M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Chowk, Amravati - 444601
Mob. No. +91 9420076355 email id - cagadassociates@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,
M/s Lifestyle Home Spaces
Shop no 12/13/14/15, Balkrushnalalji Mandir Trust, Rallies Plot, Amravati - 444601, MH (IN).

Sub.:- Certificate of Financial Progress of Work of LIFESTYLE HOMES having MahaRERA Registration Number P50300054447 being developed by M/S LIFESTYLE HOME SPACES.

Sir,

This certificate is being issued for RERA compliance for the LIFESTYLE HOMES having MahaRERA Registration Number P50300054447 being developed by M/S LIFESTYLE HOME SPACES and is based on the records and documents produced before me and explanations provided to me by the management of the Company(promoter).

(Certificate as on 31/03/2025)

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).	75,00,000
	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.	47,12,894
	c) Estimated Acquisition cost of TDR (if any)	26,77,500
	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	5,88,150
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	-

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	(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 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	1,54,78,544
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	8,40,00,000
	(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.	10,00,000
	(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 on money borrowed for construction :-	50,00,000
	Sub-Total of DEVELOPMENT COST	9,00,00,000
	Total Cost of The project (Estimated)	**10,54,78,544**

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Table B - Actual Cost Incurred on the Project (as on 31/03/2025)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	75,00,000
	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.	47,12,894
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	26,77,500
	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	5,88,150
	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	1,54,78,544
	Development Cost/ Cost of Construction of Building:	

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	(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	3,64,17,523
	(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.	7,96,650
	(iv) Incurred Expenditure towrds 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 on money borrowed for construction :-	24,31,855
	Sub-Total of DEVELOPMENT COST	3,96,46,028
3	Total Cost of The project (Actual incurred as on date of certificate)	**5,51,24,572**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	52.26
5	Amount which can be withdrawn from the Designated Account.	5,51,24,572
6	Less: Amount withdrawn till date of this certificate from the Designated Account	5,50,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,45,74,572

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Table C (LIFESTYLE HOMES)

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	SHOP NO 9	24.19	30,00,000	5,00,000	25,00,000
2	FLAT NO 201	82.78	45,00,000	50,000	44,50,000
	TOTAL	**106.97**	**75,00,000**	**5,50,000**	**69,50,000**

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises :-

Type	Ready Reckoner Rates
Commercial Ground Floor	**28800**
Commercial First Floor	**26500**
Residential	**23000**

Sr. No.	Floor	Flat / Shop No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(2)	(3)	(4)
1	GROUND	SHOP NO 1	18.49	5,32,512
2	GROUND	SHOP NO 2	18.04	5,19,552

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3	GROUND	SHOP NO 3	18.04	5,19,552
4	GROUND	SHOP NO 4	18.04	5,19,552
5	GROUND	SHOP NO 5	18.04	5,19,552
6	GROUND	SHOP NO 6	18.04	5,19,552
7	GROUND	SHOP NO 7	18.04	5,19,552
8	GROUND	SHOP NO 8	18.04	5,19,552
9	GROUND	SHOP NO 10	10.75	3,09,600
10	GROUND	SHOP NO 11	15.46	4,45,248
11	GROUND	SHOP NO 12	27.21	7,83,648
12	1ST	SHOP NO 1	19.07	5,05,355
13	1ST	SHOP NO 2	16.23	4,30,095
14	1ST	SHOP NO 3	17.9	4,74,350
15	1ST	SHOP NO 4	18.04	4,78,060
16	1ST	SHOP NO 5	18.04	4,78,060
17	1ST	SHOP NO 6	18.04	4,78,060
18	1ST	SHOP NO 7	18.04	4,78,060
19	1ST	SHOP NO 8	18.04	4,78,060
20	1ST	SHOP NO 9	24.19	6,41,035
21	1ST	SHOP NO 10	10.75	2,84,875
22	1ST	SHOP NO 11	15.46	4,09,690
23	1ST	SHOP NO 12	27.21	7,21,065
24	1ST	FLAT NO 101	102.15	23,49,450
25	1ST	FLAT NO 102	63.27	14,55,210
26	2ND	FLAT NO 202	82.76	19,03,480
27	2ND	FLAT NO 203	103.06	23,70,380
28	2ND	FLAT NO 204	102.18	23,50,140
29	2ND	FLAT NO 205	63.32	14,56,360
30	3RD	FLAT NO 301	82.78	19,03,940
31	3RD	FLAT NO 302	82.76	19,03,480
32	3RD	FLAT NO 303	103.06	23,70,380
33	3RD	FLAT NO 304	102.18	23,50,140
34	3RD	FLAT NO 305	63.32	14,56,360
35	4TH	FLAT NO 401	82.78	19,03,940
36	4TH	FLAT NO 402	82.76	19,03,480
37	4TH	FLAT NO 403	103.06	23,70,380
38	4TH	FLAT NO 404	102.18	23,50,140
39	4TH	FLAT NO 405	63.32	14,56,360
40	5TH	FLAT NO 501	82.78	19,03,940
41	5TH	FLAT NO 502	82.76	19,03,480
42	5TH	FLAT NO 503	103.06	23,70,380
43	5TH	FLAT NO 504	102.18	23,50,140



44	5TH	FLAT NO 505	63.32	14,56,360
45	6TH	FLAT NO 601	82.78	19,03,940
46	6TH	FLAT NO 602	82.76	19,03,480
47	6TH	FLAT NO 603	103.06	23,70,380
48	6TH	FLAT NO 604	102.18	23,50,140
49	6TH	FLAT NO 605	63.32	14,56,360
50	7TH	FLAT NO 701	82.77	19,03,710
51	7TH	FLAT NO 702	82.76	19,03,480
52	7TH	FLAT NO 703	101.64	23,37,720
53	7TH	FLAT NO 704	40.15	9,23,450
	TOTAL		**2,979.66**	**7,04,55,217**



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)	5,03,53,972
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)	69,50,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,979.66
	(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	7,04,55,217
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	7,74,05,217
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)	70.00

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	0.00
2	Deposits	5,50,000.00
3	Withdrawals	5,50,000.00
4	Closing Balance	0.00

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 LIFESTYLE HOME SPACES (LIFESTYLE HOMES) has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construcion of this project.



Table F (LIFESTYLE HOMES)
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	5,04,78,544	5,04,78,544	2,01,87,299
2	Total Borrowed Funds (Secured) - Drawdown availed till date	4,50,00,000	4,50,00,000	3,43,87,273
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	1,00,00,000	1,00,00,000	5,50,000
5	Total Funds for Project	10,54,78,544	10,54,78,544	5,51,24,572
6	Total Estimated Cost (As per Table A)	10,54,78,544	10,54,78,544	10,54,78,544

Table G
Any Comments / Observations of CA

1	No Adverse Comments

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

CA. Deepak S. Zambani
Partner
M. no. 150719
UDIN - 25150719BMJCFB8584

Agreed and accepted by:

Amit Talada

Name:- Amit Ashok Talda
Place:-Amravati
Date:- 20/04/2025

GAD & ASSOCIATES Chartered Accountants AMRAVATI