



P S SHARMA AND ASSOCIATES
CHARTERED ACCOUNTANT

OFFICE: PLOT NO 571, BUDDHA VIHAR
MARG, GOKULPETH, NAGPUR - 440 010
MOBILE NO.: 9823576421
E-MAIL : prashant.23564@gmail.com

ANNEXURE D

FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Date :- 15.04.2025

To

Anil Radheshyam Sharma

143, Indu Enclave, 1st Floor,
Shankar Nagar West, Nagpur -440010

Subject :- Certificate of Financial progress of work of "NARMADA RESIDENCY" having MahaRERA Registration Number **P50500076639** being developed by **Anil Radheshyam Sharma**.

Sir,

This certificate is being issued for RERA compliance for the project "NARMADA RESIDENCY" having MahaRERA Registration No. **P50500076639** being developed by Promoter **Anil Radheshyam Sharma**, and is based on the records and documents produced before me and the explanations provided to me by the management of the Company.

TABLE A – Estimated Cost of Real Estate Project

Sr. No (1)	Particular (2)	Estimated Cost (3)
1	1. Land Cost: (a) Value of Land as ascertained from the Annual Statement of Rates(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 admin. or any Statutory	 4,65,56,974=00 1,61,42,819=00



	Authority	
	(c) Estimated acquisition cost of TDR (if any)	
	(d) Estimated Amounts payable to State Government/UT admin. or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	0 3,73,452=00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0
	(f) Under Rehabilitation scheme:	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	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 Accomodation, overhead cost , amount payable to slum dwellers tenants, apartment owners or appropriate authorities or government or concessionaire which are not refundable and so on.	0
	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 borrowings done specifically for construction or rehabilitation component .	
	SUB TOTAL of Land Cost:	6,30,73,245=00
	ii. Development Cost / Cost of Construction of Building	
	a. Estimated Cost of Construction as certified by Engineer	27,87,98,200=00



b. Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
c. Estimated expenditure for development of entire project excluding cost of construction as per (i) above i.e salaries , consultants fees , site overheads , 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 , consumable etc.	2,11,20,000=00
d. Estimated taxes , cess , fees , charges , premiums , interest etc payable to any statutory authority.	5,00,000=00
e. Interest payable to any financial institutions, scheduled banks , non – banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction .	0
Sub-Total of Development Cost:	30,04,18,200=00
Total Cost of the Project (Estimated)	36,34,91,445=00

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

** Estimated cost shall be revised through correction application.

Table B – Actual Cost incurred on the project

Sr. No (1)	Particular (2)	Estimated Cost (3)
1	<u>Land Cost:</u>	
	(a) Value of Land as ascertained from the Annual Statement of Rates (ASR)	4,65,56,974=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 admin. or any Statutory Authority	1,61,42,819=00
	(c) Incurred Expenditure for acquisition of TDR (if any)	
	(d) Amounts paid to State Government/UT admin. or	



	competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	0
	(e) Land Premium paid for redevelopment of land owned by public authorities.	3,73,452=00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehab building. Minimum of (a) and (b) to be considered.	0
	(a) Cost incurred 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 s as per books of accounts as verified by CA.	
	ii. Incurred expenditure towards clearance of land or 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 authorities 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 incurred on the borrowings done specifically for construction or rehabilitation component.	
	SUB TOTAL of Land Cost:	
		6,30,73,245=00



2	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 the same as certified by Engineer. (b) Actual cost of construction Incurred as per books of accounts as verified by 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 , 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 , consumable etc. All cost incurred to complete the construction of the entire phase of the project registered. iv. Incurred expenditure towards taxes , cess , fees , charges , premiums , interest etc payable to any statutory authority. v. Incurred 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:	6,20,00,000=00 5,18,51,183=00 0 29,80,131=00 1,22,861=00 0 5,49,54,175=00
3	Total Cost of the Project	11,80,27,421=00
4	Proportion of the cost incurred on land cost and construction cost to the estimated cost (Table A)	32%
5	Amount which can be withdrawn from the Designated account.	11,80,27,421=00
6	Less: amount withdrawn till date of this certificate from the designated account (up to 30.03.2025)	71,19,001=00
7	Net amount which can be withdrawn from the Designated Bank account under this scheme	11,09,08,420=00

- Pass through charges or indirect taxes not included in Incurred cost of the project.



