SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-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 31st December, 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**

(Contd...2)

SAJJAD RASUL & CO. NAGPUR CHARTERED ACCOUNTANTS

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As on 31st December, 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)		16,16,15,591
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	32,40,837
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	2,09,077
	Sub – Total of DEVELOPMENT COST :	**35,07,38,000**	**16,52,07,949**
2	Total Cost of the Project (Estimated and Actual)	43,69,38,000	25,47,02,188
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost.	58.29%	
4	Amount which can be withdrawn from the Designated Account		25,47,02,188
5	Less : Amount withdrawn till date of this certificate from the Designated Account		17,40,23,120
6	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		8,06,79,068

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 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 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)

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN : 21108933AAAAQP5710

Nagpur, dated the,
11th November, 2021.

(Issued in Duplicate)

(Contd...3)

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

As on 31st December, 2020.

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	18,22,35,812
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)	11,06,86,094
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)	5,115.85
	(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	21,91,50,573
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	32,98,36,667
5	Amount to be deposited in Designated Account - 70 % or 100%	23,08,85,667
		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 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 & CO. NAGPUR CHARTERED ACCOUNTANTS

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN : 21108933AAAAQP5710

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 31st December, 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	29,26,538	12,97,462
4	Flat A-304	70.840	41,79,000	33,26,786	8,52,214
5	Flat A-308	74.247	50,00,000	4,76,190	45,23,810
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	22,00,000	8,50,000
11	Flat B-307	72.371	44,30,000	4,58,416	39,71,584
12	Flat B-308	74.249	50,01,000	32,48,457	17,52,543
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	4,95,050	34,94,950
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-406	70.901	35,47,214	28,37,771	7,09,443
21	Flat A-501	84.621	44,20,000	9,52,380	34,67,620
22	Flat A-502	70.359	41,88,000	4,00,000	37,88,000
23	Flat A-504	70.819	41,52,500	11,17,822	30,34,678
24	Flat B-501	84.626	48,57,000	32,39,142	16,17,858
25	Flat B-502	70.363	42,50,000	34,82,673	7,67,327
26	Flat B-503	70.860	42,71,000	27,72,278	14,98,722
27	Flat A-601	84.715	40,00,000	19,04,760	20,95,240
28	Flat A-603	70.364	42,30,000	3,96,040	38,33,960
29	Flat B-601	84.633	44,82,000	4,43,762	40,38,238
30	Flat B-602	70.364	42,50,000	32,43,564	10,06,436
31	Flat B-603	70.364	43,12,000	36,38,614	6,73,386
32	Flat B-608	73.876	41,90,000	32,67,330	9,22,670
33	Flat A-701	86.569	44,50,000	33,86,140	10,63,860
34	Flat A-704	72.121	44,50,000	3,11,386	41,38,614
35	Flat A-708	75.810	39,50,000	4,95,050	34,54,950

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

As on 31st December, 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.)
36	Flat B-704	72.121	44,50,000	1,98,020	42,51,980
37	Flat B-708	75.810	44,50,000	10,47,619	34,02,381
Total (A)		**2,767.578**	**15,71,09,714**	**8,58,52,540**	**7,12,57,174**
B. SHOPS					
38	Shop - 1	46.607	28,00,000	27,00,000	1,00,000
39	Shop - 2	43.920	35,00,000	8,92,857	26,07,143
40	Shop - 3	42.366	30,00,000	25,10,604	4,89,396
41	Shop - 4	45.192	25,75,000	23,26,786	2,48,214
42	Shop - 5	56.839	30,00,000	27,14,286	2,85,714
43	Shop - 6A	59.114	32,25,000	29,08,928	3,16,072
44	Shop - 6B	59.114	46,50,000	1,78,572	44,71,428
45	Shop - 7	60.302			
46	Shop - 8	118.925	46,50,000	41,51,786	4,98,214
47	Shop - 9	46.937	25,38,000	24,02,036	1,35,964
48	Shop - 10	80.118	55,00,000	31,34,375	23,65,625
49	Shop - 11	69.121	27,00,000	24,10,712	2,89,288
50	Shop - 12	148.338	1,40,00,000	1,25,00,000	15,00,000
51	Shop - 30	121.005			
52	Shop - 24	47.079	36,00,000	32,14,284	3,85,716
53	Shop - 25	45.856			
54	Shop - 29/1	83.749	41,20,000	16,07,144	25,12,856
55	Shop - 102	28.871	20,00,000	7,14,286	12,85,714
56	Shop - 103	40.121	20,00,000	4,46,428	15,53,572
57	Shop - 118	28.871	36,96,000	6,25,000	30,71,000
58	Shop - 126	12.342	13,16,000	10,49,104	2,66,896
59	Shop - 127	12.664	8,52,000	7,17,857	1,34,143
60	Shop - 107	37.553	1,55,60,000	1,40,04,000	15,56,000
61	Shop - 108	74.438			
62	Shop - 128	23.654			
63	Shop - 129	12.253			
64	Shop - 130	11.284			
65	Shop - 131	11.938	6,00,000	4,46,428	1,53,572
66	Shop - 132	11.220	13,30,000	9,48,214	3,81,786
67	Shop - 201	31.235	29,75,000	22,81,072	6,93,928
68	Shop - 202	28.871	27,54,000	8,03,572	19,50,428
69	Shop - 205	35.315	34,04,000	29,92,772	4,11,228
70	Shop - 206	37.371	25,00,000	18,30,358	6,69,642
71	Shop - 207	36.597	35,24,500	28,19,600	7,04,900
72	Shop - 209	44.072	33,00,000	4,00,000	29,00,000
73	Shop - 210	29.501			
74	Shop - 211	35.770	19,31,000	13,52,230	5,78,770
75	Shop - 213	47.602	21,62,000	21,00,000	62,000

