

RAILOKESH&ASSOCIATES

CHARTEREDACCOUNTANTS

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FORM-3

(See Regulation 3)

CHARTEREDACCOUNTANT'SCERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 02/09/2025

To,
NANDIISHBUILDERSANDDEVELOPERS Nagpur,
MAHARASHTRA, 440034

Subject:CertificateofFinancialProgressofWorkofNANDYASHODAHIGHRRRISEhavingMahaRERARegistration Number
P50500077325 being developed by **NANDIISH BUILDERS AND DEVELOPERS**

Sir,

This certificate is being issued for RERA compliance for the **NAND YASHODA HIGHRRRISE** having MahaRERA Registration Number **P50500077325** being developed by **NANDIISH BUILDERS AND DEVELOPERS** 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 (AtthetimeofRegistrationof Project)
(1)	(2)	(3)
1	(i) Land Cost (a) Value of the land as ascertained from the Annual Statement of Rates	50907000.00
	(b)EstimatedAmountof Premium payableto obtaindevelopment rights.FSI,additional FSI,fungible area,and any other incentive/concession in deficiency under DCR from Local Authority or State GovernmentAdministration or any Statutory Authority.	
	(c) Estimated Acquisition cost of TDR (if any).	
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charges,registration fees and	4093000.00
	(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 apartments owners or appropriate authority or government or concessionaire, which are not refundable, and soon.	

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest estimated the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost	55000000.00
2	Development Cost/Cost of Construction of Building (i). Estimated Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost of construction incurred including site development and infrastructure for the same as certified by the engineer (b) Actual cost of construction incurred as per the books of accounts as verified by the CA	125000000.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) 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.	10000000.00
	(iv) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	10000000.00
	(v) Interest payable 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:	145000000.00
	Total Cost of Project (Estimated)	200000000.00

*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 (as on Date of Certificate)

S.No	Particulars	Amount(Rs.)
(1)	(2)	(3)
1	Land Cost	49051000.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(b) Incurred Expenditure on Premiums to obtain development rights,FSI,additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government Administration or any Statutory Authority	4946491.82
	(c) Incurred Expenditure for Acquisition cost of TDR (if any).	
	(d)Amounts paid to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government,towards stamp duty, transfer charges,registration fees etc; and	2576440.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation scheme : i. Incurred Expenditure construction cost 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 lor constrnction of rehab building as per the books of accounts as verified by the CA.	
	ii. Incurred Expenditure 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.	
	iii. Incurred Expenditure Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest incurred Expenditure on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	56573931.82
2	(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 pe r the books of accounts as verified by the CA.	7056982.00
	(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 (iincluding 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. 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:	7056982.00
3	Total Cost of the Project (Actual incurred as on date on certificate)	63630913.82
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	31.82
5	Amount which can be withdrawn from the Designated Account	63630913.82
6	Less: Amount withdrawn till date of this certificate from the Designated Account	31082100.81
7	Net Amount which can be withdrawn front the Designated Bank Account under this certificate	32548813.01

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

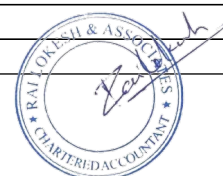


Table C - Statement for calculation of Receivables from the Sales of the Real Estate Project

