SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

FORM-3 (UT)

CHARTERED ACCOUNTAIIT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500000975 OF PROJECT Harihar Nagar Zari Phase 1 being developed by Harihar Infrastructure Development Corporation Limited (The said project was developed by Harihar Buildspace Pvt. Ltd. which got amalgamated with Harihar Infrastructure Development Corporation Limited vide order dt. 29/09/2021) and is based on the records and documents produced before me and explanations provided to me by the management of the company as on 31.03.2018.

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	30647516	30647516
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from LocalAuthority or UT Administration or any Statutory Authority	0.00	0.00
		c.	Acquisition cost of TDR (if any)	0.00	0.00
		d.	Amounts payable to 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	0.00	0.00
		f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
		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/illegal 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 authorities towards and in project of rehabilitation.	0.00	0.00

SAJJAD RASUL & CO. NAGPUR CHARTERED ACCOUNTANTS

Sr. No.		Particulars			Amount (Rs.)
			Sub-Total of LAND COST	30647515.50	30647515.50
	ii	Development Cost/ Cost of Construction :			
		a.	i) Estimated Cost of Construction as certified by Engineer (ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	336,953,020	52695041
			(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants 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 directly incurred to complete the construction of the entire phase of the project registered.	0.00	10,261,499
		b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	0.00	0.00
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0.00	0.00
			Sub-Total of Development Cost	336953020.00	62956540.00
2	**Total Estimated Cost of the Real Estate Project**				367600535.50
3	**Total Cost Incurred of the Real Estate Project (i) + (ii) of Incurred Column**				93604055.5
4	**Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost. (3/2 %)**				25%
	6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**			93604055.5
	7	**Less: Amount withdrawn till date of this certificate since the inception of the project (This shall include 70% of the amounts already realised till date and not provided in the Separate bank Account)**			33226620.35
	8	**Net Amount which can be withdrawn from the Bank Account under this certificate 6-7**			60377435.15

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	(If this figure is negative, then the respective amount needs to be deposited within a period of three months of application of registration)	

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS

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)	273996480.00
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)	10342600
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	41794/ - Sq Meters
	(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	375433197
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	385775797.3
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	270043058.1

	Any Comments/Observations of CA	
	1	No Separate bank account called the "Designated Bank Account" is opened by the promoter.Therefore,all the money received from the sale proceeds is deposited into the normal current account only.

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2	For the purpose of calculation of amount to be withdrawn fom Rera account,we have assumed 70% of the sale proceeds to be the amount withdrawn as a separate rera account is not maintained by the promoter
3	

SAJJAD RASUL & CO.

Chartered Accountants

Proprietor

M. NO. 108933

UDIN :23108933BGSPWC3242

Date : 09/08/2023

Place: Nagpur

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* The expression " incurred" would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of products or service received against the payment.

With respect to an onging project, at the time of registration of the Real Estate Project, the Estimated Land cost and development cost of consturction to be certified shall be for the cost of the real estate project, since its inception and not the balance estimated land cost and development cost/cost of construction to comple the project. That is the total incurred cost of the Real Estate Project shall be the aggregate of the incurred land cost and Development cost/ cost of construction of the project, since its inception till the date of the issuance of the certificate and the estimated land cost and development cost/cost of construction shall be for the entire project from the inception till completion.

Development cost/cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

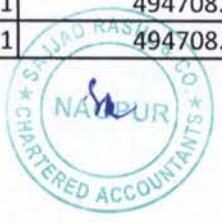
Annexure A

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

Sr. No.	Unit No.	Carpet Area (In Sq. Mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Amount
1	H-08, H-09	438	3129600	900000	2229600
2	I/06	990	2651000	2651000	0
3	I/08, I/09	1250	4200000	4200000	0
4	I/10 , I/11	900	4660000	2805000	1855000
5	I/13	990	3151000	3151000	0
6	k/20	112	3371000	2900000	471000
7	J/11	133	6000000	2174000	3826000
8	K/17, K/18	224	10000000	8900000	1100000
9	k/22	112	768000	768000	0
10	k/23	112	119000	119000	0
11	k/24	112	200000	200000	0
12	k/25	112	200000	200000	0
13	J/03	112	225000	225000	0
14	H-07	112	2800000	2800000	0
15	k/26	112	1171500	1171500	0
16	I/18	112	1850000.5	1850000.5	0
17	k/27	112	2000000	2000000	0
18	K-01	112	101100	101100	0
19	J/05	112	300000	300000	0
20	k/28	112	51000	51000	0
21	B-14	218.972371	10861000	10000000	861000
	TOTAL		**57809200.5**	**47466600.5**	**10342600**

