N M L D & Associates
Chartered Accountants
2nd Floor Shree Laxmi Apartment
Opposite Income Tax Department, Ambapeth
Amravati – 444601

Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

To,

Day & Date : 29/10/2024

Deeprajam Infraspace LLP
Shop No.11, 1st Floor Wardhekar Complex, Aashiyad Colony, Near Shegaon Road, Amravati-444604
AAUFD1735F

Subject : Certificate of Financial Progress of work of MK Mall having MahaRERA Registration Number-**P50300052047** being developed by Deeprajam Infraspace LLP

Sir,
This Certificate is being issued for RERA compliance for the MK Mall having MAHARERA Registration Number **P50300052047** being developed by Deeprajam Infraspace LLP and is based on records and documents produced before me and explanations provided to me by the management of the Limited Liability Partnership

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

Sr No.	Particulars		Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1	2		3
1. i)	**Land Cost:**		
	a)	*Value of the Land as ascertained from the Annual Statement of Rates (ASR)	149,259,820
	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/UT Administration or any Statutory authority	
	c)	Estimated Acquisition cost of TDR (if any)	-
	d)	Estimated 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	9,117,307
	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 accomodation or rent in lieu of Transit Accomodation, 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)	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	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost Rs	**158,377,127**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	436,678,311
	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 (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	6,475,000
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	16,699,036
	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	**459,852,347**
		Total cost of Project (Estimated)	**618,229,474**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

Table B - Actual Cost Incurred on the project as on 30/09/2024			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	*Value of the Land as ascertained from the Annual Statement of Rates (ASR)	149,259,820
	b	Incurred Expenditure on 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/UT Administration or any Statutory authority	-
	c	Incurred Expenditure for acquisition of TDR(if any)	-
	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.; and	9,117,307
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, 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 towards 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	-
		iv)Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		SUB TOTAL OF LAND COST:	**158,377,127.00**

2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	10,301,372
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	13,565,000
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	10,301,372
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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 Statutory Authority.	16,699,036
	(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	**27,000,408.00**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**185,377,535**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	29.99%
5		**Amount which can be withdrawn from the designated account**	**185,377,535**
6		Less : Amount withdrawn till date of this certificate from the designated account	-
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**185,377,535**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1		SHOP NO. 237	18.92	2,000,000	180,000	1,820,000
2		SHOP NO. 309	36.95	9,000,000	750,000	8,250,000
3		SHOP NO. 25	48.17	3,500,000	315,000	3,185,000
4		SHOP NO. 26	48.17	3,500,000	315,000	3,185,000
5		SHOP NO. 21	32.35	2,923,613	288,000	2,635,613
6		SHOP NO. 22	35.31	3,191,122	314,350	2,876,772
7		SHOP NO. 23	117.68	10,635,265	1,047,650	9,587,615
Grand Total			**337.55**	**34,750,000.00**	**3,210,000.00**	**31,540,000.00**

TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	**Building**	**Flat/Shop No.**	**RERA Carpet Area (in sq. mtrs.)**	**Unit Consideration as per Ready reckoner rate on cut off date**
A. RESIDENTIAL FLATS				
Total			**0.00**	-
B. SHOPS				
1		SHOP NO. G1	197.36	7,006,280.00
2		SHOP NO. G2	23.53	835,315.00
3		SHOP NO. G3	32.83	1,165,465.00
4		SHOP NO. G4	35.34	1,254,570.00
5		SHOP NO. G5	35.32	1,253,860.00
6		SHOP NO. G6	71.58	2,541,090.00
7		SHOP NO. G7	95.52	3,390,960.00
8		SHOP NO. G8	46.86	1,663,530.00
9		SHOP NO. G9	31.87	1,131,385.00
10		SHOP NO. G10	31.87	1,131,385.00
11		SHOP NO. G11	32.43	1,151,265.00
12		SHOP NO. G12	31.85	1,130,675.00
13		SHOP NO. 1	100.18	3,556,390.00
14		SHOP NO. 2	31.54	1,119,670.00
15		SHOP NO. 3	31.54	1,119,670.00
16		SHOP NO. 4	31.54	1,119,670.00
17		SHOP NO. 5	31.36	1,113,280.00
18		SHOP NO. 6	23.36	829,280.00
19		SHOP NO. 7	23.2	823,600.00
20		SHOP NO. 8	23.58	837,090.00
21		SHOP NO. 9	30.52	1,083,460.00
22		SHOP NO. 10	30.52	1,083,460.00
23		SHOP NO. 11	36.31	1,289,005.00
24		SHOP NO. 12	24.13	856,615.00
25		SHOP NO. 13	23.75	843,125.00
26		SHOP NO. 14	24.13	856,615.00
27		SHOP NO. 15	35.96	1,276,580.00
28		SHOP NO. 16	16.79	596,045.00