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

Unsold InventoryBuilding Name/ Wing Name: **NAND YASHODA HIGHRISE/NA**

S. No.	Flat No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Shop No. 3	16.13	695041.70
2	Shop No. 4	22.61	974264.90
3	Flat No. 101	44.83	1545290.10
4	Flat No. 102	45.66	1573900.20
5	Flat No. 103	45.66	1573900.20
6	Flat No. 104	44.83	1545290.10
7	Flat No. 105	45.66	1573900.20
8	Flat No. 107	28.56	984463.20
9	Flat No. 108	28.56	984463.20
10	Flat No. 109	28.56	984463.20
11	Flat No. 110	28.56	984463.20
12	Flat No. 111	28.56	984463.20
13	Flat No. 112	28.56	984463.20
14	Flat No. 201	44.83	1545290.10
15	Flat No. 202	45.66	1573900.20
16	Flat No. 203	45.66	1573900.20
17	Flat No. 205	45.66	1573900.20
18	Flat No. 207	28.56	984463.20
19	Flat No. 208	28.56	984463.20
20	Flat No. 209	28.56	984463.20
21	Flat No. 210	28.56	984463.20
22	Flat No. 211	28.56	984463.20
23	Flat No. 212	28.56	984463.20
24	Flat No. 301	44.83	1545290.10
25	Flat No. 302	45.66	1573900.20
26	Flat No. 303	45.66	1573900.20
27	Flat No. 305	45.66	1573900.20
28	Flat No. 306	45.66	1573900.20
29	Flat No. 307	28.56	984463.20
30	Flat No. 308	28.56	984463.20
31	Flat No. 309	28.56	984463.20
32	Flat No. 310	28.56	984463.20
33	Flat No. 311	28.56	984463.20
34	Flat No. 312	28.56	984463.20
35	Flat No. 401	44.83	1545290.10
36	Flat No. 402	45.66	1573900.20
37	Flat No. 403	45.66	1573900.20
38	Flat No. 407	28.56	984463.20
39	Flat No. 411	28.56	984463.20
40	Flat No. 412	28.56	984463.20
41	Flat No. 502	45.66	1573900.20
42	Flat No. 504	44.83	1545290.10
43	Flat No. 505	45.66	1573900.20
44	Flat No. 507	28.56	984463.20
45	Flat No. 508	28.56	984463.20
46	Flat No. 509	28.56	984463.20
47	Flat No. 510	28.56	984463.20



S. No.	Flat No	Carpet Area (Sq. mts)	Unit Consideration as per Ready Reckoner Rate
48	Flat No. 511	28.56	984463.20
49	Flat No. 512	28.56	984463.20
50	Flat No. 601	44.83	1545290.10
51	Flat No. 602	45.66	1573900.20
52	Flat No. 604	44.83	1545290.10
53	Flat No. 605	45.66	1573900.20
54	Flat No. 607	28.56	984463.20
55	Flat No. 609	28.56	984463.20
56	Flat No. 610	28.56	984463.20
57	Flat No. 701	44.83	1545290.10
58	Flat No. 702	45.66	1573900.20
59	Flat No. 704	44.83	1545290.10
60	Flat No. 706	45.66	1573900.20
61	Flat No. 708	28.56	984463.20
62	Flat No. 709	28.56	984463.20
63	Flat No. 711	28.56	984463.20
64	Flat No. 801	44.83	1545290.10
65	Flat No. 802	45.66	1573900.20
66	Flat No. 804	44.83	1545290.10
67	Flat No. 805	45.66	1573900.20
68	Flat No. 809	28.56	984463.20
69	Flat No. 810	28.56	984463.20
70	Flat No. 812	28.56	984463.20
71	Flat No. 901	44.83	1545290.10
72	Flat No. 902	45.66	1573900.20
73	Flat No. 903	45.66	1573900.20
74	Flat No. 904	44.83	1545290.10
75	Flat No. 907	28.56	984463.20
76	Flat No. 908	28.56	984463.20
77	Flat No. 910	28.56	984463.20
78	Flat No. 912	28.56	984463.20
79	Shop No. 1	21.85	941516.50
80	Shop No. 2	16.13	695041.70
	Total	2851.26	98944258.60

