SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-A, Sadiqnabhat,
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 31st March, 2020.

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**

SAJJAD RASUL & CO. NAGPUR CHARTERED ACCOUNTANTS

(Contd…2)

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

As on 31st March, 2020.

(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)		12,38,00,303
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. (Refer Note No. 6)	2,00,00,000	23,60,058
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 ; (Refer Note No. 6)	2,00,00,000	-
	Sub – Total of DEVELOPMENT COST :	**35,07,38,000**	**12,63,02,805**
2	Total Cost of the Project (Estimated and Actual)	43,69,38,000	21,57,97,044
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost.	49.39%	
4	Amount which can be withdrawn from the Designated Account		21,57,97,044
5	Less : Amount withdrawn till date of this certificate from the Designated Account		10,16,29,161
6	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		11,41,67,883

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 Management.

(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 been verified from the customer balances available from Books of Accounts, to the extent possible.

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

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN: 21108933AAAAGF5353

Nagpur, dated the,
30th June, 2020.

(Issued in Duplicate)

(Contd...3)

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

As on 31st March, 2020.

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	22,11,40,956
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)	13,37,36,053
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)	6,113.72
	(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	26,38,68,439
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	39,76,04,492
5	Amount to be deposited in Designated Account - 70 % or 100%	27,83,23,144
		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		

(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 the Firm.

(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: 21108933AAAAGF5357

Nagpur, dated the,
30th June, 2020.

(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 31st March, 2020.

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	9,51,786	32,72,214
4	Flat A-304	70.840	41,79,000	33,26,786	8,52,214
5	Flat A-305	70.840	30,00,000	8,79,464	21,20,536
6	Flat A-308	74.247	50,00,000	4,76,190	45,23,810
7	Flat B-301	85.527	49,90,000	31,67,858	18,22,142
8	Flat B-302	72.725	44,63,000	5,00,000	39,63,000
9	Flat B-303	72.732	43,50,000	32,63,214	10,86,786
10	Flat B-304	60.736	36,45,000	29,90,586	6,54,414
11	Flat B-305	70.843	29,00,000	-	29,00,000
12	Flat B-306	72.371	30,50,000	22,00,000	8,50,000
13	Flat B-308	74.249	50,01,000	32,48,457	17,52,543
14	Flat A-401	84.622	44,45,000	35,91,560	8,53,440
15	Flat A-402	70.364	27,00,000	19,26,260	7,73,740
16	Flat A-403	70.362	41,50,000	25,00,000	16,50,000
17	Flat A-404	70.819	40,92,000	1,00,000	39,92,000
18	Flat B-401	84.633	47,04,000	32,92,799	14,11,201
19	Flat B-402	70.364	39,50,000	30,89,464	8,60,536
20	Flat B-403	70.364	41,88,000	33,80,470	8,07,530
21	Flat B-406	70.901	35,47,214	28,37,771	7,09,443
22	Flat A-501	84.621	50,20,000	4,76,190	45,43,810
23	Flat A-502	70.359	41,88,000	4,00,000	37,88,000
24	Flat A-503	70.364	32,00,000	5,00,000	27,00,000
25	Flat A-504	70.819	41,52,500	-	41,52,500
26	Flat B-501	84.626	48,57,000	32,39,142	16,17,858
27	Flat B-502	70.363	42,50,000	27,42,500	15,07,500
28	Flat B-503	70.860	42,71,000	8,00,000	34,71,000
29	Flat A-601	84.715	40,00,000	5,00,000	35,00,000
30	Flat B-602	70.364	42,50,000	2,00,000	40,50,000
31	Flat B-708	75.810	52,23,000	10,47,619	41,75,381
Total (A)		**2,301.396**	**12,87,40,714**	**5,89,05,701**	**6,98,35,013**
B. SHOPS					
32	Shop - 1	46.607	28,00,000	5,00,000	23,00,000
33	Shop - 2	43.920	35,00,000	10,00,000	25,00,000

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

As on 31st March, 2020.

