SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

83-A, Sadiqnabad,
Mankapur,
Nagpur - 440029
Phone - 2581424

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE
(FOR ~~REGISTRATION OF A PROJECT AND~~ SUBSEQUENT WITHDRAWAL OF MONEY)

Name of Real Estate Project : **JALARAM MANGALAM**
Cost of Real Estate Project Maha RERA Registration Number – **P50500009887**

As on 30th September, 2021.

Sr. No.	Particulars	Amount Estimated (In Rs.)	Amount Incurred (In Rs.)
1.	**(i) LAND COST :**		
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR) (Refer Note No. 2)	5,39,00,000	5,39,00,000
b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government/UT Administration or any Statutory Authority	1,63,00,000	3,55,94,239
c.	Acquisition Cost of TDR (if any)	1,60,00,000	Nil
d.	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	Nil	Nil
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A	N.A
f.	Under Rehabilitation Scheme		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	N.A	N.A
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	N.A	N.A
	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/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.	N.A	N.A
	(iv) 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.	N.A	N.A
	(v) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.		
	Sub – Total of LAND COST :	**8,62,00,000**	**8,94,94,239**

(Contd...2)

SAJJAD RASUL & CO. NAGPUR CHARTERED ACCOUNTANTS

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CHARTERED ACCOUNTANTS

85-A, Sadiquabad,
Mankapur,
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Phone - 2581424

As on 30th September, 2021.

(ii) DEVELOPMENT COST / COST OF CONSTRUCTION :			
a.	Estimated Cost of Construction as Certified by Engineer	31,02,38,000	
b.	Actual Cost of Construction incurred as per the books of accounts as verified by the CA. (Minimum of (i) or (ii) is to be considered)		27,34,15,525
c.	Expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost 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.	2,00,00,000	84,95,477
d.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	5,00,000	1,42,444
e.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	2,00,00,000	23,13,165
	Sub – Total of DEVELOPMENT COST :	**35,07,38,000**	**28,43,66,611**
2	Total Cost of the Project (Estimated and Actual)	43,69,38,000	37,38,60,850
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost.	85.56%	
4	Amount which can be withdrawn from the Designated Account		37,38,60,850
5	Less : Amount withdrawn till date of this certificate from the Designated Account		30,66,86,398
6	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		6,71,74,452

Note :

(1) This Certificate is being issued for RERA compliance for the firm Shri Jalaram Dugdh Kendra and is based on the records and documents (unaudited) produced before me and explanations provided to me by the
(2) Land Cost mentioned in 1(i)(a) is Fair Market Value as on 01/04/2014 and the same has been taken as per Valuation Report Dated - 01/05/2014 of Registered Valuer V.W. Wadegaonkar.
(3) Estimated cost of Construction in 1(ii)(a)(i) is as certified by Engineer.
(4) Other Estimated Cost are taken as certified by Management
(5) The bookings against which Agreement to Sell has not been executed, have not been considered as sold.
(6) Interest Cost incurred during the year has been considered to be with respect to Cost of Project.

FOR SAJJAD RASUL & CO.,
Chartered Accountants,
(Firm Registration No. 120594W)

SRasul

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN: 21108933AAAAQ54910

Nagpur, dated the,
11th November, 2021.

(Issued in Duplicate)

(Contd...3)

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

As on 30th September, 2021.

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	6,30,77,150
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and Books of Accounts)	6,61,21,816
3	(i) Balance Unsold Area (In Sq. Mts) (to be certified by management and to be verified by CA from the records and books of accounts)	3,353.37
	(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 Annexure A to this Certificate	14,05,67,037
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	20,66,88,853
5	Amount to be deposited in Designated Account - 70 % or 100%	14,46,82,197
		70%
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.		

(1) This certificate is being issued for RERA compliance for the firm Shri Jalaram Dugdh Kendra and is based on the records and documents (unaudited) produced before me and explanations provided to me by the Partners of
(2) Carpet Area (in Sq. Mtr.) has been considered from the Revised Sanction Plan as approved by NMRDA.

FOR SAJJAD RASUL & CO.,
Chartered Accountants,
(Firm Registration No. 120594W)

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN: 21108933AAAAQS4910

Nagpur, dated the,
11th November, 2021.

