OZA HUSSAIN & ASSOCIATES
CHARTERED ACCOUNTANTS

CA ADITYA OZA
B.Com, ACA
M: 9860992564

Office Address : Shop No. 19, Second Floor, "Busyland Heights", Chitra Chowk, Amravati- 444601

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHRAWAL OF MONEY FROM DESIGNATED BANK ACCOUNT)

Date: 17/07/2024

To,
M/s. Niraj Realty, Sonal Colony, Amravati - 444604 (Promoter - Morpankh Avenue)

Subject : Certificate of Financial Progress of Work of MORPANKH AVENUE having MahaRERA Registration Number P50300052868. being developed by **M/s. NIRAJ REALTY.**

Sir,

This certificate is being issued for RERA compliance for the **MORPANKH AVENUE** having MahaRERA Registration Number P50300052868 (Only Applicable after project Registration) being developed by **M/s. NIRAJ REALTY** 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 Project)

Sr No.		Particulars	Estimated Cost (At the time of Registration of Project)
1		**Land Cost:**	
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	36,00,000
	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, resgistration fees etc; and	19,28,610
	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	-
		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 lien of Transit accomodation, overhead cost,amounts payable to slum dwellers. tenants, apartment owners of appropriate authority or government or concessionarie which arenot refundable and so on.	
	ii)	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.	-
	iii)	*Any other cost including interest estimated on the borrowing done* specifically for construction of rehabilitation component	-
		Sub Total of LAND COST (In Rupees)	**55,28,610**
2		**Development Cost / Cost of Construction:**	
	a)	Estimated Cost of Construction as certified by Engineer	1,67,87,500
	b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	c)	Estimate expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, 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.	19,86,500
	d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	e)	Interst payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	28,20,000
		Sub Total of Development Cost (In Rupees)	**2,15,94,000**
3		**Total Cost of Project (Estimated) (In Rupees)**	**2,71,22,610**

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Table B Actual cost Incurred on the project (As on Date of Certificate)

Sr No.		Particulars	Amount (Rs.) (Cost Incurred)
1		**Land Cost:**	
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	36,00,000
	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/ 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	19,13,000
	e)	Land Premium paid for redevelopment of land owned by public authorities.	-
	f)	Under Rehabilitation scheme:	-
	i)	Incurred Expenditure for construction of rehabilitation 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 Accomdation, overhead cost, amounts 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 manitainance deposit or any amount whatsoever paid to any authorities towards 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 (In Rupees)	**55,13,000**

Sr No.		Particulars	Amount (Rs.) (Cost Incurred)
2		**Development cost / Cost of Construction**	
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	64,18,568
	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 consturction of the entire phase of the project registered.	3,15,576
	iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	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 (In Rupees) :	67,34,144
3		Total Cost of the Project (Actual incurred as on date of certificate)	1,22,47,144
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	45.15%
5	ii)	Amount which can be withdrawn from the Designated Account	1,22,47,144
6	iii)	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	iii)	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1,22,47,144

OZA HUSSAIN & ASSOCIATES FRN-146490W CHARTERED ACCOUNTANTS

Table C

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

Sold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. mts) (3)	Unit Consideration as per Agreement / Letter of Allotment * (4)	Received Amount* (5)	Balance Receivables (6)
1	Flat 201	80.37	2500000	0	2500000

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

Unsold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. mts) (3)	Unit Consideration as per Read Reckoner Rate (4)	Unit Consideration as per Market Value (5)
1	Shop 1	11.05	3,47,952	10,00,000
2	Shop 2	11.26	3,54,712	10,00,000
3	Shop 3	11.26	3,54,712	10,00,000
4	Shop 4	11.26	3,54,712	10,00,000
5	Shop 5	11.26	3,54,712	10,00,000
6	Shop 6	11.56	3,64,164	10,00,000
7	Shop 7	10.19	3,21,028	8,00,000
8	Shop 8	15.35	4,83,562	12,00,000
9	Shop 9	11.26	3,54,712	8,00,000
10	Shop 10	11.26	3,54,712	8,00,000
11	Shop 11	11.26	3,54,712	8,00,000
12	Shop 12	11.26	3,54,712	8,00,000
13	Shop 13	11.26	3,54,712	8,00,000
14	Shop 14	9.65	3,03,997	7,00,000
15	Flat 202	79.80	19,31,099	30,00,000
16	Flat 301	80.37	19,44,903	28,00,000
17	Flat 302	79.80	19,31,099	28,00,000
18	Flat 401	60.73	14,69,666	25,00,000
19	Flat 402	64.51	15,61,142	25,00,000
Total		**524.3490673**	**1,38,51,015**	**2,63,00,000**

OZA HUSSAIN & ASSOCIATES
FRN-146490W
CHARTERED ACCOUNTANTS

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)	2,16,09,610
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)	2500000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR / Market rate multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate.	604.71 sq. mtrs 26,300,000/-
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	28800000
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.	As not ongoing Project Not Applicable

Table E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date
1	Opening Balance	0
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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 Number 621701010050421.
I hereby certify that **M/s. NIRAJ REALTY** 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 named **Morpankh Avenue**.
Project Reg. No.P50300052868

Table F
Means of Finance

Sr. No.	Particulars	Estimated * (At time of Registration) (In Rupees) (Proposed and Indicative)	Proposed / Estimated (As on date of certificate) (In Rupees)	Actual (As on date of certificate) (In Rupees)
1	Own Funds	80,00,000	1,50,00,000	1,16,17,326
2	Total Borrowed Funds (Secured) -Drawdown availed till date	70,00,000	-	-
3	Total Borrowed Funds (Unsecured) -Drawdown availed till d	-	10,00,000	4,80,100
4	Customer Receipts used for Projects	1,21,22,610	1,11,22,610	-
5	Total Funds for Project	2,71,22,610	2,71,22,610	1,20,97,426
6	Total Estimated Cost(As per Table A)	2,71,22,610	2,71,22,610	2,71,22,610

Table G
Any Comments /Observations of CA

1	
2	
3	
4	

Note - Form 3 is certified on the basis of unaudited Books of Accounts produced before us upto 30/06/2024.

Agreed and accepted by :
For,
M/s. NIRAJ REALTY

S.d

Mr. Satish J. Mandve
(Partner)
Date - 17/07/2024
Place - Amravati

Yours Faithfully

For,
OZA HUSSAIN & ASSOCIATES,
CHARTERED ACCOUNTANTS

OZA HUSSAIN & ASSOCIATES ★ FRN-146490W ★ CHARTERED ACCOUNTANTS

CA. Aditya Oza
(M. No. - 166375)
UDIN - 24166375BKADQC1548