



FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Krushna Builders & Developers
Mohan Nagar , Nagpur Road
Wardha,442001.

Date:24/05/2024

Sub: Certificate of financial progress of work of "**Mahalaxmi City Part- 2**" having Maharera Registration No. **P50400053890** being developed by **Krushna Builders & Developers**.

Sir,

This certificate is being issued for RERA complaive for the project "**Mahalaxmi City Part-2**" having Maharera Registration No. **P50400053890** being developed by **Krushna Builders & 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 the project)

Sr. No (1)	Particulars (2)	Estimated cost (at the time of registration of the project) (3)
1	i Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	6,15,25,213
	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 or any Statutory Authority.	16,39,350
	c. Estimated Acquisition Cost of TDR (if any).	-
	d. Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government , toward stamp duty , transfer charges,registration fees etc; And.	17,78,560
	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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or 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 toward 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	6,49,43,123
	ii	Development Cost/Cost of Construction of building:	
	a.	Estimated Cost of Constrution as certified by Engineer.	1,42,00,000
	b.	Cost incurred on additional items not included in estimated cost (as per engineer certificate)	
	c.	Estimated Expenditure for development of entire project excluding cost of Construction as per (a) 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.	9,94,465
	d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	3,00,000
	e.	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	1,54,94,465
		Total Cost of the Project (Estimated)	8,04,37,588



Table B - Estimated cost of the Project (at the time of registration of the project)

Sr. No (1)	Particulars (2)	Amount (Rs.)
		Incurred (3)
1	Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	99,00,000
	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 or any Statutory Authority.	16,39,350
	c. Incurred expenditure for Acquisition of TDR (if any).	-
	d. Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	17,78,560
	e. Land premium paid for redevelopment of land owned by public authorities.	-
	f. Under Rehabilitation scheme:	-
	(i) Incurred expenditure for construction of rehab 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 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, amount paid to slum dwellers, tenants, apartment owners or appropriate authority 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 paid to any authorities toward 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	1,33,17,910
2	Development Cost / Cost of Construction:	
	(i)	
	Expenditure for construction. Minimum of (a) and (b) to be considered	46,74,000.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	47,05,340.00
	(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	46,74,000.00
	(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 (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.	1,55,825.00
(iv)	Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	30,884.00
(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	48,60,709
3	Total Cost of the Project (Actual incurred as on date of certificate)	1,81,78,619
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	23%
5	Amount which can be withdrawn from the Designated Account.	1,81,78,619
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,47,75,340
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	34,03,279



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

SOLD INVENTORY					
Sr.no (1)	Plot No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment	Received Amount (5)	Balance Receivable (6)
1	1	109.45	3,89,000.00	3,89,000.00	-
2	2	91.35	-	80,000.00	-
3	4	149.63	-	11,000.00	-
4	5	158.73	5,64,000.00	5,64,000.00	-
5	6	93.6	3,33,000.00	3,33,000.00	-
6	7	93.6	-	1,00,000.00	-
7	8	93.6	-	1,50,000.00	-
8	11,12	187.2	-	2,10,000.00	-
9	15	93.6	-	1,00,000.00	-
10	16-17	187.2	8,20,000.00	8,20,000.00	-
11	18	93.6	3,33,000.00	3,33,000.00	-
12	19	93.6	3,33,000.00	3,33,000.00	-
13	20	93.6	3,33,000.00	3,33,000.00	-
14	21	93.6	-	2,79,000.00	-
15	22	93.6	3,33,000.00	3,33,000.00	-
16	23	93.6	3,33,000.00	3,33,000.00	-
17	24	115.38	-	2,40,000.00	-
18	25	122.65	-	3,00,000.00	-
19	26	119.54	-	2,25,000.00	-
20	27	112.81	-	1,50,000.00	-
21	28	104.14	3,70,000.00	3,70,000.00	-
22	29	95.29	-	41,000.00	-
23	34	96.25	3,42,000.00	3,42,000.00	-
24	35	96.25	3,42,000.00	3,42,000.00	-
25	37	96.25	3,42,000.00	3,42,000.00	-
26	38	96.25	-	70,000.00	-
27	39	130.2	-	96,000.00	-
28	41	96.25	3,42,000.00	3,42,000.00	-
29	42-43	192.5	-	6,00,000.00	-
30	44	96.25	4,15,000.00	4,15,000.00	-
31	45	96.25	4,15,000.00	4,15,000.00	-
32	46	96.25	-	45,000.00	-
33	60	96.25	3,42,000.00	3,42,000.00	-
34	61	96.25	3,42,000.00	3,42,000.00	-
35	63	112.7	4,00,000.00	4,00,000.00	-
36	64	96.25	3,42,000.00	3,42,000.00	-
37	65-66	192.5	6,84,000.00	6,84,000.00	-
38	67-68	192.5	6,84,000.00	6,84,000.00	-
39	69	96.25	3,42,000.00	3,42,000.00	-
40	71	96.25	-	2,00,000.00	-
41	72	96.25	-	2,00,000.00	-
42	73	96.25	-	1,96,000.00	-
43	74	96.25	-	1,90,000.00	-
44	77	106.15	3,77,000.00	3,77,000.00	-
45	78	94.9	3,37,000.00	3,37,000.00	-
46	79	94.9	-	21,000.00	-
47	88	94.9	-	1,22,000.00	-
48	89	94.9	-	42,000.00	-
49	91	117.13	5,00,000.00	5,00,000.00	-
50	94	94.9	-	1,21,000.00	-
51	95	94.9	3,37,000.00	3,37,000.00	-
52	96	94.9	3,37,000.00	3,37,000.00	-
53	99	94.9	-	2,70,000.00	-



