.25	6,78,212.50
34	Plot No.74	201.25	6,78,212.50
35	Plot No.75	201.25	6,78,212.50
36	Plot No.81	201.25	6,78,212.50
37	Plot No.82	201.25	6,78,212.50
38	Plot No.83	201.25	6,78,212.50
39	Plot No.84	201.25	6,78,212.50
40	Plot No.85	201.25	6,78,212.50
41	Plot No.86	201.25	6,78,212.50
42	Plot No.87	201.25	6,78,212.50
43	Plot No.88	193.89	6,53,409.30
44	Plot No.89	203.28	6,85,053.60
45	Plot No.90	190.80	6,42,996.00
46	Plot No.91	190.80	6,42,996.00
47	Plot No.92	190.80	6,42,996.00
48	Plot No.93	190.80	6,42,996.00
49	Plot No.94	190.80	6,42,996.00
50	Plot No.95	190.80	6,42,996.00
51	Plot No.96	190.80	6,42,996.00
52	Plot No.98	190.80	6,42,996.00
53	Plot No.103	190.80	6,42,996.00
54	Plot No.104	190.80	6,42,996.00
55	Plot No.105	190.80	6,42,996.00
56	Plot No.106	190.80	6,42,996.00
57	Plot No.107	190.80	6,42,996.00
58	Plot No.108	190.80	6,42,996.00
59	Plot No.109	190.80	6,42,996.00
60	Plot No.110	190.80	6,42,996.00
61	Plot No.111	190.80	6,42,996.00
62	Plot No.112	162.00	5,45,940.00





63	Plot No.113	162.00	5,45,940.00
64	Plot No.114	162.00	5,45,940.00
65	Plot No.115	162.00	5,45,940.00
66	Plot No.116	210.26	7,08,576.20
67	Plot No.118	190.80	6,42,996.00
68	Plot No.119	190.80	6,42,996.00
69	Plot No.120	190.80	6,42,996.00
70	Plot No.121	190.80	6,42,996.00
71	Plot No.122	190.80	6,42,996.00
72	Plot No.123	190.80	6,42,996.00
73	Plot No.124	190.80	6,42,996.00
74	Plot No.125	190.80	6,42,996.00
75	Plot No.126	190.80	6,42,996.00
76	Plot No.127	190.80	6,42,996.00
77	Plot No.128	185.52	6,25,202.40
78	Plot No.129	149.05	5,02,298.50
79	Plot No.130	140.80	4,74,496.00
80	Plot No.131	140.80	4,74,496.00
81	Plot No.132	140.80	4,74,496.00
82	Plot No.133	140.80	4,74,496.00
83	Plot No.134	140.80	4,74,496.00
84	Plot No.135	140.80	4,74,496.00
85	Plot No.137	140.80	4,74,496.00
86	Plot No.147	144.00	4,85,280.00
87	Plot No.148	144.00	4,85,280.00
88	Plot No.149	144.00	4,85,280.00
89	Plot No.154	140.80	4,74,496.00
90	Plot No.156	140.80	4,74,496.00
91	Plot No.157	140.80	4,74,496.00
92	Plot No.158	140.80	4,74,496.00
93	Plot No.159	140.80	4,74,496.00
94	Plot No.160	140.80	4,74,496.00
95	Plot No.161	140.80	4,74,496.00
96	Plot No.162	140.80	4,74,496.00
97	Plot No.163	140.80	4,74,496.00
98	Plot No.164	140.80	4,74,496.00
99	Plot No.165	140.80	4,74,496.00
100	Plot No.166	135.02	4,55,017.40
101	Plot No.167	132.35	4,46,019.50
102	Plot No.168	132.54	4,46,659.80
103	Plot No.169	132.54	4,46,659.80
104	Plot No.170	132.54	4,46,659.80
105	Plot No.171	132.54	4,46,659.80
106	Plot No.172	132.54	4,46,659.80
107	Plot No.173	132.54	4,46,659.80
108	Plot No.174	132.54	4,46,659.80
109	Plot No.181	165.30	5,57,061.00
110	Plot No.182	165.30	5,57,061.00
111	Plot No.183	165.30	5,57,061.00
112	Plot No.184	165.30	5,57,061.00
113	Plot No.185	165.30	5,57,061.00
114	Plot No.186	165.30	5,57,061.00
115	Plot No.187	284.10	9,57,417.00
		21,703.42	**7,31,40,525.40**





Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	22,00,00,000	22,00,00,000	8,06,39,341.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	30,00,00,000	30,00,00,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	10,00,00,000	10,00,00,000	6,05,54,702
4	Customer Receipts under for Project	14,05,91,884	47,64,97,911	30,64,84,582
5	Total Funds for Project	76,05,91,884	1,09,64,97,911	44,76,78,625
6	Total Estimated Cost (As per Table A)	58,23,39,024	58,23,39,024	44,76,78,625

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
ÜDIN:-25177608BMGYBG5727

Agreed and accepted by:

GROWMORE VENTURES

Name:- Dilip Agrawal
Partner
M/s Growmore Ventures
Place:-Nagpur
Date:- 10-04-2025