



**Form-3**

(See Regulation-3)

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

DATE : 26/10/2023

To,  
FND H CONSTRUCTIONS LLP

Subject: Certificate of Financial Progress of Work of SUNDARVAN NINES having MAHARERA Registration Number (Applied For) being developed by FND H CONSTRUCTIONS LLP

Sir,

This Certificate is being issued for RERA compliance for the Project SUNDARVAN NINES having Maha RERA Registration Number (Applied For) being developed by FND H CONSTRUCTIONS LLP and is based on the records and documents produced before me and explanations 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.	Particulars	Estimated Cost (At the time of Registration of Project)
<b>1</b>	<b>1) Land Cost:</b>	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	621,00,000
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.	226,38,309
c)	Estimated Acquisition cost of TDR (if any)	1256,17,057
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	41,02,200
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	-

Head Office: 165, Tulsi Nagar,  
Near Kali Mata Mandir, Nagpur - 440002

Branch Office: 26, Near Dayanand Park,  
Kasturba Nagar, Jaripatka, Nagpur - 440014



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.	-
<b>Sub Total of LAND COST Rs</b>		<b>2144,57,566</b>
ii)	<b>Development Cost / Cost of Construction of Building</b>	
a)	Estimated Cost of Construction as certified by Engineer	4968,75,600
b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	286,65,900
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. .	100,00,000
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	-
e)	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	573,31,800
<b>Sub Total of Development Cost</b>		<b>5928,73,300</b>
<b>Total Cost of the Project (Estimated)</b>		<b>8073,30,866</b>

\*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 (as on date of Certificate)**

Sr No.	Particulars	Amount Incurred (Rs.)
2	<b>(i) Land Cost:</b>	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	571,00,000
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 Administration or any Statutory Authority.	133,60,578
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	41,02,200
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 the books of Accounts as verified by 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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
iii)	Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid 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.	-
	<b>Sub Total of LAND COST Rs</b>	<b>745,62,778</b>
ii)	<b>Development Cost / Cost of Construction:</b>	
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 the 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 work, 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.	-
d)	Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	-
e)	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;	-
	<b>Sub Total of Development Cost</b>	<b>-</b>
3	<b>Total Cost of the Project (Actual Incurred as on date of Certificate)</b>	<b>745,62,778</b>
4	<b>Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)</b>	<b>9.235715014</b>
5	<b>Amount which can be withdrawn from the Designated Account</b>	<b>745,62,778</b>
6	<b>Less: Amount withdrawn till date of this certificate from the Designated Account</b>	<b>-</b>
7	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>	<b>745,62,778</b>

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



**TABLE C**  
**STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL**

**SOLD INVENTORY**

Sr. No.	Flat No.	Carpet Area (In Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
	<b>Total</b>				

\*Unit consideration as per agreement/letter of allotment and amount received does not include Pass through

**UNSOLD INVENTORY**

Sr No	Flat No/ Shop No	Carpet Area (In Sq. mts)	Unit Consideration as per Ready Reckoner Rate
<b>Ground Floor</b>			
1	Department Store 1	488.51	304,14,633
2	Department Store 2	423.22	263,49,677
<b>1st FLOOR</b>			
3	Department Store 1	486.47	276,65,549
4	Department Store 2	391.92	222,88,490
<b>2nd FLOOR</b>			
5	Department Store 1	486.47	276,65,549
6	Office 1	52.84	30,05,011
7	Office 2	46.16	26,25,119
8	Office 3	51.54	29,31,080
9	Office 4	58.32	33,16,658
10	Office 5	47.18	26,83,127
11	Office 6	47.46	26,99,050
12	Office 7	38.08	21,65,610
<b>A WING</b>			
<b>4th FLOOR</b>			
13	401	130.62	64,65,690
14	402	94.58	46,81,710
15	403	104.43	51,69,285
16	404	68.56	33,93,720
17	407	72.37	35,82,315
<b>5th FLOOR</b>			
18	501	109.53	56,92,822
19	502	74.88	38,91,888
20	503	93.37	48,52,906
21	504	68.56	35,63,406
22	505	62.71	32,59,352
23	506	62.71	32,59,352
24	507	68.84	35,77,959
<b>6th FLOOR</b>			
25	601	109.53	56,92,822
26	602	96.90	50,36,378
27	603	93.18	48,43,031
28	604	68.56	35,63,406
29	605	66.89	34,76,608
30	606	66.89	34,76,608
31	607	68.84	35,77,959
<b>7th FLOOR</b>			
32	701	109.53	56,92,822
33	702	96.25	50,02,594
34	703	93.18	48,43,031
35	704	68.56	35,63,406
36	705	67.26	34,95,839
37	706	90.67	47,12,573
38	707	68.84	35,77,959
<b>8th FLOOR</b>			
39	801	109.53	56,92,822



