

Annexure D FORM-3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

UDIN: 25043238BMOYDW8535

Date : 31/03/2025

To,

MR. PRASANTA P. MISHRA,DIRECTOR, RPM INFRAVENTURES PRIVATE LIMITED,Flat No. 301, Park Residency, Plot No. 6, Raj Nagar, Katol Road, Nagpur - 440013.

Subject : Certificate of Financial Progress of Work of the one and only building of the Project named as SHREE KRUPA having MahaRERA Registration Number : P50500078347 being developed by RPM INFRAVENTURES PRIVATE LIMITED.

Sir,

This certificate is being issued for RERA compliance for the one and only building and of the Project SHREE KRUPA having MahaRERA Registration Number : P50500078347 being developed by RPM INFRAVENTURES PRIVATE LIMITED 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 the 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 Annual Statement of Rates (ASR).	1,52,00,000/-
	b. Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	33,37,710/-
	c. Estimated Acquisition cost of TDR (if any)	- NIL -
	d. Estimated Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.	10,39,600/-
	e. Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	- NIL -
	f. Under Rehabilitation scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	- NIL -
	(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.	- NIL -
	(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.	- NIL -



		(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	- NIL -
Sub-Total of LAND COST				1,95,77,310/-
ii.	DEVELOPMENT COST/ COST OF CONSTRUCTION :			
a.	Estimated Cost of Construction as certified by Engineer.			2,90,25,000/-
b.	Cost incurred on additional items not included in estimated cost. (As per engineer certificate)			- NIL -
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.			25,00,000/-
d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.			- NIL -
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.			- NIL -
Sub-Total of DEVELOPMENT COST				3,15,25,000/-
TOTAL COST OF THE PROJECT (ESTIMATED)				5,11,02,310/-

* 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. (1)	PARTICULARS (2)		Amount (Rs.) Incurred (3)
1.	LAND COST :		
	a.	Value of the land as ascertained from Annual Statement of Rates (ASR).	39,50,000/-
	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/UT Administration or any Statutory Authority.	33,37,710/-
	c.	Incurred Expenditure for Acquisition of TDR (if any)	7,24,545/-
	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.	10,39,600/-
	e.	Land Premium paid for redevelopment of land owned by public authorities.	- NIL -
	f.	Under Rehabilitation scheme:	
/-	(i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	- NIL -
	(a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	- NIL -



	(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	- NIL -
	(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.	- NIL -
	(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	- NIL -
	(iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	- NIL -
	Sub-Total of LAND COST		90,51,855/-
2.	DEVELOPMENT COST/ COST OF CONSTRUCTION :		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	- NIL -
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	1,88,66,250/-
	(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	1,03,87,826/-
	(ii)	Cost incurred on additional items not included in estimated cost. (As per engineer certificate)	- NIL -
	(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.	4,07,374/-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	5,920/-
	(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.	- NIL -
	Sub-Total of DEVELOPMENT COST		1,08,01,120/-
3.	TOTAL COST OF THE PROJECT (Incurred as on date of certificate)		1,98,52,975/-
4.	Proportion of the Cost incurred on Land Cost and Construction Total Cost to the Total Estimated Cost (Table A).		38.85%
5.	Amount which can be withdrawn from the Designated Account.		1,98,52,975/-
6.	Less: Amount withdrawn till date of this certificate from the Designated Account.		- NIL -
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		1,98,52,975/-

* 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 Estate****Project Sold Inventory**

S. No. (1)	Floor No. / Flat (2)	Carpet Area (in. sq. mtrs) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	102	112.795	- NIL - (Allotted to Land Owner)	0.00	0.00
2	202	112.795	- NIL - (Allotted to Land Owner)	0.00	0.00
TOTAL		225.590	- NIL - (Allotted to Land Owner)	0.00	0.00

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

Unsold Inventory

Ready Reckoner Rate (ASR) as on the date of Certificate of the Residential / Commercial premises is **Rs. 47,500/-** per sq. mtrs.

S. No. (1)	Flat No. (2)	Carpet Area (in sq. mtrs.) (3)	Unit Consideration (As per Ready Reckoner Rate) (4)
1	101	115.758	54,98,505.00
2	201	115.758	54,98,505.00
3	301	75.305	35,76,987.50
4	302	78.900	37,47,750.00
5	303	74.043	35,17,042.50
6	401	75.305	35,76,987.50
7	402	78.900	37,47,750.00
8	403	74.043	35,17,042.50
9	501	75.305	35,76,987.50
10	502	78.900	37,47,750.00
11	503	74.043	35,17,042.50
12	601	99.513	47,26,867.50
TOTAL		1,015.773	4,82,49,217.50



Table D
Comparison between Balance Cost and Receivables

S. 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)	3,12,49,335.00
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)	0.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,015.773 Sq. Mtrs.
	(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)	4,82,49,217.50
4.	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	4,82,49,217.50
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 designated Account If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	70%

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	0.00
3.	Withdrawals	0.00
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 (Name of Promoter) 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) (proposed and indicative) (In Rs.)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	15,00,000/-	15,00,000/-	15,00,000/-
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	- NIL -	- NIL -	- NIL -
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	58,05,000/-	1,99,71,042/-	1,99,71,042/-
4.	Customer Receipts used for Project	4,37,97,310/-	4,37,97,310/-	- NIL -
5.	Total Funds for Project	5,11,02,310/-	6,52,68,352/-	2,14,71,042/-
6.	Total Estimated Cost (As per Table A)	5,11,02,310/-	5,11,02,310/-	1,98,52,975/-

Table G
Any Comments / Observations of CA

1.	No Loans from Outside till date
2.	No Receipts from Customers till date
3.	Construction Work has been completed upto 338.85%
4.	As per Regd. Agreement of Development No. 6284/2023 dated 23/07/2023 executed before Sub. Registrar No. 4, Nagpur between the Promoter (Prasanta Mishra) and the Existing Land Owners (1. Pratap Rana & 2. Shyam Rana). The Promoter has paid/will pay a total amount of Rs. 47,00,000/- (Rupees Forty Seven Lakh Only) as Monetary Consideration of Land. In addition to this the Promoter will allot Flat No. 102 & Flat No. 202 having total Built-Up. of 238.74 Sq. M. and worth Rs. 1,05,00,000/- (Rupees One Crore & Five Lakh Only) to the Land Owners towards Consideration of Land. Thus to summarize the Promoter has procured the Project Land worth Rs. 2,01,58,000/- (as per ASR) from the Owners at a Total Consideration of Rs. 1,52,00,000/- (Monetary : 47 Lakh + Built-Up. worth 1 Crore & 5 Lakh).

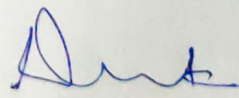
This certificate is being issued for RERA compliance for the Construction Company **RPM INFRAVENTURES PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Agreed and accepted by :
For RPM Infraventures Private Limited

DIRECTOR : Prasanta Mishra

Date :




 Signature of chartered accountant
 Membership Number : 043238
 Name : **CA L. D. Murarka**
 Prop. L. D. Murarka & Co.
 FRN - 118591W