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	Shop - 3	42.366	30,00,000	24,03,461	5,96,539
35	Shop - 4	45.192	25,75,000	23,26,786	2,48,214
36	Shop - 5	56.839	30,00,000	27,14,286	2,85,714
37	Shop - 6A	59.114	32,25,000	26,78,571	5,46,429
38	Shop - 9	46.937	25,38,000	24,02,036	1,35,964
39	Shop - 10	80.118	55,00,000	22,50,000	32,50,000
40	Shop - 12	148.338	1,40,00,000	50,00,000	90,00,000
41	Shop - 30	121.005			
42	Shop - 117	40.120	36,96,000	3,50,000	33,46,000
43	Shop - 126	12.342	13,16,000	10,04,462	3,11,538
44	Shop - 127	12.664	8,52,000	6,78,571	1,73,429
45	Shop - 107	37.553	1,55,60,000	10,00,000	1,45,60,000
46	Shop - 108	74.438			
47	Shop - 128	23.654			
48	Shop - 129	12.253			
49	Shop - 130	11.284			
50	Shop - 132	11.220	13,30,000	1,00,000	12,30,000
51	Shop - 201	31.235	29,75,000	1,00,000	28,75,000
52	Shop - 202	28.871	27,54,000	7,00,000	20,54,000
53	Shop - 203	22.297	22,40,000	1,34,822	21,05,178
54	Shop - 205	35.315	34,04,000	29,92,772	4,11,228
55	Shop - 206	37.371	25,00,000	12,50,000	12,50,000
56	Shop - 207	36.597	35,24,500	28,19,600	7,04,900
57	Shop - 209	44.072	33,00,000	4,00,000	29,00,000
58	Shop - 210	29.501			
59	Shop - 211	35.770	19,31,000	1,50,000	17,81,000
60	Shop - 213	47.602	21,62,000	21,00,000	62,000
61	Shop - 214	73.503	53,28,000	39,48,217	13,79,783
62	Shop - 219	22.296	25,32,000	2,50,000	22,82,000
63	Shop - 221	28.869	27,13,000	2,67,858	24,45,142
64	Shop - 226	11.908	11,05,000	2,00,000	9,05,000
65	Shop - 228	24.256	14,92,000	12,31,304	2,60,696
66	Shop - 229	12.344	7,13,000	4,62,500	2,50,500
67	Shop - 230	12.664	8,26,000	7,58,214	67,786
68	Shop - 234	28.039	25,00,000	2,50,000	22,50,000
69	Shop - 236	13.796	17,33,000	3,00,000	14,33,000
Total (B)		**1,502.270**	**10,66,24,500**	**4,27,23,460**	**6,39,01,040**
TOTAL (A+B):		**3,803.666**	**23,53,65,214**	**10,16,29,161**	**13,37,36,053**

Notes :

* 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 31st March, 2020.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
1	Shop - 6B	59.114	48,000	28,37,472
2	Shop - 7	60.302	48,000	28,94,496
3	Shop - 8	118.925	48,000	57,08,400
4	Shop - 11	69.121	48,000	33,17,808
5	Shop - 13/A	156.357	48,000	75,05,136
6	Shop - 13/B	150.396	48,000	72,19,008
7	Shop - 14/A	64.414	48,000	30,91,872
8	Shop - 14/B	57.656	48,000	27,67,488
9	Shop - 14/C	125.352	48,000	60,16,896
10	Shop - 15	164.896	48,000	79,15,008
11	Shop - 16	29.295	48,000	14,06,160
12	Shop - 17	29.589	48,000	14,20,272
13	Shop - 18	33.448	48,000	16,05,504
14	Shop - 19	35.227	48,000	16,90,896
15	Shop - 20	46.220	48,000	22,18,560
16	Shop - 21	47.954	48,000	23,01,792
17	Shop - 22	28.777	48,000	13,81,296
18	Shop - 23	29.526	48,000	14,17,248
19	Shop - 24	47.079	48,000	22,59,792
20	Shop - 25	45.856	48,000	22,01,088
21	Shop - 26	57.180	48,000	27,44,640
22	Shop - 27	41.222	48,000	19,78,656
23	Shop - 28	35.714	48,000	17,14,272
24	Shop - 29	28.919	48,000	13,88,112
25	Shop - 29/1	55.877	48,000	26,82,096
26	Shop - 31	79.847	48,000	38,32,656
27	Shop - 32	124.078	48,000	59,55,744
28	Shop - 101	31.233	40,800	12,74,306
29	Shop - 102	28.871	40,800	11,77,937
30	Shop - 103	40.121	40,800	16,36,937
31	Shop - 104	35.315	40,800	14,40,852
32	Shop - 105	37.371	40,800	15,24,737
33	Shop - 106	36.597	40,800	14,93,158
34	Shop - 109	37.260	40,800	15,20,208
35	Shop - 110	27.635	40,800	11,27,508
36	Shop - 111	47.603	40,800	19,42,202
37	Shop - 112	72.921	40,800	29,75,177