(Issued in Duplicate)

ANNEXURE A

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

SOLD INVENTORY

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	*Carpet Area (in Sq.Mtr.)	**Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
A. FLATS					
1	Flat A-301	85.509	57,01,000	46,78,571	10,22,429
2	Flat A-302	72.723	30,50,000	25,99,014	4,50,986
3	Flat A-303	72.724	42,24,000	36,13,844	6,10,156
4	Flat A-304	70.840	41,79,000	33,26,786	8,52,214
5	Flat A-308	74.247	50,00,000	40,00,000	10,00,000
6	Flat B-301	85.527	49,90,000	31,67,858	18,22,142
7	Flat B-302	72.725	44,63,000	39,37,306	5,25,694
8	Flat B-303	72.732	43,50,000	32,63,214	10,86,786
9	Flat B-304	60.736	36,45,000	29,90,586	6,54,414
10	Flat B-306	72.371	30,50,000	29,70,298	79,702
11	Flat B-307	72.371	44,30,000	37,51,486	6,78,514
12	Flat B-308	74.249	50,01,000	38,20,809	11,80,191
13	Flat A-401	84.622	44,45,000	35,91,560	8,53,440
14	Flat A-402	70.364	27,00,000	19,26,260	7,73,740
15	Flat A-403	70.362	41,50,000	31,68,316	9,81,684
16	Flat A-404	70.819	39,90,000	29,70,296	10,19,704
17	Flat B-401	84.633	47,04,000	37,94,133	9,09,867
18	Flat B-402	70.364	39,50,000	30,89,464	8,60,536
19	Flat B-403	70.364	41,88,000	33,80,470	8,07,530
20	Flat B-404	71.474	30,00,000	27,22,772	2,77,228
21	Flat B-405	70.829	32,00,000	27,24,752	4,75,248
22	Flat B-406	70.901	35,47,214	28,37,771	7,09,443
23	Flat A-501	84.621	44,20,000	36,32,380	7,87,620
24	Flat A-502	70.359	44,00,000	33,66,338	10,33,662
25	Flat A-504	70.819	41,52,500	30,28,714	11,23,786
26	Flat B-501	84.626	48,57,000	37,89,618	10,67,382
27	Flat B-502	70.363	42,50,000	34,82,673	7,67,327
28	Flat B-503	70.860	42,71,000	34,23,764	8,47,236
29	Flat B-508	73.889	47,08,000	14,05,942	33,02,058
30	Flat A-601	84.715	40,00,000	28,57,140	11,42,860
31	Flat A-603	70.364	42,30,000	36,53,762	5,76,238
32	Flat B-601	84.633	44,82,000	36,91,286	7,90,714
33	Flat B-602	70.364	42,50,000	32,43,564	10,06,436

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	*Carpet Area (in Sq.Mtr.)	**Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
34	Flat B-603	70.364	43,12,000	36,38,614	6,73,386
35	Flat B-608	73.876	41,90,000	37,62,380	4,27,620
36	Flat A-701	86.569	44,50,000	33,86,140	10,63,860
37	Flat A-704	72.121	44,50,000	34,79,702	9,70,298
38	Flat A-708	75.810	39,50,000	36,13,366	3,36,634
39	Flat B-701	86.573	72,00,000	61,78,724	10,21,276
40	Flat B-704	72.121	44,50,000	28,63,366	15,86,634
41	Flat B-708	75.810	44,50,000	25,32,767	19,17,233
Total (A) :		**3,070.343**	**17,54,29,714**	**13,73,55,806**	**3,80,73,908**
B. SHOPS					
42	Shop - 11	69.121	27,00,000	24,10,712	2,89,288
43	Shop - 13/A	156.357	60,05,000	59,44,950	60,050
44	Shop - 13/B	150.396	57,76,000	57,18,240	57,760
45	Shop - 14/A	64.414	24,74,000	24,74,000	-
46	Shop - 14/B	57.656	22,14,000	22,14,000	-
47	Shop - 14/C	125.352	48,14,000	48,14,000	-
48	Shop - 15	164.896	63,33,000	62,69,670	63,330
49	Shop - 31	79.847	30,66,000	30,35,340	30,660
50	Shop - 32	124.078	47,65,000	47,17,350	47,650
51	Shop - 103	40.121	20,00,000	17,85,712	2,14,288
52	Shop - 104	35.315	34,50,000	34,50,000	-
53	Shop - 109	37.260	40,00,000	40,00,000	-
54	Shop - 110	27.635			
55	Shop - 111	47.603	24,00,000	24,00,000	-
56	Shop - 112	72.921	32,00,000	32,00,000	-
57	Shop - 113	37.549	35,00,000	35,00,000	-
58	Shop - 114	36.597			
59	Shop - 115	37.371	35,00,000	35,00,000	-
60	Shop - 116	35.318			
61	Shop - 119	31.235	20,00,000	20,00,000	-
62	Shop - 209	44.072	33,00,000	31,82,142	1,17,858
63	Shop - 210	29.501			
Total B(i) :		**1,504.615**	**6,54,97,000**	**6,46,16,116**	**8,80,884**
64	Shop - 1	46.607	28,00,000	27,00,000	1,00,000
65	Shop - 2	43.920	35,00,000	8,92,857	26,07,143
66	Shop - 3	42.366	30,00,000	25,10,604	4,89,396
67	Shop - 4	45.192	25,75,000	23,26,786	2,48,214
68	Shop - 5	56.839	30,00,000	27,14,286	2,85,714
69	Shop - 6A	59.114	32,25,000	29,08,928	3,16,072

