PIYUSH A. ASARE
CHARTERED ACCOUNTANT

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: 26/12/2023

To,

M/s Jai Gurudev Builders & Land Developers, Plot No 111 & 112, Padole Mangal Karyalay Complex, Hudkeshwar Road Nagpur 440034

Subject: Certificate of Financial Progress of Work of "Jai Gurudev Nagri 2" having MahaRERA Registration Number_____ being developed by M/s Jai Gurudev Builders & Land Developers

Sir, This Certificate is being issued for RERA compliance for the "Jai Gurudev Nagri 2" having MahaRERA registration Number _____being developed by M/s Jai Gurudev Builders & Land Developers 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)

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).	6,20,00,000.00
	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	-
	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	31,62,220.00
	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:	**6,51,62,220.00**
ii)	**Development Cost / Cost of Construction of Building**		
	(a)	Estimated Cost of Construction as certified by Engineer	2,22,42,540.00
	(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.	-
	(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:	**2,22,42,540.00**
		Total Cost of Project (Estimated)	**8,74,04,760.00**
* 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

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).		6,20,00,000.00
	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		-
	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		31,62,220.00
	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:		**6,51,62,220.00**
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	-
		(b)	Actual Cost of construction incurred as per books of accounts as verified by the CA	-
	(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		-
	(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;		-
		Sub Total of Development Cost:		-
3		Total Cost of the Project (Annual incurred as on date of certificate)		**6,51,62,220**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A)		**0.75**
5		Amount which can be withdrawn from the Designated Account		**6,51,62,220**
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		**6,51,62,220**

* 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
			-	-	-

*Unit consideration as per agreement / letter of allotment & amount recevied doesnot include pass through charges & indirect taxes

Unsold Inventory

Sr No	Plot No	Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	1	240.5	12,50,600
2	2	200	10,40,000
3	3	200	10,40,000
4	4	200	10,40,000
5	5	200	10,40,000
6	6	200	10,40,000
7	7	288.93	15,02,436
8	8	225	11,70,000
9	9	225	11,70,000
10	10	248.15	12,90,380
11	11	252.65	13,13,780
12	12	133.17	6,92,484
13	13	133.17	6,92,484
14	14	133.17	6,92,484
15	15	133.17	6,92,484
16	16	133.17	6,92,484
17	17	133.17	6,92,484
18	18	118.23	6,14,796
19	19	134.24	6,98,048
20	20	132.71	6,90,092
21	21	132.71	6,90,092
22	22	132.71	6,90,092
23	23	132.71	6,90,092
24	24	132.71	6,90,092
25	25	132.71	6,90,092
26	26	251.75	13,09,100
27	27	206.39	10,73,228
28	28	96	4,99,200
29	29	96	4,99,200
30	30	96	4,99,200
31	31	96	4,99,200
32	32	96	4,99,200
33	33	96	4,99,200
34	34	96	4,99,200
35	35	117.78	6,12,456
36	36	128.94	6,70,488
37	37	96	4,99,200
38	38	96	4,99,200
39	39	96	4,99,200
40	40	96	4,99,200
41	41	96	4,99,200
42	42	96	4,99,200
43	43	96	4,99,200
44	44	206.39	10,73,228
45	45	247.25	12,85,700
46	46	216	11,23,200