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
29		SHOP NO. 17	20.18	716,390.00
30		SHOP NO. 18	34.01	1,207,355.00
31		SHOP NO. 19	32.43	1,151,265.00
32		SHOP NO. 20	32.39	1,149,845.00
33		SHOP NO. 24	54.82	1,946,110.00
34		SHOP NO. 27	45.71	1,622,705.00
35		SHOP NO. 28	38.24	1,357,520.00
36		SHOP NO. 29	27.55	978,025.00
37		SHOP NO. 30	27.25	967,375.00
38		SHOP NO. 31	29.59	1,050,445.00
39		SHOP NO. 32	20.1	713,550.00
40		SHOP NO. 33	21.31	756,505.00
41		SHOP NO. 34	18.92	671,660.00
42		SHOP NO. 35	29.29	1,039,795.00
43		SHOP NO. 36	25.69	911,995.00
44		SHOP NO. 37	17.98	638,290.00
45		SHOP NO. 38	24.82	881,110.00
46		SHOP NO. 101	130.88	4,646,240.00
47		SHOP NO. 102	36.46	1,294,330.00
48		SHOP NO. 103	36.53	1,296,815.00
49		SHOP NO. 104	36.5	1,295,750.00
50		SHOP NO. 105	35.9	1,274,450.00
51		SHOP NO. 106	27.98	993,290.00
52		SHOP NO. 107	27.75	985,125.00
53		SHOP NO. 108	28.2	1,001,100.00
54		SHOP NO. 109	36.52	1,296,460.00
55		SHOP NO. 110	36.49	1,295,395.00
56		SHOP NO. 111	43.46	1,542,830.00
57		SHOP NO. 112	28.86	1,024,530.00
58		SHOP NO. 113	28.41	1,008,555.00
59		SHOP NO. 114	28.86	1,024,530.00
60		SHOP NO. 115	104.42	3,706,910.00
61		SHOP NO. 116	16.82	597,110.00
62		SHOP NO. 117	14.49	514,395.00
63		SHOP NO. 118	39.48	1,401,540.00
64		SHOP NO. 119	37.73	1,339,415.00
65		SHOP NO. 120	37.75	1,340,125.00
66		SHOP NO. 121	37.69	1,337,995.00
67		SHOP NO. 122	37.72	1,339,060.00
68		SHOP NO. 123	154.07	5,469,485.00