TABLE C

Statement of calculation of Receivables from the sales of the Real Estate Project

SOLD INVENTORY :-

Sr. No. (1)	Flat No. (2)	Carpet area (in Sq. Mts) (3)	Unit consideration as per Agreement/Letter of allotment* (4)	Received Amount * (5)	Balance receivables (6)
1	A-204	62.47	3400000	2720000	680000
2	A-501	61.09	3400000	2720000	680000
3	A-105	61.55	3400000	2500000	900000
4	A-106	61.55	2800000	1100000	1700000
5	A-110	63.18	3968000	2422000	1546000
6	A-210	62.38	3400000	2720000	680000
7	A-410	62.38	2800000	1200000	1600000
8	S-3	22.2	1600000	1200000	400000
9	S-4	22.2	1600000	1380000	220000
10	S-7	17.68	2500000	2000000	500000
11	S-19	17.46	2500000	2000000	500000
	TOTAL	514.14	31368000	21962000	9406000

* Unit consideration as per agreement/ letter of allotment and amount received does not include pass through charges and indirect taxes.

UNSOLD INVENTORY :-**1. BUILDING/WING – A**

(Unsold Inventory) Ready Recknor Rate as on the date of certificate of the Residential Premises is Rs.26,000/- per Sq Mtr and for Shop is Rs. 32,500/- per Sq Mtr
Building A



Sr. no.	Floor / Wing	Flat No. / Shop No	Shop/2BHK/3BHK	Carpet Area (SQ MTR.)	Unit Consideration as per Ready Reckoner rate(ASR)
1	A	1	Shop	17.46	567,548
2	A	2	Shop	16.80	545,958
3	A	5	Shop	22.46	729,918
4	A	6	Shop	17.68	574,740
5	A	8	Shop	22.46	729,921
6	A	9	Shop	22.50	731,120
7	A	10	Shop	38.11	1,238,575
8	A	11	Shop	22.50	731,120
9	A	12	Shop	22.46	729,918
10	A	13	Shop	17.68	574,740
11	A	14	Shop	17.68	574,740
12	A	15	Shop	22.46	729,918
13	A	16	Shop	22.20	721,500
14	A	17	Shop	22.20	721,500
15	A	18	Shop	16.80	545,958
16	A-1	101	2 BHK	61.09	1,588,457
17	A-1	102	2 BHK	62.47	1,624,181
18	A-1	103	2 BHK	61.56	1,600,490
19	A-1	104	2 BHK	62.47	1,624,181
20	A-1	107	2 BHK	62.47	1,624,181
21	A-1	108	2 BHK	61.09	1,588,457
22	A-1	109	2 BHK	61.09	1,588,457
23	A-1	111	2 BHK	63.19	1,642,862
24	A-1	112	2 BHK	61.09	1,588,457
25	A-2	201	2 BHK	61.09	1,588,457
26	A-2	202	2 BHK	62.47	1,624,181
27	A-2	203	2 BHK	61.56	1,600,490
28	A-2	205	2 BHK	61.56	1,600,487
29	A-2	206	2 BHK	61.56	1,600,482
30	A-2	207	2 BHK	62.47	1,624,181
31	A-2	208	2 BHK	61.09	1,588,457
32	A-2	209	2 BHK	61.09	1,588,457
33	A-2	211	2 BHK	62.38	1,621,997
34	A-2	212	2 BHK	61.09	1,588,457
35	A-3	301	2 BHK	61.09	1,588,457
36	A-3	302	2 BHK	62.47	1,624,181
37	A-3	303	2 BHK	61.56	1,600,490
38	A-3	304	2 BHK	62.47	1,624,181
39	A-3	305	2 BHK	61.56	1,600,487