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	*Carpet Area (in Sq.Mtr.)	**Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
70	Shop - 6B	59.114	46,50,000	41,55,098	4,94,902
71	Shop - 7	60.302			
72	Shop - 8	118.925	46,50,000	41,51,786	4,98,214
73	Shop - 9	46.937	25,38,000	24,02,036	1,35,964
74	Shop - 10	80.118	55,00,000	31,34,375	23,65,625
75	Shop - 12	148.338	1,40,00,000	1,25,00,000	15,00,000
76	Shop - 30	121.005			
77	Shop - 24	47.079	36,00,000	32,14,284	3,85,716
78	Shop - 25	45.856			
79	Shop - 29/1	83.749	41,20,000	36,78,572	4,41,428
80	Shop - 101	31.233	18,94,000	12,34,000	6,60,000
81	Shop - 102	28.871	20,00,000	20,00,000	-
82	Shop - 106	36.597	43,14,000	12,14,000	31,00,000
83	Shop - 107	37.553	1,55,60,000	1,40,04,000	15,56,000
84	Shop - 108	74.438			
85	Shop - 128	23.654			
86	Shop - 129	12.253			
87	Shop - 130	11.284			
88	Shop - 118	28.871	36,96,000	28,35,716	8,60,284
89	Shop - 126	12.342	13,16,000	10,72,318	2,43,682
90	Shop - 127	12.664	8,52,000	7,17,857	1,34,143
91	Shop - 131	11.938	6,00,000	4,46,428	1,53,572
92	Shop - 132	11.220	13,30,000	9,48,214	3,81,786
93	Shop - 134	12.664	12,04,000	10,21,426	1,82,574
94	Shop - 201	31.235	29,75,000	26,68,358	3,06,642
95	Shop - 202	28.871	27,54,000	17,85,714	9,68,286
96	Shop - 205	35.315	34,04,000	29,92,772	4,11,228
97	Shop - 206	37.371	25,00,000	18,30,358	6,69,642
98	Shop - 207	36.597	35,24,500	28,19,600	7,04,900
99	Shop - 211	35.770	19,31,000	16,20,088	3,10,912
100	Shop - 213	47.602	21,62,000	21,00,000	62,000
101	Shop - 214	73.503	53,28,000	39,48,217	13,79,783
102	Shop - 217	44.081	25,00,000	17,85,714	7,14,286
103	Shop - 219	22.296	22,97,000	17,53,570	5,43,430
104	Shop - 225	21.774	20,60,000	8,10,000	12,50,000
105	Shop - 228	24.256	14,92,000	12,31,304	2,60,696
106	Shop - 229	12.344	7,13,000	4,62,500	2,50,500
107	Shop - 230	12.664	8,26,000	7,58,214	67,786
108	Shop - 232	12.252	10,70,000	8,53,212	2,16,788
109	Shop - 234	28.039	25,00,000	21,84,374	3,15,626

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	*Carpet Area (in Sq.Mtr.)	**Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
110	Shop - 237	22.979	16,50,000	3,50,000	13,00,000
111	Shop - 239	12.663	11,60,000	11,18,874	41,126
112	Shop - 240	12.342	11,11,000	8,58,036	2,52,964
Total B (ii):		**2,002.997**	**13,18,81,500**	**10,47,14,476**	**2,71,67,024**
TOTAL B (i+ii):		**3,507.612**	**19,73,78,500**	**16,93,30,592**	**2,80,47,908**
TOTAL (A+B) :		**6,577.955**	**37,28,08,214**	**30,66,86,398**	**6,61,21,816**

Notes :

> Bookings for which Agreement to Sale (to the extent provided by Management) has been executed as on the date of certificate have only been considered as sold.

* Carpet Area (in Sq. Mtr.) has been considered from the Revised Sanction Plan as approved by NMRDA.