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

As on 31st December, 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.)
76	Shop - 214	73.503	53,28,000	39,48,217	13,79,783
77	Shop - 217	44.081	25,00,000	13,39,286	11,60,714
78	Shop - 219	22.296	22,97,000	2,50,000	20,47,000
79	Shop - 228	24.256	14,92,000	12,31,304	2,60,696
80	Shop - 229	12.344	7,13,000	4,62,500	2,50,500
81	Shop - 230	12.664	8,26,000	7,58,214	67,786
82	Shop - 232	12.252	10,70,000	4,01,786	6,68,214
83	Shop - 234	28.039	25,00,000	17,37,946	7,62,054
84	Shop - 240	12.342	11,11,000	8,58,036	2,52,964
Total (B)		**2,047.902**	**12,75,99,500**	**8,81,70,580**	**3,94,28,920**
TOTAL (A+B):		**4,815.480**	**28,47,09,214**	**17,40,23,120**	**11,06,86,094**

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 31st December, 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 - 13/A	156.357	48,000	75,05,136
2	Shop - 13/B	150.396	48,000	72,19,008
3	Shop - 14/A	64.414	48,000	30,91,872
4	Shop - 14/B	57.656	48,000	27,67,488
5	Shop - 14/C	125.352	48,000	60,16,896
6	Shop - 15	164.896	48,000	79,15,008
7	Shop - 16	29.295	48,000	14,06,160
8	Shop - 17	29.589	48,000	14,20,272
9	Shop - 18	33.448	48,000	16,05,504
10	Shop - 19	35.227	48,000	16,90,896
11	Shop - 20	46.220	48,000	22,18,560
12	Shop - 21	47.954	48,000	23,01,792
13	Shop - 22	28.777	48,000	13,81,296
14	Shop - 23	29.526	48,000	14,17,248
15	Shop - 26	57.180	48,000	27,44,640
16	Shop - 27	41.222	48,000	19,78,656
17	Shop - 28	21.783	48,000	10,45,584
18	Shop - 29	28.919	48,000	13,88,112
19	Shop - 31	79.847	48,000	38,32,656
20	Shop - 32	124.078	48,000	59,55,744
21	Shop - 101	31.233	40,800	12,74,306
22	Shop - 104	35.315	40,800	14,40,852
23	Shop - 105	37.371	40,800	15,24,737
24	Shop - 106	36.597	40,800	14,93,158
25	Shop - 109	37.260	40,800	15,20,208
26	Shop - 110	27.635	40,800	11,27,508
27	Shop - 111	47.603	40,800	19,42,202
28	Shop - 112	72.921	40,800	29,75,177
29	Shop - 113	37.549	40,800	15,31,999
30	Shop - 114	36.597	40,800	14,93,158
31	Shop - 115	37.371	40,800	15,24,737
32	Shop - 116	35.318	40,800	14,40,974
33	Shop - 117	40.120	40,800	16,36,896
34	Shop - 119	31.235	40,800	12,74,388
35	Shop - 120	21.644	40,800	8,83,075
36	Shop - 121	22.441	40,800	9,15,593
37	Shop - 122	21.774	40,800	8,88,379