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential Plot Rs 5000 per Sq.Mtr And Construction rate Rs 19360 Sq Mtr

Sr. No.	Unit No.	Plot Area (In Sq. Mts.)(A)	Carpet Area of Construction(in Sq.Mt) (B)	Total Area to be Sold(in Sq Mt) (A+B)	Plot Consideration As Per Ready Reckoner Rate (ASR) in Rs. (C=A*5000)	Carpet Area consideration rate (D=B*)	Total Consideration as per Ready Reckoner Rate(ASR) (C+D)
	G/I/01	158	92	250	789675.5	1781120	2570795.5
	G/I/02	99	92	191	494708.475	1781120	2275828.475
	G/I/03	99	92	191	494708.475	1781120	2275828.475
	G/I/04	99	92	191	494708.475	1781120	2275828.475



	G/I/05	99	92	191	494708.475	1781120	2275828.475
	G/I/06	99	92	191	494708.475	1781120	2275828.475
	G/I/07	145	92	237	724643.4	1781120	2505763.4
	G/I/08	145	92	237	724643.4	1781120	2505763.4
	G/I/09	99	92	191	494708.475	1781120	2275828.475
	G/I/10	99	92	191	494708.475	1781120	2275828.475
	G/I/11	99	92	191	494708.475	1781120	2275828.475
	G/I/12	99	92	191	494708.475	1781120	2275828.475
	G/I/13	99	92	191	494708.475	1781120	2275828.475
	G/I/14	158	92	250	789675.5	1781120	2570795.5
	G/II/01	158	92	250	789675.5	1781120	2570795.5
	G/II/02	99	92	191	494708.475	1781120	2275828.475
	G/II/03	99	92	191	494708.475	1781120	2275828.475
	G/II/04	99	92	191	494708.475	1781120	2275828.475
	G/II/05	99	92	191	494708.475	1781120	2275828.475
	G/II/06	99	92	191	494708.475	1781120	2275828.475
	G/II/07	145	92	237	724643.4	1781120	2505763.4
	G/II/08	145	92	237	724643.4	1781120	2505763.4
	G/II/09	99	92	191	494708.475	1781120	2275828.475
	G/II/10	99	92	191	494708.475	1781120	2275828.475
	G/II/11	99	92	191	494708.475	1781120	2275828.475
	G/II/12	99	92	191	494708.475	1781120	2275828.475
	G/II/13	99	92	191	494708.475	1781120	2275828.475
	G/II/14	158	92	250	789675.5	1781120	2570795.5
	G/III/01	158	92	250	789675.5	1781120	2570795.5
	G/III/02	99	92	191	494708.475	1781120	2275828.475
	G/III/03	99	92	191	494708.475	1781120	2275828.475
	G/III/04	99	92	191	494708.475	1781120	2275828.475
	G/III/05	99	92	191	494708.475	1781120	2275828.475
	G/III/06	99	92	191	494708.475	1781120	2275828.475
	G/III/07	145	92	237	724643.4	1781120	2505763.4
	G/III/08	145	92	237	724643.4	1781120	2505763.4
	G/III/09	99	92	191	494708.475	1781120	2275828.475
	G/III/10	99	92	191	494708.475	1781120	2275828.475
	G/III/11	99	92	191	494708.475	1781120	2275828.475
	G/III/12	99	92	191	494708.475	1781120	2275828.475
	G/III/13	99	92	191	494708.475	1781120	2275828.475
	G/III/14	158	92	250	789675.5	1781120	2570795.5
	G/IV/01	158	92	250	789675.5	1781120	2570795.5
	G/IV/02	99	92	191	494708.475	1781120	2275828.475
	G/IV/03	99	92	191	494708.475	1781120	2275828.475
	G/IV/04	99	92	191	494708.475	1781120	2275828.475
	G/IV/05	99	92	191	494708.475	1781120	2275828.475
	G/IV/06	99	92	191	494708.475	1781120	2275828.475
	G/IV/07	145	92	237	724643.4	1781120	2505763.4
	G/IV/08	145	92	237	724643.4	1781120	2505763.4
	G/IV/09	99	92	191	494708.475	1781120	2275828.475
	G/IV/10	99	92	191	494708.475	1781120	2275828.475
	G/IV/11	99	92	191	494708.475	1781120	2275828.475
	G/IV/12	99	92	191	494708.475	1781120	2275828.475

