SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-A, Sadiquabad,
Mankapur,
Nagpur - 440029
Phone - 2581424

FORM -3 (See Regulation 3)
CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
COST OF REAL ESTATE PROJECT MAHA RERA Registration No .....

Sr. No	PARTICULARS	AMOUNT (Rs.)	
		Estimated	Incurred
1	I. Land Cost		
a	Acquisition cost of land or Development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	30,400,584	30,400,584
b	Amount of Premium payable to obtain develop ment rights. FSI, additional FSI, gunfible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government or Comp-tent authority or any other statutory authority of the State of Central Govt. toward stamp duty transfer charges, registration fees etc., and		
f	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
g	Under Rehabilitation scheme; (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA. Note : for total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ilegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost. (iv) Cost of ASR linked premium, fees. Charges and security deposits or maintenance deposit or any amount whatsoever payable to any aurhorities towards and in project of rehabiliation.		
	Sub-total of LAND COST	30,400,584	30,400,584

II	Development cost /Cost of Construction :		
a	(i) Estimated cost of Construction as certified by the Engineer	336,953,020	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		46,813,927
	Note : (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered		
	(ii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, ie., salaries, consultants fees, site overheads, development works cost of services (including water, electricity, sewerage, drainage, layout roads etc.,) cost of machineries and equipments including its hire and maintenance cost, consumables etc.,		40,739,381
	All cost directly incurred to complete the construction of the entire phase of the project registered.		
b	Payment of Taxes, cess, fees, charges premiums, interest etc., to any statutory authority		837,212
c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking finaical institution (NBFC) or money lenders on constriciton funding or money borrowed for construction;	17,011,820	17,011,820
	Sub-Total of Development Cost	353,964,840	105,402,340

2	Total Estimated Cost of the Real Estate project (1((i) +(ii) of Estimated Column	384,365,424
3	Total cost incurred of the Real Estate project (1(i) +1(ii) of incurred column)	135,802,924
4	% completion of Construction work (Refer Note)	23.75%
5	Proportion of the cost incurred on land cost and construction cost to the total estimated cost (3/2%)	35.33%
6	Amount which can be withdranw from the Designated Account (Total estimated cost + Proportion of cost incurred (Sr. number 2 * Sr. Number 5)	135,802,924
	Less : Amount withdrawn till date of this certificate as per the books of accounts and bank statement	- 20,625,410
7	Net amount which can be withdrawn from the designated Bank account under this Certificate	115,177,513

ADDITIONAL INFORMATION FOR ON GOING PROJECTS

1	Estimated Balance Cost of Complete the Real Estate project (Difference of Total Estimated Project cost less cost incuured) (calculated as per the Form IV)	248,562,500
2	Balance Amount of receivables from sold apartments as per Annexure A to this certificate (As certified by Chartered Account as varified from the records and books of accounts)	28,852,778
3	(i) Balance Unsold area (to be certified by the Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this Certificate	28493/- Sq Mt. 269,638,088
4	Estimated receivables of ongoing project sum of 2 + 3(ii)	298,490,866
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.	208,943,606

This Certificate is being issued for RERA compliance for the Company (Promoter's) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
SAJJAD RASUL & CO.
Chartered Accountants

(Membership Number : 108933)
Name : SAJJAD RASUL
UDIN: 21108933AAAANM1289
Date : 13/10/2021

This Certificate is being issued for RERA compliance for the Harihar Buildspace Private Limited (Director - Manish Badiyani) for the year ended 31-03-2021 and is based on the records and documents produced before me and explanations provided to me by the management of the Company. Since cost attributable to the project is not exactly available certain assumptions are made on estimated basis.

Note: Since the latest architect certificate was not produced before us,we have considered the estimated cost and percentage of completion on the basis of last certificate produced before us for our verification.

Yours Faithfully
SAJJAD RASUL & CO.
Chartered Accountants

(Membership Number : 108933)
Name : SAJJAD RASUL
UDIN: 21108933AAAANM1289
Date : 13/10/2021

SOLD IVENTORY
HARIHAR NAGAR ZARI PHASE-I

Sr. No.	Bunglows/ Plot No.	Carpet Area Sq. mtr	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	H-07	97	2856000.00	2800000.00	56000
2	H-08, H-09	438	12000000.00	1100000.00	10900000
3	H-10	98	900000.00	900000.00	0
4	I/04	92	3500000.00	3500000.00	0
5	I/05	84	1171500.00	1171500.00	0
6	I/06	92	2651000.00	2651000.00	0
7	I/07	92	4500000.00	4500000.00	0
8	I/08, I/09	116	4200000.00	4200000.00	0
9	I/10 , I/11	112	4660000.00	3155000.00	1505000
10	I/13	92	3151000.00	3151000.00	0
12	I/18	84	1850000.00	1850000.00	0
13	J/03	84	2283750.00	2250000.00	33750
14	J/04	160	71,00,000	6935000.00	165000.00
15	J/05	160	7200000.00	300000.00	6900000
16	J/11	133	6000000.00	6000000.00	0
17	K/17, K/18	224	10000000.00	6250000.00	3750000
18	K/20	112	3800000.00	3385872.00	414128
19	K-01	112	5000000.00	101100.00	4898900
20	Plot No. 96	514	7,50,000	750000.00	0
21	Plot No. 97	418	700000.00	700000.00	0
22	Plot No. 98	418	6,00,000	600000.00	0
23	Plot No. J/06	169	26,00,000	237000.00	230000
24	Plot No.99	372	800000.00	800000.00	0
				77223250.00	

Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential Plot Rs 5450 per sm.
And Construction Rate as declared by Builder/Project Developer Rs. 21296 Per square meter

Sr. No.	UNIT NO.	Plot Area Sq. mtrs (Built Area) (A)	Carpet Area (in sq.mts.) (B)	Total area to be sold sq. mtrs(A+B)	Plot Considerati on as per Ready reckoner Rate (ASR) in Rs.(C=A*54 50)	Carpet area Condition Rate (D=B*21296)	Total Considerati on (C+D)
HARIHAR NAGAR ZARI PHASE-I							
1	G/I/01	157.94	92	249.94	39474	1959232	1998706
2	G/I/02	98.94	92	190.94	18892	1959232	1978124
3	G/I/03	98.94	92	190.94	18892	1959232	1978124
4	G/I/04	98.94	92	190.94	18892	1959232	1978124
5	G/I/05	98.94	92	190.94	18892	1959232	1978124
6	G/I/06	98.94	92	190.94	18892	1959232	1978124
7	G/I/07	144.93	92	236.93	34338	1959232	1993570
8	G/I/08	144.93	92	236.93	34338	1959232	1993570
9	G/I/09	98.94	92	190.94	18892	1959232	1978124
10	G/I/10	98.94	92	190.94	18892	1959232	1978124
11	G/I/11	98.94	92	190.94	18892	1959232	1978124
12	G/I/12	98.94	92	190.94	18892	1959232	1978124
13	G/I/13	98.94	92	190.94	18892	1959232	1978124
14	G/I/14	157.94	92	249.94	39474	1959232	1998706
15	G/II/01	157.94	92	249.94	39474	1959232	1998706
16	G/II/02	98.94	92	190.94	18892	1959232	1978124
17	G/II/03	98.94	92	190.94	18892	1959232	1978124
18	G/II/04	98.94	92	190.94	18892	1959232	1978124
19	G/II/05	98.94	92	190.94	18892	1959232	1978124
20	G/II/06	98.94	92	190.94	18892	1959232	1978124
21	G/II/07	144.93	92	236.93	34338	1959232	1993570
22	G/II/08	144.93	92	236.93	34338	1959232	1993570
23	G/II/09	98.94	92	190.94	18892	1959232	1978124
24	G/II/10	98.94	92	190.94	18892	1959232	1978124
25	G/II/11	98.94	92	190.94	18892	1959232	1978124
26	G/II/12	98.94	92	190.94	18892	1959232	1978124
27	G/II/13	98.94	92	190.94	18892	1959232	1978124
28	G/II/14	157.94	92	249.94	39474	1959232	1998706
29	G/III/01	157.94	92	249.94	39474	1959232	1998706
30	G/III/02	98.94	92	190.94	18892	1959232	1978124
31	G/III/03	98.94	92	190.94	18892	1959232	1978124
32	G/III/04	98.94	92	190.94	18892	1959232	1978124
33	G/III/05	98.94	92	190.94	18892	1959232	1978124
34	G/III/06	98.94	92	190.94	18892	1959232	1978124
35	G/III/07	144.93	92	236.93	34338	1959232	1993570
36	G/III/08	144.93	92	236.93	34338	1959232	1993570