40	802	74.88	38,91,800
41	803	93.37	48,32,900
42	804	68.56	35,63,400
43	805	62.71	32,59,352
44	806	62.71	32,59,352
45	807	68.84	35,77,959
<b>9th FLOOR</b>			
46	901	366.39	190,33,515
47	904	68.56	35,63,400
48	905	62.80	32,64,030
49	906	62.80	32,64,030
50	907	68.84	35,77,959
<b>10th FLOOR</b>			
51	1001	125.33	65,14,027
52	1002	105.54	54,83,442
53	1003	110.27	57,31,283
54	1004	68.56	35,63,400
55	1005	62.71	32,59,352
56	1006	62.71	32,59,352
57	1007	68.84	35,77,959
<b>11th FLOOR</b>			
58	1101	109.53	59,63,909
59	1102	74.88	40,77,216
60	1103	93.37	50,83,997
61	1104	68.56	37,33,092
62	1105	62.71	34,14,560
63	1106	62.71	34,14,560
64	1107	68.84	37,48,338
<b>12th FLOOR</b>			
65	1201	109.53	59,63,909
66	1202	96.25	52,40,813
67	1203	93.18	50,73,651
68	1204	68.56	37,33,092
69	1205	67.26	36,62,307
70	1206	90.67	49,36,982
71	1207	68.84	37,48,338
<b>13th FLOOR</b>			
72	1301	366.59	199,60,826
73	1304	68.56	37,33,092
74	1305	62.80	34,19,460
75	1306	62.80	34,19,460
76	1307	68.84	37,48,338
<b>14th FLOOR</b>			
77	1401	125.33	68,24,219
78	1402	105.54	57,46,653
79	1403	110.27	60,04,202
80	1404	68.56	37,33,092
81	1405	62.71	34,14,560
82	1406	62.71	34,14,560
83	1407	68.84	37,48,338
<b>B-WING</b>			
<b>4th FLOOR</b>			
84	403	74.13	38,52,907
85	404	61.32	31,87,107
86	405	96.8	50,31,180
<b>5th FLOOR</b>			
87	501	53.14	27,61,952
88	502	53.14	27,61,952
89	503	65.03	33,79,934
90	504	53.79	27,95,735
91	505	60.85	31,62,679
<b>6th FLOOR</b>			
92	601	57.32	29,79,207
93	602	57.32	29,79,207
94	603	65.03	33,79,934
95	604	53.79	27,95,735
96	605	60.85	31,62,679
<b>7th FLOOR</b>			
98	702	53.33	27,71,827
99	703	65.03	33,79,934
100	704	53.79	27,95,735
101	705	60.85	31,62,679



<b>8th FLOOR</b>			
102	801	53.14	27,61,952
103	802	53.14	27,61,952
104	803	65.03	33,79,934
105	804	53.79	27,95,735
106	805	60.85	31,62,679
<b>9th FLOOR</b>			
107	901	53.14	27,61,952
108	902	53.14	27,61,952
109	903	65.03	33,79,934
110	904	53.79	27,95,735
111	905	60.85	31,62,679
<b>10th FLOOR</b>			
112	1001	53.14	27,61,952
113	1002	53.14	27,61,952
114	1003	65.03	33,79,934
115	1004	53.79	27,95,735
116	1005	60.85	31,62,679
<b>11th FLOOR</b>			
117	1101	53.14	28,93,473
118	1102	53.14	28,93,473
119	1103	65.03	35,40,884
120	1104	53.79	29,28,866
121	1105	60.85	33,13,283
<b>12th FLOOR</b>			
122	1202	53.33	29,03,819
123	1203	65.03	35,40,884
124	1204	53.79	29,28,866
125	1205	60.85	33,13,283
<b>13th FLOOR</b>			
126	1301	53.14	28,93,473
127	1302	53.14	28,93,473
128	1303	65.03	35,40,884
129	1304	53.79	29,28,866
130	1305	60.85	33,13,283
<b>14th FLOOR</b>			
131	1401	53.14	28,93,473
132	1402	53.14	28,93,473
133	1403	65.03	35,40,884
134	1404	53.79	29,28,866
135	1405	60.85	33,13,283
		11931.21	645251913.35



**TABLE D  
COMPARISON BETWEEN BALANCE COST AND RECEIVABLES**

SR NO.	PARTICULARS	AMOUNT
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	7327,68,088
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) Sq Mtrs. ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied as per Table C to this certificate)	11,931.21 6452,51,913
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	6452,51,913
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 of ongoing project will be deposited in 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.	PARTICULARS	Designated Bank Account Details Actual Amount till Date (From Start of bank account to till date)
1	Opening Balance	0
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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 (F ND H CONSTRUCTIONS LLP) has utilized 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**

SR NO	PARTICULARS	ESTIMATED* (At the time of Registration) (In Rs.) (Proposed and indicative)	Proposed / Estimated (As on the date of the Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	260,00,000.00	260,00,000.00	251,62,778.00
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date	2000,00,000.00	2000,00,000.00	
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	500,00,000.00	500,00,000.00	494,00,000.00
4	Customer receipts Used for Project	5313,30,866.00	5313,30,866.00	-
5	Total Funds for Project	8073,30,866.00	8073,30,866.00	745,62,778.00
6	Total Estimated Cost (As per Table A)	8073,30,866.00	8073,30,866.00	

**TABLE G  
Any Comment/Observation of CA**

1			
2			
3			
4			

UDIN : 24145474BJZYUQ6157

Place : Nagpur  
Dated : 01.04.2024

Agreed and Accepted by-

Signature of Promoter  
Name:  
Date:

**DHANDEKAR MEHTWANI & CO.**  
Chartered Accountants  
FRN: 138374W  
*Nachiket Dhandekar*  
Partner  
Mem. No.- 145474