NAGPUR
CHARTERED ACCOUNTANTS

G/IV/13	99	92	191	494708.475	1781120	2275828.475
G/IV/14	158	92	250	789675.5	1781120	2570795.5
G/V/06	99	92	191	494708.475	1781120	2275828.475
G/V/07	145	92	237	724643.4	1781120	2505763.4
G/V/08	145	92	237	724643.4	1781120	2505763.4
G/VI/01	158	92	250	789675.5	1781120	2570795.5
G/VI/02	99	92	191	494708.475	1781120	2275828.475
G/VI/03	99	92	191	494708.475	1781120	2275828.475
G/VI/04	99	92	191	494708.475	1781120	2275828.475
G/VI/05	99	92	191	494708.475	1781120	2275828.475
G/VI/06	99	92	191	494708.475	1781120	2275828.475
G/VI/07	145	92	237	724643.4	1781120	2505763.4
G/VI/08	145	92	237	724643.4	1781120	2505763.4
G/VI/09	99	92	191	494708.475	1781120	2275828.475
G/VI/10	99	92	191	494708.475	1781120	2275828.475
G/VI/11	99	92	191	494708.475	1781120	2275828.475
G/VI/12	99	92	191	494708.475	1781120	2275828.475
G/VI/13	99	92	191	494708.475	1781120	2275828.475
G/VI/14	158	92	250	789675.5	1781120	2570795.5
H/01	169	92	261	843094.725	1781120	2624214.725
H/02	169	92	261	843094.725	1781120	2624214.725
H/03	169	92	261	843094.725	1781120	2624214.725
H/04	169	92	261	843094.725	1781120	2624214.725
H/05	169	92	261	843094.725	1781120	2624214.725
H/06	169	92	261	843094.725	1781120	2624214.725
I/22	102	92	194	508643.925	1781120	2289763.925
I/23	102	92	194	508643.925	1781120	2289763.925
I/24	102	92	194	508643.925	1781120	2289763.925
I/15	99	92	191	494708.475	1781120	2275828.475
I/16	99	92	191	494708.475	1781120	2275828.475
I/25	128	92	220	638708.125	1781120	2419828.125
I/26	156	92	248	778062.625	1781120	2559182.625
I/27	156	92	248	778062.625	1781120	2559182.625
I/28	156	92	248	778062.625	1781120	2559182.625
I/29	156	92	248	778062.625	1781120	2559182.625
I/30	128	92	220	638708.125	1781120	2419828.125
I/31	102	92	194	508643.925	1781120	2289763.925
I/32	102	92	194	508643.925	1781120	2289763.925
I/33	102	92	194	508643.925	1781120	2289763.925
I/34	102	92	194	508643.925	1781120	2289763.925
I/35	102	92	194	508643.925	1781120	2289763.925
I/36	146	92	238	729288.55	1781120	2510408.55
J/02	202	92	294	1010320.125	1781120	2791440.125
J/04	202	92	294	1010320.125	1781120	2791440.125
J/06	169	92	261	843094.725	1781120	2624214.725
J/07	169	92	261	843094.725	1781120	2624214.725
J/10	169	92	261	843094.725	1781120	2624214.725
K/02	160	92	252	798965.8	1781120	2580085.8
K/03	160	92	252	798965.8	1781120	2580085.8
K/04	160	92	252	798965.8	1781120	2580085.8

SAJJAD RASUL & CO. CHARTERED ACCOUNTANTS

	K/05	160	92	252	798965.8	1781120	2580085.8
	K/06	160	92	252	798965.8	1781120	2580085.8
	K/07	160	92	252	798965.8	1781120	2580085.8
	K/08	160	92	252	798965.8	1781120	2580085.8
	K/09	160	92	252	798965.8	1781120	2580085.8
	K/10	160	92	252	798965.8	1781120	2580085.8
	K/11	160	92	252	798965.8	1781120	2580085.8
	K/12	160	92	252	798965.8	1781120	2580085.8
	K/13	160	92	252	798965.8	1781120	2580085.8
	K/14	160	92	252	798965.8	1781120	2580085.8
	K/15	160	92	252	798965.8	1781120	2580085.8
	K/16	160	92	252	798965.8	1781120	2580085.8
	K/19	160	92	252	798965.8	1781120	2580085.8
	H-07	97	92	189	485000	1781120	2266120
	I/05	84	92	176	420000	1781120	2201120
	I/18	84	92	176	420000	1781120	2201120
	J/03	84	92	176	420000	1781120	2201120
	J/05	160	92	252	800000	1781120	2581120
	Plot No. 9	4500	92	4592	22500000	1781120	24281120
	Plot No. 9	4500	92	4592	22500000	1781120	24281120
	Plot No. 9	1815	92	1907	9075000	1781120	10856120
	Plot No.99	4000	92	4092	20000000	1781120	21781120
	TOTAL	**30202**	**11592**	**41794**	**151012077**	**224421120**	**375433197**

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