37	G/III/09	98.94	92	190.94	18892	1959232	1978124
38	G/III/10	98.94	92	190.94	18892	1959232	1978124
39	G/III/11	98.94	92	190.94	18892	1959232	1978124
40	G/III/12	98.94	92	190.94	18892	1959232	1978124
41	G/III/13	98.94	92	190.94	18892	1959232	1978124
42	G/III/14	157.94	92	249.94	39474	1959232	1998706
43	G/IV/01	157.94	92	249.94	39474	1959232	1998706
44	G/IV/02	98.94	92	190.94	18892	1959232	1978124
45	G/IV/03	98.94	92	190.94	18892	1959232	1978124
46	G/IV/04	98.94	92	190.94	18892	1959232	1978124
47	G/IV/05	98.94	92	190.94	18892	1959232	1978124
48	G/IV/06	98.94	92	190.94	18892	1959232	1978124
49	G/IV/07	144.93	92	236.93	34338	1959232	1993570
50	G/IV/08	144.93	92	236.93	34338	1959232	1993570
51	G/IV/09	98.94	92	190.94	18892	1959232	1978124
52	G/IV/10	98.94	92	190.94	18892	1959232	1978124
53	G/IV/11	98.94	92	190.94	18892	1959232	1978124
54	G/IV/12	98.94	92	190.94	18892	1959232	1978124
55	G/IV/13	98.94	92	190.94	18892	1959232	1978124
56	G/IV/14	157.94	92	249.94	39474	1959232	1998706
57	G/V/06	98.94	92	190.94	18892	1959232	1978124
58	G/V/07	144.93	92	236.93	34338	1959232	1993570
59	G/V/08	144.93	92	236.93	34338	1959232	1993570
60	G/VI/01	157.94	92	249.94	39474	1959232	1998706
61	G/VI/02	98.94	92	190.94	18892	1959232	1978124
62	G/VI/03	98.94	92	190.94	18892	1959232	1978124
63	G/VI/04	98.94	92	190.94	18892	1959232	1978124
64	G/VI/05	98.94	92	190.94	18892	1959232	1978124
65	G/VI/06	98.94	92	190.94	18892	1959232	1978124
66	G/VI/07	144.93	92	236.93	34338	1959232	1993570
67	G/VI/08	144.93	92	236.93	34338	1959232	1993570
68	G/VI/09	98.94	92	190.94	18892	1959232	1978124
69	G/VI/10	98.94	92	190.94	18892	1959232	1978124
70	G/VI/11	98.94	92	190.94	18892	1959232	1978124
71	G/VI/12	98.94	92	190.94	18892	1959232	1978124
72	G/VI/13	98.94	92	190.94	18892	1959232	1978124
73	G/VI/14	157.94	92	249.94	39474	1959232	1998706
74	H/01	168.62	133	301.62	50859	2832368	2883227
75	H/02	168.62	133	301.62	50859	2832368	2883227
76	H/03	168.62	133	301.62	50859	2832368	2883227
77	H/04	168.62	133	301.62	50859	2832368	2883227
78	H/05	168.62	133	301.62	50859	2832368	2883227
79	H/06	168.62	133	301.62	50859	2832368	2883227
80	I/01	157.94	92	249.94	39474	1959232	1998706
81	I/02	98.94	92	190.94	18892	1959232	1978124
82	I/03	98.94	92	190.94	18892	1959232	1978124
83	I/04	98.94	92	190.94	18892	1959232	1978124
84	I/12	126.81	92	218.81	27748	1959232	1986980
85	I/14	98.94	92	190.94	18892	1959232	1978124
86	I/15	98.94	92	190.94	18892	1959232	1978124
87	I/16	98.94	92	190.94	18892	1959232	1978124
88	I/17	98.94	92	190.94	18892	1959232	1978124

89	I/19	145.86	100	245.86	35860	2129600	2165460
90	I/20	101.73	100	201.73	20522	2129600	2150122
91	I/21	101.73	100	201.73	20522	2129600	2150122
92	I/22	101.73	100	201.73	20522	2129600	2150122
93	I/23	101.73	100	201.73	20522	2129600	2150122
94	I/24	101.73	100	201.73	20522	2129600	2150122
95	I/25	127.74	100	227.74	29092	2129600	2158692
96	I/26	155.61	100	255.61	39777	2129600	2169377
97	I/27	155.61	100	255.61	39777	2129600	2169377
98	I/28	155.61	100	255.61	39777	2129600	2169377
99	I/29	155.61	100	255.61	39777	2129600	2169377
100	I/30	127.74	100	227.74	29092	2129600	2158692
101	I/31	101.73	100	201.73	20522	2129600	2150122
102	I/32	101.73	100	201.73	20522	2129600	2150122
103	I/33	101.73	100	201.73	20522	2129600	2150122
104	I/34	101.73	100	201.73	20522	2129600	2150122
105	I/35	101.73	100	201.73	20522	2129600	2150122
106	I/36	145.86	100	245.86	35860	2129600	2165460
107	J/02	202.06	160	362.06	73160	3407360	3480520
108	J/04	202.06	160	362.06	73160	3407360	3480520
109	J/06	168.62	133	301.62	50859	2832368	2883227
110	J/07	168.62	133	301.62	50859	2832368	2883227
111	J/10	168.62	133	301.62	50859	2832368	2883227
112	K/02	159.79	100	259.79	41513	2129600	2171113
113	K/03	159.79	100	259.79	41513	2129600	2171113
114	K/04	159.79	100	259.79	41513	2129600	2171113
115	K/05	159.79	100	259.79	41513	2129600	2171113
116	K/06	159.79	100	259.79	41513	2129600	2171113
117	K/07	159.79	100	259.79	41513	2129600	2171113
118	K/08	159.79	100	259.79	41513	2129600	2171113
119	K/09	159.79	100	259.79	41513	2129600	2171113
120	K/10	159.79	100	259.79	41513	2129600	2171113
121	K/11	159.79	100	259.79	41513	2129600	2171113
122	K/12	159.79	100	259.79	41513	2129600	2171113
123	K/13	159.79	100	259.79	41513	2129600	2171113
124	K/14	159.79	100	259.79	41513	2129600	2171113
125	K/15	159.79	101	260.79	41673	2150896	2192569
126	K/16	159.79	112	271.79	43431	2385152	2428583
127	K/19	159.79	112	271.79	43431	2385152	2428583