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
69		SHOP NO. 124	61.83	2,194,965.00
70		SHOP NO. 125	54.29	1,927,295.00
71		SHOP NO. 126	54.3	1,927,650.00
72		SHOP NO. 127	51.82	1,839,610.00
73		SHOP NO. 128	44.32	1,573,360.00
74		SHOP NO. 129	22.46	797,330.00
75		SHOP NO. 130	27.25	967,375.00
76		SHOP NO. 131	29.59	1,050,445.00
77		SHOP NO. 132	20.1	713,550.00
78		SHOP NO. 133	21.31	756,505.00
79		SHOP NO. 134	18.92	671,660.00
80		SHOP NO. 135	29.29	1,039,795.00
81		SHOP NO. 136	25.59	908,445.00
82		SHOP NO. 137	17.96	637,580.00
83		SHOP NO. 138	25.27	897,085.00
84		SHOP NO. 201	130.88	4,646,240.00
85		SHOP NO. 202	36.49	1,295,395.00
86		SHOP NO. 203	36.53	1,296,815.00
87		SHOP NO. 204	36.5	1,295,750.00
88		SHOP NO. 205	35.9	1,274,450.00
89		SHOP NO. 206	27.98	993,290.00
90		SHOP NO. 207	27.75	985,125.00
91		SHOP NO. 208	28.2	1,001,100.00
92		SHOP NO. 209	36.52	1,296,460.00
93		SHOP NO. 210	36.49	1,295,395.00
94		SHOP NO. 211	43.46	1,542,830.00
95		SHOP NO. 212	28.86	1,024,530.00
96		SHOP NO. 213	28.41	1,008,555.00
97		SHOP NO. 214	28.86	1,024,530.00
98		SHOP NO. 215	104.42	3,706,910.00
99		SHOP NO. 216	16.82	597,110.00
100		SHOP NO. 217	14.49	514,395.00
101		SHOP NO. 218	39.48	1,401,540.00
102		SHOP NO. 219	37.73	1,339,415.00
103		SHOP NO. 220	37.75	1,340,125.00
104		SHOP NO. 221	37.69	1,337,995.00
105		SHOP NO. 222	37.72	1,339,060.00
106		SHOP NO. 223	154.07	5,469,485.00
107		SHOP NO. 224	35.94	1,275,870.00
108		SHOP NO. 225	31.76	1,127,480.00

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
109		SHOP NO. 226	23.47	833,185.00
110		SHOP NO. 227	61.83	2,194,965.00
111		SHOP NO. 228	54.29	1,927,295.00
112		SHOP NO. 229	54.3	1,927,650.00
113		SHOP NO. 230	51.82	1,839,610.00
114		SHOP NO. 231	44.32	1,573,360.00
115		SHOP NO. 232	22.46	797,330.00
116		SHOP NO. 233	27.25	967,375.00
117		SHOP NO. 234	29.59	1,050,445.00
118		SHOP NO. 235	20.1	713,550.00
119		SHOP NO. 236	21.31	756,505.00
120		SHOP NO. 238	29.29	1,039,795.00
121		SHOP NO. 239	25.59	908,445.00
122		SHOP NO. 240	17.96	637,580.00
123		SHOP NO. 241	25.27	897,085.00
124		FOOD COUNTER 301	23.54	835,670.00
125		FOOD COUNTER 302	24.99	887,145.00
126		FOOD COUNTER 303	24.99	887,145.00
127		FOOD COUNTER 304	24.99	887,145.00
128		FOOD COUNTER 305	24.99	887,145.00
129		FOOD COUNTER 306	18.6	660,300.00
130		FOOD COUNTER 307	36.95	1,311,725.00
131		FOOD COUNTER 308	36.95	1,311,725.00
132		FOOD COUNTER 310	36.95	1,311,725.00
133		FOOD COUNTER 311	7.84	278,320.00
134		FOOD COUNTER 312	7.84	278,320.00
135		FOOD COUNTER 313	7.84	278,320.00
136		Cinema Area	1044.12	37,066,260.00
137		SHOP NO. 401	98.87	3,509,885.00
138		SHOP NO. 402	130.22	4,622,810.00
139		SHOP NO. 403	83.28	2,956,440.00
140		SHOP NO. 404	65.58	2,328,090.00
141		SHOP NO. 405	54.36	1,929,780.00
142		SHOP NO. 406	54.4	1,931,200.00
143		SHOP NO. 407	67.07	2,380,985.00
144		SHOP NO. 408	82.73	2,936,915.00
145		SHOP NO. 409	145.82	5,176,610.00
146		SHOP NO. 410	53.58	1,902,090.00
147		SHOP NO. 411	38.56	1,368,880.00
148		SHOP NO. 412	23.91	848,805.00