40	A-3	306	2 BHK	61.56	1,600,482
41	A-3	307	2 BHK	62.47	1,624,181
42	A-3	308	2 BHK	61.09	1,588,457
43	A-3	309	2 BHK	61.09	1,588,457
44	A-3	310	2 BHK	62.38	1,621,997
45	A-3	311	2 BHK	62.38	1,621,997
46	A-3	312	2 BHK	61.09	1,588,457
47	A-4	401	2 BHK	61.09	1,588,457
48	A-4	402	2 BHK	62.47	1,624,181
49	A-4	403	2 BHK	61.56	1,600,490
50	A-4	404	2 BHK	62.47	1,624,181
51	A-4	405	2 BHK	61.56	1,600,487
52	A-4	406	2 BHK	61.56	1,600,482
53	A-4	407	2 BHK	62.47	1,624,181
54	A-4	408	2 BHK	61.09	1,588,457
55	A-4	409	2 BHK	61.09	1,588,457
56	A-4	411	2 BHK	62.38	1,621,997
57	A-4	412	2 BHK	61.09	1,588,457
58	A-5	502	2 BHK	62.47	1,624,181
59	A-5	503	2 BHK	61.56	1,600,490
60	A-5	504	2 BHK	62.47	1,624,181
61	A-5	505	2 BHK	61.56	1,600,487
62	A-5	506	2 BHK	61.56	1,600,482
63	A-5	507	2 BHK	62.47	1,624,181
64	A-5	508	2 BHK	61.09	1,588,457
65	A-5	509	2 BHK	61.09	1,588,457
66	A-5	510	2 BHK	62.38	1,621,997
67	A-5	511	2 BHK	62.38	1,621,997
68	A-5	512	2 BHK	61.09	1,588,457
69	A-6	601	2 BHK	61.09	1,588,457
70	A-6	602	2 BHK	62.47	1,624,181
71	A-6	603	2 BHK	61.56	1,600,490
72	A-6	604	2 BHK	62.47	1,624,181
73	A-6	605	2 BHK	61.56	1,600,487
74	A-6	606	2 BHK	61.56	1,600,482
75	A-6	607	2 BHK	62.47	1,624,181
76	A-6	608	2 BHK	61.09	1,588,457
77	A-6	609	2 BHK	61.09	1,588,457
78	A-6	610	2 BHK	62.38	1,621,997
79	A-6	611	2 BHK	62.38	1,621,997
80	A-6	612	2 BHK	61.09	1,588,457
			Total	4335.77	114,819,381



2. BUILDING/WING - B

Building B					
Sr. no.	Floor / Wing	Flat No.	Shop/2BHK/3BHK	Carpet Area (SQ MTR.)	Unit Consideration as per Ready Reckoner rate(ASR)
1	B-1	101	2 BHK	61.09	1,588,457
2	B-1	102	2 BHK	62.47	1,624,181
3	B-1	103	2 BHK	61.56	1,600,490
4	B-1	104	2 BHK	62.47	1,624,181
5	B-1	105	2 BHK	61.56	1,600,487
6	B-1	106	2 BHK	61.56	1,600,482
7	B-1	107	2 BHK	62.47	1,624,181
8	B-1	108	2 BHK	61.09	1,588,457
9	B-1	109	2 BHK	61.09	1,588,457
10	B-1	110	2 BHK	63.19	1,642,862
11	B-1	111	2 BHK	63.19	1,642,862
12	B-1	112	2 BHK	61.09	1,588,457
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14	B-2	202	2 BHK	62.47	1,624,181
15	B-2	203	2 BHK	61.56	1,600,490
16	B-2	204	2 BHK	62.47	1,624,181
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18	B-2	206	2 BHK	61.56	1,600,482
19	B-2	207	2 BHK	62.47	1,624,181
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21	B-2	209	2 BHK	61.09	1,588,457
22	B-2	210	2 BHK	62.38	1,621,997
23	B-2	211	2 BHK	62.38	1,621,997
24	B-2	212	2 BHK	61.09	1,588,457
25	B-3	301	2 BHK	61.09	1,588,457
26	B-3	302	2 BHK	62.47	1,624,181
27	B-3	303	2 BHK	61.56	1,600,490
28	B-3	304	2 BHK	62.47	1,624,181
29	B-3	305	2 BHK	61.56	1,600,487
30	B-3	306	2 BHK	61.56	1,600,482
31	B-3	307	2 BHK	62.47	1,624,181
32	B-3	308	2 BHK	61.09	1,588,457
33	B-3	309	2 BHK	61.09	1,588,457
34	B-3	310	2 BHK	62.38	1,621,997
35	B-3	311	2 BHK	62.38	1,621,997
36	B-3	312	2 BHK	61.09	1,588,457
37	B-4	401	2 BHK	61.09	1,588,457