** Unit Consideration as provided by the Management.

ANNEXURE A (CONTD.)
UNSOLD INVENTORY VALUATION

Ready Recknor rate as on the date of Certificate of the Commercial Premises

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
1	Shop - 16	29.295	48,000	14,06,160
2	Shop - 17	29.589	48,000	14,20,272
3	Shop - 18	33.448	48,000	16,05,504
4	Shop - 19	35.227	48,000	16,90,896
5	Shop - 20	46.220	48,000	22,18,560
6	Shop - 21	47.954	48,000	23,01,792
7	Shop - 22	28.777	48,000	13,81,296
8	Shop - 23	29.526	48,000	14,17,248
9	Shop - 26	57.180	48,000	27,44,640
10	Shop - 27	41.222	48,000	19,78,656
11	Shop - 28	21.783	48,000	10,45,584
12	Shop - 29	28.919	48,000	13,88,112
13	Shop - 105	37.371	40,800	15,24,737
14	Shop - 117	40.120	40,800	16,36,896
15	Shop - 120	21.644	40,800	8,83,075
16	Shop - 121	22.441	40,800	9,15,593
17	Shop - 122	21.774	40,800	8,88,379
18	Shop - 123	11.907	40,800	4,85,806
19	Shop - 124	10.976	40,800	4,47,821
20	Shop - 125	24.256	40,800	9,89,645
21	Shop - 133	23.584	40,800	9,62,227
22	Shop - 135	12.342	40,800	5,03,554
23	Shop - 136	24.256	40,800	9,89,645
24	Shop - 137	10.976	40,800	4,47,821
25	Shop - 138	11.910	40,800	4,85,928
26	Shop - 139	15.154	40,800	6,18,283
27	Shop - 140	22.440	40,800	9,15,552
28	Shop - 141	23.809	40,800	9,71,407
29	Shop - 203	22.297	40,800	9,09,718
30	Shop - 204	17.790	40,800	7,25,832
31	Shop - 208	37.553	40,800	15,32,162
32	Shop - 212	29.931	40,800	12,21,185
33	Shop - 215	37.553	40,800	15,32,162
34	Shop - 216	36.597	40,800	14,93,158
35	Shop - 218	29.721	40,800	12,12,617
36	Shop - 220	17.789	40,800	7,25,791
37	Shop - 221	28.869	40,800	11,77,855

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
38	Shop - 222	31.233	40,800	12,74,306
39	Shop - 223	21.645	40,800	8,83,116
40	Shop - 224	22.437	40,800	9,15,430
41	Shop - 226	11.908	40,800	4,85,846
42	Shop - 227	11.091	40,800	4,52,513
43	Shop - 231	23.584	40,800	9,62,227
44	Shop - 233	11.397	40,800	4,64,998
45	Shop - 235	20.667	40,800	8,43,214
46	Shop - 236	13.796	40,800	5,62,877
47	Shop - 238	23.584	40,800	9,62,227
48	Shop - 241	24.256	40,800	9,89,645
49	Shop - 242	11.907	40,800	4,85,806
50	Shop - 243	11.094	40,800	4,52,635
51	Shop - 244	21.776	40,800	8,88,461
52	Shop - 245	22.436	40,800	9,15,389
53	Shop - 246	23.808	40,800	9,71,366
54	Flat A-305	70.840	39,840	28,22,266
55	Flat A-306	72.370	39,840	28,83,221
56	Flat A-307	72.370	39,840	28,83,221
57	Flat B-305	70.843	39,840	28,22,385
58	Flat A-405	70.840	39,840	28,22,266
59	Flat A-406	70.897	39,840	28,24,536
60	Flat A-407	70.896	39,840	28,24,497
61	Flat A-408	73.861	39,840	29,42,622
62	Flat B-407	70.901	39,840	28,24,696
63	Flat B-408	73.876	39,840	29,43,220
64	Flat A-503	70.364	41,832	29,43,467
65	Flat A-505	66.918	41,832	27,99,314
66	Flat A-506	67.123	41,832	28,07,889
67	Flat A-507	67.113	41,832	28,07,471
68	Flat A-508	73.888	41,832	30,90,883
69	Flat B-504	71.477	41,832	29,90,026
70	Flat B-505	66.926	41,832	27,99,648
71	Flat B-506	67.108	41,832	28,07,262
72	Flat B-507	67.105	41,832	28,07,136
73	Flat A-602	70.364	41,832	29,43,467
74	Flat A-604	70.819	41,832	29,62,500
75	Flat A-605	66.918	41,832	27,99,314
76	Flat A-606	67.123	41,832	28,07,889
77	Flat A-607	67.113	41,832	28,07,471
78	Flat A-608	73.861	41,832	30,89,753
79	Flat B-604	71.474	41,832	29,89,900

PROJECT NAME : JALARAM MANGALAM
RERA REG. NO. : P50500009887

As on 30th September, 2021.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
80	Flat B-605	66.918	41,832	27,99,314
81	Flat B-606	67.123	41,832	28,07,889
82	Flat B-607	67.123	41,832	28,07,889
		3,353.371		**14,05,67,037**

Notes :

1. Annual Schedule of Rates (ASR) is as provided by Management.
2. Carpet Area (in Sq. Mtr.) has been considered from the Revised Sanction Plan as approved by NMRDA.