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
149		SHOP NO. 413	45.53	1,616,315.00
150		SHOP NO. 414	118.56	4,208,880.00
151		OFFICE NO. 501	130.97	4,191,040.00
152		OFFICE NO. 502	34.15	1,092,800.00
153		OFFICE NO. 503	33.16	1,061,120.00
154		OFFICE NO. 504	33.22	1,063,040.00
155		OFFICE NO. 505	27.98	895,360.00
156		OFFICE NO. 506	27.75	888,000.00
157		OFFICE NO. 507	28.2	902,400.00
158		OFFICE NO. 508	36.52	1,168,640.00
159		OFFICE NO. 509	43.8	1,401,600.00
160		OFFICE NO. 510	28.86	969,696.00
161		OFFICE NO. 511	28.41	954,576.00
162		OFFICE NO. 512	28.86	969,696.00
163		OFFICE NO. 513	104.62	3,515,232.00
164		OFFICE NO. 514	16.78	563,808.00
165		OFFICE NO. 515	14.5	487,200.00
166		OFFICE NO. 516	39.51	1,327,536.00
167		OFFICE NO. 517	37.73	1,267,728.00
168		OFFICE NO. 518	37.75	1,268,400.00
169		OFFICE NO. 519	37.73	1,267,728.00
170		OFFICE NO. 520	37.72	1,267,392.00
171		OFFICE NO. 521	154.37	5,186,832.00
172		OFFICE NO. 522	35.78	1,202,208.00
173		OFFICE NO. 523	31.81	1,068,816.00
174		OFFICE NO. 524	23.63	793,968.00
175		OFFICE NO. 525	61.77	2,075,472.00
176		OFFICE NO. 526	54.29	1,824,144.00
177		OFFICE NO. 527	54.3	1,824,480.00
178		OFFICE NO. 528	51.82	1,741,152.00
179		OFFICE NO. 529	44.32	1,489,152.00
180		OFFICE NO. 530	38.76	1,302,336.00
181		OFFICE NO. 531	27.25	915,600.00
182		OFFICE NO. 532	29.59	994,224.00
183		OFFICE NO. 533	20.1	675,360.00
184		OFFICE NO. 534	21.31	716,016.00
185		OFFICE NO. 535	23.36	784,896.00
186		OFFICE NO. 536	33.74	1,133,664.00
187		OFFICE NO. 537	29.69	997,584.00
188		OFFICE NO. 538	20.99	705,264.00

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
189		OFFICE NO. 539	41.02	1,378,272.00
			8,841.05	**310,172,447.00**
			8,841.05	**310,172,447.00**

Table D

Comparision between Balance Cost and Receivables

Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	432,851,939
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	31,540,000
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	8,841
		(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	310,172,447
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	341,712,447
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.	

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	42842258155
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	0.00	
2	Deposits	2,247,001.00	
3	Withdrawals	0.00	
4	Closing Balance	2,247,001.00	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

Table F Means of Finance

Sr. 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	69,236,578	69,236,578	71,654,778
2		Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	0
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	100,000,000	100,000,000	60,807,011
4		Customer Receipts used for project	618,229,474	618,229,474	2,247,000
5		Total funds for project	787,466,052	787,466,052	134,708,789
6		Total Estimated cost (As per Table A)	618,229,474	618,229,474	

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA

Sr. No.	Comments/Observations of CA
1*	In case of land Rates , instead of ASR artes , actual cost incurred for the acqusition of land taken .

For NMLD & Associates
Chartered Accountants
FRN: 128538W

Mahesh S Laddha
Partner
M. No. 119607
Date: 29/10/2024
Place: Amravati
UDIN: 24119607BKAILX2775

Agreed and accepted by:
For Deeprajam Infraspace LLP

Name: Rajen Patil
Designation: Designated Partner

ABC-2486