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

As on 31st December, 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 - 123	11.907	40,800	4,85,806
39	Shop - 124	10.976	40,800	4,47,821
40	Shop - 125	24.256	40,800	9,89,645
41	Shop - 133	23.584	40,800	9,62,227
42	Shop - 134	12.664	40,800	5,16,691
43	Shop - 135	12.342	40,800	5,03,554
44	Shop - 136	24.256	40,800	9,89,645
45	Shop - 137	10.976	40,800	4,47,821
46	Shop - 138	11.910	40,800	4,85,928
47	Shop - 139	15.154	40,800	6,18,283
48	Shop - 140	22.440	40,800	9,15,552
49	Shop - 141	23.809	40,800	9,71,407
50	Shop - 203	22.297	40,800	9,09,718
51	Shop - 204	17.790	40,800	7,25,832
52	Shop - 208	37.553	40,800	15,32,162
53	Shop - 212	29.931	40,800	12,21,185
54	Shop - 215	37.553	40,800	15,32,162
55	Shop - 216	36.597	40,800	14,93,158
56	Shop - 218	29.721	40,800	12,12,617
57	Shop - 220	17.789	40,800	7,25,791
58	Shop - 221	28.869	40,800	11,77,855
59	Shop - 222	31.233	40,800	12,74,306
60	Shop - 223	21.645	40,800	8,83,116
61	Shop - 224	22.437	40,800	9,15,430
62	Shop - 225	21.774	40,800	8,88,379
63	Shop - 226	11.908	40,800	4,85,846
64	Shop - 227	11.091	40,800	4,52,513
65	Shop - 231	23.584	40,800	9,62,227
66	Shop - 233	11.397	40,800	4,64,998
67	Shop - 235	20.667	40,800	8,43,214
68	Shop - 236	13.796	40,800	5,62,877
69	Shop - 237	22.979	40,800	9,37,543
70	Shop - 238	23.584	40,800	9,62,227
71	Shop - 239	12.663	40,800	5,16,650
72	Shop - 241	24.256	40,800	9,89,645
73	Shop - 242	11.907	40,800	4,85,806
74	Shop - 243	11.094	40,800	4,52,635
75	Shop - 244	21.776	40,800	8,88,461
76	Shop - 245	22.436	40,800	9,15,389
77	Shop - 246	23.808	40,800	9,71,366
78	Flat A-305	70.840	39,840	28,22,266
79	Flat A-306	72.370	39,840	28,83,221

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

As on 31st December, 2020.

Sr. No.	Apartment/ Block/ Shop No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
80	Flat A-307	72.370	39,840	28,83,221
81	Flat B-305	70.843	39,840	28,22,385
82	Flat A-405	70.840	39,840	28,22,266
83	Flat A-406	70.897	39,840	28,24,536
84	Flat A-407	70.896	39,840	28,24,497
85	Flat A-408	73.861	39,840	29,42,622
86	Flat B-404	71.474	39,840	28,47,524
87	Flat B-405	70.829	39,840	28,21,827
88	Flat B-407	70.901	39,840	28,24,696
89	Flat B-408	73.876	39,840	29,43,220
90	Flat A-503	70.364	41,832	29,43,467
91	Flat A-505	66.918	41,832	27,99,314
92	Flat A-506	67.123	41,832	28,07,889
93	Flat A-507	67.113	41,832	28,07,471
94	Flat A-508	73.888	41,832	30,90,883
95	Flat B-504	71.477	41,832	29,90,026
96	Flat B-505	66.926	41,832	27,99,648
97	Flat B-506	67.108	41,832	28,07,262
98	Flat B-507	67.105	41,832	28,07,136
99	Flat B-508	73.889	41,832	30,90,925
100	Flat A-602	70.364	41,832	29,43,467
101	Flat A-604	70.819	41,832	29,62,500
102	Flat A-605	66.918	41,832	27,99,314
103	Flat A-606	67.123	41,832	28,07,889
104	Flat A-607	67.113	41,832	28,07,471
105	Flat A-608	73.861	41,832	30,89,753
106	Flat B-604	71.474	41,832	29,89,900
107	Flat B-605	66.918	41,832	27,99,314
108	Flat B-606	67.123	41,832	28,07,889
109	Flat B-607	67.123	41,832	28,07,889
110	Flat B-701	86.573	41,832	36,21,522
		5,115.846		**21,91,50,573**

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.