Booked Inventory

Building Name/ Wing Name: **NAND YASHODA HIGHRISE/NA**

S. No.	Flat No	Carpet area(Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Flat No. 106	45.66	2513600.00	773000.00	1542600.00
2	Flat No. 204	44.83	2635000.00	800000.00	1835000.00
3	Flat No. 206	45.66	2450000.00	600000.00	1850000.00
4	Flat No. 304	44.83	2750000.00	621000.00	2129000.00
5	Flat No. 404	44.83	2500000.00	750000.00	1750000.00
6	Flat No. 405	45.66	2525000.00	650000.00	1875000.00
7	Flat No. 406	45.66	2350000.00	550000.00	1800000.00
8	Flat No. 408	28.56	1659000.00	511000.00	1148000.00
9	Flat No. 409	28.56	1745000.00	372728.00	1372272.00
10	Flat No. 410	28.56	1750000.00	371000.00	1979000.00
11	Flat No. 501	44.83	2710000.00	910000.00	1800000.00
12	Flat No. 503	45.66	2380000.00	601200.00	1778800.00
13	Flat No. 506	45.66	2550000.00	545382.00	2004618.00
14	Flat No. 603	45.66	2250000.00	521000.00	1729000.00
15	Flat No. 606	45.66	2250000.00	756000.00	1994000.00

S. No.	Flat No	Carpet area(Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment*	Received Amount	Balance Receivables
16	Flat No. 608	28.56	1565000.00	521000.00	1044000.00
17	Flat No. 611	28.56	1565000.00	321000.00	1244000.00
18	Flat No. 612	28.56	1750000.00	446000.00	1304000.00
19	Flat No. 703	45.66	2400000.00	680000.00	1720000.00
20	Flat No. 705	45.66	2250000.00	725000.00	1525000.00
21	Flat No. 707	28.56	1661000.00	500000.00	1161000.00
22	Flat No. 710	28.56	1561000.00	315001.00	1245999.00
23	Flat No. 712	28.56	1561000.00	315002.00	1245998.00
24	Flat No. 803	45.66	2160000.00	720000.00	1440000.00
25	Flat No. 806	45.66	2200000.00	938000.00	1262000.00
26	Flat No. 807	28.56	1600000.00	321000.00	1279000.00
27	Flat No. 808	28.56	1500000.00	221000.00	1279000.00
28	Flat No. 811	28.56	1525000.00	121000.00	1404000.00
29	Flat No. 905	45.66	2175000.00	525000.00	1650000.00
30	Flat No. 906	45.66	2111000.00	621000.00	1490000.00
31	Flat No. 909	28.56	1450000.00	421000.00	1029000.00
32	Flat No. 911	28.56	1540000.00	300000.00	1150000.00
-	Total	1218.40	65591600.00	17343313.00	49060287.00



Table D - Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	137943018.00
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)	3937210.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3996.27
4	(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	221605000.00
5	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	225542210.00
6	(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 designated Account IF 4 is lesser than 1, then 100 %; of the balance receivables of ongoing project will be deposited in designated Account.	157879547.00



Table E - Designated Bank Account Details

S. No	Particulars	Designated Bank Account Details
		Account No: 264102000000391
		Bank & Branch Name: INDIAN OVERSEAS BANK & HUDKESHWAR NAGPUR
		IFSC: IOBA0002641
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	104516.20
2.	Deposits	17580888.00
3.	Withdrawals	15439358.71
4.	Closing balance	2246045.49

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

NANDIISH BUILDERS AND DEVELOPERS 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

S.No	Particulars	Estimated (At 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	50000.00	50000.00	50000.00
2.	Total Borrowed funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	46341000.00	46341000.00	14417299.82
4.	Customer Receipts used for project	155182931.82	155182931.82	262790.00
5.	Total Funds for project	201573931.82	201573931.82	14730089.82
6.	Total Estimated Cost(As per Table A)	201573931.82	201573931.82	14730089.82



Table G - Any Comments/Observations of CA

	No record found
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Yours Faithfully



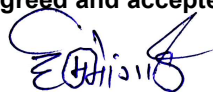

Signature of Chartered Accountant

(UDIN: 25421240BMMBQ06980 and Membership Number: 421240)

Name : RAI LOKESH & ASSOCIATES

NANDISH BUILDERS AND DEVELOPERS

Agreed and accepted by:



PARTNER

Signature of Promoter:

Name: NANDISH BUILDERS AND DEVELOPERS

Date: 02/09/2025