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47	47	216	11,23,200
48	48	216	11,23,200
49	49	247.25	12,85,700
50	50	142.17	7,39,284
51	51	110.5	5,74,600
52	52	110.5	5,74,600
53	53	110.5	5,74,600
54	54	110.5	5,74,600
55	55	110.5	5,74,600
56	56	128.78	6,69,656
57	57	192.28	9,99,856
58	58	148.8	7,73,760
59	59	148.8	7,73,760
60	60	148.8	7,73,760
61	61	148.8	7,73,760
62	62	229.56	11,93,712
63	63	296.39	15,41,228
64	64	146.2	7,60,240
65	65	146.2	7,60,240
66	66	146.2	7,60,240
67	67	146.2	7,60,240
68	68	146.2	7,60,240
69	69	146.2	7,60,240
70	70	146.2	7,60,240
71	71	146.2	7,60,240
72	72	146.52	7,61,904
73	73	206.6	10,74,320
74	74	118.05	6,13,860
75	75	129	6,70,800
76	76	129	6,70,800
77	77	129	6,70,800
78	78	129	6,70,800
79	79	129	6,70,800
80	80	129	6,70,800
81	81	129	6,70,800
82	82	129	6,70,800
83	83	129	6,70,800
84	84	260.39	13,54,028
85	85	242.39	12,60,428
86	86	115.5	6,00,600
87	87	115.5	6,00,600
88	88	115.5	6,00,600
89	89	115.5	6,00,600
90	90	115.5	6,00,600
91	91	115.5	6,00,600
92	92	115.5	6,00,600
93	93	115.5	6,00,600
94	94	188.58	9,80,616
95	95	140.21	7,29,092
96	96	115.5	6,00,600
97	97	115.5	6,00,600
98	98	115.5	6,00,600
99	99	115.5	6,00,600
100	100	115.5	6,00,600
101	101	115.5	6,00,600
102	102	115.5	6,00,600
103	103	115.5	6,00,600
104	104	242.39	12,60,428
105	105	242.39	12,60,428
106	106	114.1	5,93,320
107	107	114.1	5,93,320



108	108	114.1	5,93,320
109	109	114.1	5,93,320
110	110	114.1	5,93,320
111	111	114.1	5,93,320
112	112	114.1	5,93,320
113	113	185.99	9,67,148
114	114	137.62	7,15,624
115	115	114.1	5,93,320
116	116	114.1	5,93,320
117	117	114.1	5,93,320
118	118	114.1	5,93,320
119	119	114.1	5,93,320
120	120	114.1	5,93,320
121	121	114.1	5,93,320
122	122	242.39	12,60,428
123	123	242.39	12,60,428
124	124	112	5,82,400
125	125	112	5,82,400
126	126	112	5,82,400
127	127	112	5,82,400
128	128	112	5,82,400
129	129	112	5,82,400
130	130	184.8	9,60,960
131	131	136.43	7,09,436
132	132	112	5,82,400
133	133	112	5,82,400
134	134	112	5,82,400
135	135	112	5,82,400
136	136	112	5,82,400
137	137	112	5,82,400
138	138	242.39	12,60,428
139	139	270.47	14,06,444
140	140	132.26	6,87,752
141	141	132.26	6,87,752
142	142	132.26	6,87,752
143	143	132.26	6,87,752
144	144	132.26	6,87,752
145	145	145.79	7,58,108
Total		**21219.7**	**11,03,42,440.00**



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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)	2,22,42,540.00
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), 21219.7 SqMts (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	11,03,42,440.00
4	Estimated receivables of ongoing project. [Sum of2 + 3(ii))]	**11,03,42,440.00**
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	

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	Withdrawals	-
4	Closing Balance	-

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 Mr Moreshwar Kale Proprietor / Promoter of Gurumurty Constructions 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	6,51,62,220	6,51,62,220	6,51,62,220
2	Total Borrowed funds (Secured) -Drawdown availed till date	-	-	-
3	Total Borrowed funds (Unsecured) -Drawdown availed till date	-	-	-
4	Customer Receipts used for project	2,22,42,540	2,22,42,540	-
5	Total Funds for project	8,74,04,760	8,74,04,760	6,51,62,220
6	Total estimated cost(as per Table A)	8,74,04,760	8,74,04,760	8,74,04,760

Table G

Any Comments/Observations of CA

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

As per Information Provided to me
For Piyush Asare
Chartered Accountants
FRN:

S N Bamode

Signature of Promoter
Name: Pramoter Jai Gurudev Nagri 2
Date: 26/12/2023

PIYUSH ASARE ★ M.No.164519 ★ CHARTERED ACCOUNTANT

CA Piyush Asare
Membership. No:- 164519
UDIN:24164519BKBEIX6320

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