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

As on 31st March, 2020.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
38	Shop - 113	37.549	40,800	15,31,999
39	Shop - 114	36.597	40,800	14,93,158
40	Shop - 115	37.371	40,800	15,24,737
41	Shop - 116	35.318	40,800	14,40,974
42	Shop - 118	28.871	40,800	11,77,937
43	Shop - 119	31.235	40,800	12,74,388
44	Shop - 120	21.644	40,800	8,83,075
45	Shop - 121	22.441	40,800	9,15,593
46	Shop - 122	21.774	40,800	8,88,379
47	Shop - 123	11.907	40,800	4,85,806
48	Shop - 124	10.976	40,800	4,47,821
49	Shop - 125	24.256	40,800	9,89,645
50	Shop - 131	11.938	40,800	4,87,070
51	Shop - 133	23.584	40,800	9,62,227
52	Shop - 134	12.664	40,800	5,16,691
53	Shop - 135	12.342	40,800	5,03,554
54	Shop - 136	24.256	40,800	9,89,645
55	Shop - 137	10.976	40,800	4,47,821
56	Shop - 138	11.910	40,800	4,85,928
57	Shop - 139	15.154	40,800	6,18,283
58	Shop - 140	22.440	40,800	9,15,552
59	Shop - 141	23.809	40,800	9,71,407
60	Shop - 204	17.790	40,800	7,25,832
61	Shop - 208	37.553	40,800	15,32,162
62	Shop - 212	29.931	40,800	12,21,185
63	Shop - 215	37.553	40,800	15,32,162
64	Shop - 216	36.597	40,800	14,93,158
65	Shop - 217	44.081	40,800	17,98,505
66	Shop - 218	29.721	40,800	12,12,617
67	Shop - 220	17.789	40,800	7,25,791
68	Shop - 222	31.233	40,800	12,74,306
69	Shop - 223	21.645	40,800	8,83,116
70	Shop - 224	22.437	40,800	9,15,430
71	Shop - 225	21.774	40,800	8,88,379
72	Shop - 227	11.091	40,800	4,52,513
73	Shop - 231	23.584	40,800	9,62,227
74	Shop - 232	12.252	40,800	4,99,882
75	Shop - 233	11.397	40,800	4,64,998
76	Shop - 235	20.667	40,800	8,43,214
77	Shop - 237	22.979	40,800	9,37,543
78	Shop - 238	23.584	40,800	9,62,227
79	Shop - 239	12.663	40,800	5,16,650

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

As on 31st March, 2020.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
80	Shop - 240	12.342	40,800	5,03,554
81	Shop - 241	24.256	40,800	9,89,645
82	Shop - 242	11.907	40,800	4,85,806
83	Shop - 243	11.094	40,800	4,52,635
84	Shop - 244	21.776	40,800	8,88,461
85	Shop - 245	22.436	40,800	9,15,389
86	Shop - 246	23.808	40,800	9,71,366
87	Flat A-306	72.370	39,840	28,83,221
88	Flat A-307	72.370	39,840	28,83,221
89	Flat B-307	72.371	39,840	28,83,261
90	Flat A-405	70.840	39,840	28,22,266
91	Flat A-406	70.897	39,840	28,24,536
92	Flat A-407	70.896	39,840	28,24,497
93	Flat A-408	73.861	39,840	29,42,622
94	Flat B-404	71.474	39,840	28,47,524
95	Flat B-405	70.829	39,840	28,21,827
96	Flat B-407	70.901	39,840	28,24,696
97	Flat B-408	73.876	39,840	29,43,220
98	Flat A-505	66.918	41,832	27,99,314
99	Flat A-506	67.123	41,832	28,07,889
100	Flat A-507	67.113	41,832	28,07,471
101	Flat A-508	73.888	41,832	30,90,883
102	Flat B-504	71.477	41,832	29,90,026
103	Flat B-505	66.926	41,832	27,99,648
104	Flat B-506	67.108	41,832	28,07,262
105	Flat B-507	67.105	41,832	28,07,136
106	Flat B-508	73.889	41,832	30,90,925
107	Flat A-602	70.364	41,832	29,43,467
108	Flat A-603	70.364	41,832	29,43,467
109	Flat A-604	70.819	41,832	29,62,500
110	Flat A-605	66.918	41,832	27,99,314
111	Flat A-606	67.123	41,832	28,07,889
112	Flat A-607	67.113	41,832	28,07,471
113	Flat A-608	73.861	41,832	30,89,753
114	Flat B-601	84.633	41,832	35,40,368
115	Flat B-603	70.364	41,832	29,43,467
116	Flat B-604	71.474	41,832	29,89,900
117	Flat B-605	66.918	41,832	27,99,314
118	Flat B-606	67.123	41,832	28,07,889
119	Flat B-607	67.123	41,832	28,07,889
120	Flat B-608	73.876	41,832	30,90,381
121	Flat A-701	86.569	41,832	36,21,354



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

As on 31st March, 2020.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
122	Flat A-704	72.121	41,832	30,16,966
123	Flat B-701	86.573	41,832	36,21,522
124	Flat B-704	72.121	41,832	30,16,966
125	Flat A-708	75.810	41,832	31,71,284
		6,113.719		**26,38,68,439**

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.