54	100	94.9	3,37,000.00	3,37,000.00	-
55	101-102	189.8	-	4,00,000.00	-
56	103	94.9	4,09,000.00	4,09,000.00	-
57	104	94.9	3,37,000.00	3,37,000.00	-
58	107	200.23	7,11,000.00	7,11,000.00	-
59	108	105	3,73,000.00	3,73,000.00	-
60	109	105	3,73,000.00	3,73,000.00	-
61	111	105	-	3,00,000.00	-
62	113	105	3,73,000.00	3,73,000.00	-
63	117	105	3,73,000.00	3,73,000.00	-
64	119	105	-	21,000.00	-
65	123	105	-	2,20,000.00	-
66	124	128.35	-	2,00,000.00	-
67	125	114	4,90,000.00	4,90,000.00	-
68	126	105	-	1,00,000.00	-
69	127	105	3,73,000.00	3,73,000.00	-
70	129	105	-	4,20,000.00	-
71	130	105	-	3,54,000.00	-
72	133-134	210	7,46,000.00	7,46,000.00	-
73	135	105	3,73,000.00	3,73,000.00	-
74	136	105	-	3,79,041.00	-
75	137	105	-	37,000.00	-
76	138	105	3,73,000.00	3,73,000.00	-
77	139	105	3,73,000.00	3,73,000.00	-
78	140	105	4,53,000.00	4,53,000.00	-
79	141	105	3,73,000.00	3,73,000.00	-
80	142	204.28	7,26,000.00	7,26,000.00	-
81	143	117.45	-	4,00,000.00	-
82	148-149- 150-151	408.8	14,52,000.00	14,52,000.00	-
83	152	102.2	3,63,000.00	3,63,000.00	-
84	153	123.8	4,40,000.00	4,40,000.00	-
85	154	109.1	3,88,000.00	3,88,000.00	-
86	155	102.2	3,63,000.00	3,63,000.00	-
87	156	102.2	3,63,000.00	3,63,000.00	-
88	157	102.2	3,63,000.00	3,63,000.00	-
89	158	102.2	-	1,20,000.00	-
90	159	102.2	-	3,63,000.00	-
91	161	102.2	-	95,000.00	-
92	162	102.2	3,63,000.00	3,63,000.00	-
93	163	102.2	3,97,000.00	3,97,000.00	-
94	164	117.45	4,42,500.00	4,42,500.00	-
95	167	135.96	-	1,00,000.00	-
96	168	137.24	-	4,89,107.00	-
97	169	133.41	-	3,60,000.00	-
98	170	129.58	-	1,13,000.00	-
99	171	125.74	-	2,79,000.00	-
100	172	121.91	4,33,000.00	4,33,000.00	-
101	173	118.08	4,20,000.00	4,20,000.00	-
102	175	261.85	-	1,00,000.00	-
103			-	3,00,002.00	-
104	72	-	Cancelled	1,40,000.00	-
TOTAL		12013.78	2,47,16,500.00	3,40,65,650.00	-

(Unsold Inventory)

Ready Recknor Rate as on the date of certificate of the Residential premises is
Rs.3330/- sq Mtrs



Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	-	3	105	3,49,650.00
		9	93.6	3,11,688.00
2	-	10	93.6	3,11,688.00
3	-	13	93.6	3,11,688.00
4	-	14	93.6	3,11,688.00
5	-	30	86.43	2,87,811.90
6	-	31	108.79	3,62,270.70
7	-	32	129.38	4,30,835.40
8	-	33	96.25	3,20,512.50
9	-	36	96.25	3,20,512.50
10	-	40	118.64	3,95,071.20
11	-	47	96.25	3,20,512.50
12	-	48	184.1	6,13,053.00
13	-	49	105.75	3,52,147.50
14	-	50	83.21	2,77,089.30
15	-	51	94.5	3,14,685.00
16	-	52	96.25	3,20,512.50
17	-	53	96.25	3,20,512.50
18	-	54	96.25	3,20,512.50
19	-	55	96.25	3,20,512.50
20	-	56	96.25	3,20,512.50
21	-	57	96.25	3,20,512.50
22	-	58	96.25	3,20,512.50
23	-	59	96.25	3,20,512.50
24	-	62	123.95	4,12,753.50
25	-	70	96.25	3,20,512.50
26	-	75	103.75	3,45,487.50
27	-	76	115.65	3,85,114.50
28	-	80	94.9	3,16,017.00
29	-	81	94.9	3,16,017.00
30	-	82	94.9	3,16,017.00
31	-	83	94.9	3,16,017.00
32	-	84	94.9	3,16,017.00
33	-	85	94.9	3,16,017.00
34	-	86	94.9	3,16,017.00
35	-	87	94.9	3,16,017.00
36	-	90	94.9	3,16,017.00
37	-	92	104.78	3,48,917.40
38	-	93	94.9	3,16,017.00
39	-	97	94.9	3,16,017.00
40	-	98	94.9	3,16,017.00
41	-	105	94.9	3,16,017.00
42	-	106	106.15	3,53,479.50
43	-	110	105	3,49,650.00
44	-	112	105	3,49,650.00
45	-	114	105	3,49,650.00
46	-	115	105	3,49,650.00
47	-	116	105	3,49,650.00
48	-	118	105	3,49,650.00
49	-	120	105	3,49,650.00
50	-	121	105	3,49,650.00
51	-	122	105	3,49,650.00
52	-	128	105	3,49,650.00
53	-	131	105	3,49,650.00
54	-	132	105	3,49,650.00



55	-	144	102.2	3,40,326.00
56	-	145	102.2	3,40,326.00
57	-	146	102.2	3,40,326.00
58	-	147	102.2	3,40,326.00
59	-	160	102.2	3,40,326.00
60	-	165	116.44	3,87,745.20
61	-	166	127.39	4,24,208.70
62	-	174	114.25	3,80,452.50
Total			6,462.26	2,15,19,325.80



Table D
Comparison Between Balance Cost & Receivable

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)	6,22,58,969
2	Balance amount of receivable from Sold Apartment as Per Table C of these 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)	6,462.26
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	2,15,19,326
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)]	-
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	-

Table E
Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details HDFC Bank (A/c no 50200001271941)
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance (08-08-2023)	9,82,336
2	Deposits	3,89,23,360
3	Withdrawals	2,95,65,736
4	Closing Balance	1,03,39,960

I hereby certify that required proportion of money, as specified In the Act, collected from alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **Krushna Builders & Developers** has utilized the required proportion of money, as specified In the Act, collected from alloters of this project only For Land and Construction of this project.



Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	2,00,00,000	2,00,00,000	-
2	Total Borrowed Fund (Secured drawdown Available till date			
3	Total Borrowed Fund (unsecured) drawdown Available till date			
4	Customer Receipt used for Project	2,15,19,326	2,15,19,326	1,81,78,619
5	Total Funds for Project	4,15,19,326	4,15,19,326	1,81,78,619
6	Total Estimated Cost (As per table A)	8,04,37,588	8,04,37,588	8,04,37,588

Table G
Any Comments/Observations of CA

1	ASR Rate(NA Plots) for FY 23-24 taken as per Rural Area non agricultural land vibhad 9.1 for Mouza - Masala , Taluka-Wardha & District -Wardha .
2	Table A alongwith Estimated Column and Proposed column in Table F has been feeded as per the information provided by the Promoter.
3	This certificate cover the receipts & expenditure upto 24 05 2024 as Form 4 is issued on this date.
4	The incurred land cost is taken on the basis of the ASR Value of plottable land.
5	The promoter has deposited other funds of Rs.51,32,208/- into Rera Designated account.
6	The promoter has received 6,11,500/- in cash against plot till 24-05-2024.
7	The promoter have not shared the details of the unit price at which the plot is sold for some of the plots.

Yours faithfully

For, APJ & Associates
Chartered Accountants
FRN:124810W



(Signature)

Atul Bhaiyya
(Partner)
M. No.128681
UDIN :24128681BKCRVM9052
Date:24/05/2024

Agreed & Accepted By :

(Signature)

Signature Of Promoter
Name :Anil Gulhane
(Partner: Krushna Builders & Developers)
Date:24/05/2024