38	B-4	402	2 BHK	62.47	1,624,181
39	B-4	403	2 BHK	61.56	1,600,490
40	B-4	404	2 BHK	62.47	1,624,181
41	B-4	405	2 BHK	61.56	1,600,487
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43	B-4	407	2 BHK	62.47	1,624,181
44	B-4	408	2 BHK	61.09	1,588,457
45	B-4	409	2 BHK	61.09	1,588,457
46	B-4	410	2 BHK	62.38	1,621,997
47	B-4	411	2 BHK	62.38	1,621,997
48	B-4	412	2 BHK	61.09	1,588,457
49	B-5	501	2 BHK	61.09	1,588,457
50	B-5	502	2 BHK	62.47	1,624,181
51	B-5	503	2 BHK	61.56	1,600,490
52	B-5	504	2 BHK	62.47	1,624,181
53	B-5	505	2 BHK	61.56	1,600,487
54	B-5	506	2 BHK	61.56	1,600,482
55	B-5	507	2 BHK	62.47	1,624,181
56	B-5	508	2 BHK	61.09	1,588,457
57	B-5	509	2 BHK	61.09	1,588,457
58	B-5	510	2 BHK	62.38	1,621,997
59	B-5	511	2 BHK	62.38	1,621,997
60	B-5	512	2 BHK	61.09	1,588,457
Total				3707.73	96,400,850

GRAND TOTAL = 4335.77+3707.73=8043.49 SQM Rs 21,12,20,231/-

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 in Total Estimated Project cost less Cost incurred)	24,54,64,024
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	94,06,000



3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	8043.49
	(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 the CA) as per Table C to this certificate	21,12,20,231
4	Estimated Receivables of ongoing project (Sum of 2+3(ii))	22,06,26,231
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	22,70,07,056

TABLE E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual amount till 30/03/2025 (From start of account till 30/03/2025)
1	Opening Balance	0
2	Deposits	71,89,000=00
3	Withdrawals	71,19,001=00
4	Closing Balance	69,999=00

I hereby certify that required proportion of money, as specified in the act, collected from the allottees of the project unit as indicated in table C has been deposited in Designated RERA Bank Account.

I hereby certify that Anil Radheshyam Sharma has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.



**TABLE F
MEANS OF FINANCE**

S.No.	Particulars	Estimated* (At the time of the Registration) (In Rs) (Proposed and indicative)	Proposed/ Estimated (As on the date Of certificate) (In Rs)	Actual (As on the date Of certificate) (In Rs)
1	Own Funds	9,00,00,000	11,00,00,000	11,08,28,420
2	Total Borrowed Funds (Secured) – Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) – Drawdown availed till date	0	0	0
4	Customer receipts used for Project	27,34,91,445	25,34,91,445	71,99,001
5	Total Funds for Project	36,34,91,445	36,34,91,445	11,80,27,421
6	Total Estimated Cost (As per Table A)	36,34,91,445	36,34,91,445	



TABLE G
Any comments/ observations of CA

1	The (Table A) estimate cost of the project has been provide by the Promoters after consulting the Engineer & Architect. Estimated & Proposed cost in Table - F is provided by the Promoter.
2	This Certificate covers receipt & expenditure upto 30-03-2025.

Yours faithfully



For P S SHARMA AND ASSOCIATES
Chartered Accountants
(FRN- 157543 W)

Prashant
CA. PRASHANT SHARMA
M No. 611639

Place : NAGPUR
Date : 15.04.2025
UDIN: 25611639BMIVCA3381

Agreed and Accepted BY

Signature of Promoter

Name ANIL R. SHARMA

Date : 15/04/25

