RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

FOR THE QUARTER ENDED 31st MARCH 2024

NAKSHATRA HEIGHTS – Project Registration No. P50500015969

Date: 29th ~~April~~ June 2024

To,

M/s NAKSHATRA INFRAVENTURE
Flat No. 101, Abhang Apartment, Plot No. 24, Central Excise,
Ring Road, Chhatrapati Square, Nagpur - 440015.

Subject: **Certificate of Financial Progress of Work of "NAKSHATRA HEIGHTS", at** Plot No. 2 A and B, Village – Nagpur, Taluka – Nagpur (Urban), Distt. – Nagpur, Pin Code – 440036; **being developed by M/s NAKSHATRA INFRAVENTURE.**

Sir,

This certificate is being issued for RERA compliance for the project **"NAKSHATRA HEIGHTS", at** Plot No. 2 A and B, Village – Nagpur, Taluka – Nagpur (Urban), Distt. – Nagpur, Pin Code – 440036; **being developed by M/s NAKSHATRA INFRAVENTURE** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 3,75,45,900/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other	NIL

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

	incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	
c.	Acquisition of Cost of TDR (if any)	NIL
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.	Rs. 50,95,851/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Rs. 20,00,000/-
	(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 accommodation or rent in lieu of Transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		**Rs. 4,46,41,751/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

	(ii) DEVELOPMENT COST / COST OF CONSTRUCTION	
a.	Estimated cost of development as Certified by Engineer	Rs. 5,00,00,000/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs. 1,20,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 4,17,000/-
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	Rs. 1,90,00,000/-
	Sub – Total of DEVELOPMENT COST	**Rs. 8,14,17,000/-**
	TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)	**Rs. 12,60,58,751/-**

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 3,75,45,900/-
b.	Incurred expenditure on Premiums 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	NIL
c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
d.	Amounts paid to State Government / UT Administration or	Rs. 50,95,851/-

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

	Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.	
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
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 constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 accommodation or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		**Rs. 4,26,41,751/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

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 C.A.	Rs. 3,61,40,244/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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 construction of the entire phase of the project registered.	Rs. 15,66,039/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 3,77,06,283/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 8,03,48,034/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**63.73%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 8,03,48,034/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**NIL**
7.	Net Amount which can be withdrawn from the Designated Account.	**Rs. 8,03,48,034/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No. (1)	Flat No. (2)	Area (in Sq. Mtrs.) (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	B-001	42	26,00,000	26,00,000	NIL
2	B-002	42	32,50,000	00	32,50,000
3	B-003	42	26,50,000	26,50,000	NIL
4	101	42	27,51,000	27,51,000	NIL
5	102	42	23,00,000	23,00,000	NIL
6	103	42.01	23,51,000	23,51,000	NIL
7	104	42.01	25,01,000	25,01,000	NIL
8	105	42.01	26,00,000	26,00,000	NIL
9	106	42.01	23,50,000	23,50,000	NIL
10	107	42.01	28,50,000	28,50,000	NIL
11	108	42	23,00,000	23,00,000	NIL
12	201	42	23,00,000	23,00,000	NIL
13	202	42	24,00,000	24,00,000	NIL
14	203	42.01	24,50,000	24,50,000	NIL
15	204	42.01	25,51,000	25,51,000	NIL
16	205	42.01	28,50,000	28,50,000	NIL
17	206	42.01	23,00,000	23,00,000	NIL
18	207	42.01	23,00,000	23,00,000	NIL
19	208	42	27,00,000	27,00,000	NIL
20	B-005	42	30,00,000	00	30,00,000
21	B-006	42	32,50,000	00	32,50,000
22	B-004	42	32,50,000	00	32,52,000
		924.1 Sq. Mtrs.	**Rs. 5,78,54,000/-**	**Rs. 4,51,04,000/-**	**Rs. 1,27,52,000/-**

RISHI LASHKHARE * CHARTERED ACCOUNTANT * NAGPUR

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

UNSOLD INVENTORY

Sr. No.	Area of each Flat (in Sq. mtr.)	No. of Flat	Total Area of each Flat (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR) (Rs. 47,180/- per Sq. Mtr.)
WING - A				
1	42	12	504	2,37,78,720
2	30.35	2	60.70	28,63,826
3	42.01	6	252.06	1,18,92,191
		20	**816.76 Sq. Mtrs.**	**Rs. 3,85,34,737/-**

TABLE D
Comparison between Balance Cost and Receivables

Sr. 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)	**Rs. 4,57,10,717/-**
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)	**Rs. 1,27,52,000/-**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	**816.76 Sq. Mtrs.**
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of	**Rs. 3,85,34,737/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

	certificate, to be calculated and certified by CA) as per Table C to this certificate	
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 5,12,86,737/-**
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.	**70%**

TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	NIL
2	Deposits	Rs. 4,51,04,000/-
3	Withdrawals	Rs. 4,51,04,000/-
4	Closing Balance	NIL

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.

I hereby certify that **M/s NAKSHATRA INFRAVENTURE,** 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.

RISHI LASHKHARE * CHARTERED ACCOUNTANT * NAGPUR

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

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 Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 11,60,58,751/-	Rs. 11,60,58,751/-	Rs. 3,52,44,034/-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	Rs. 1,00,00,000/-	Rs. 1,00,00,000/-	Rs. 4,51,04,000/-
5	Total Funds for Project	**Rs. 12,60,58,751/-**	**Rs. 12,60,58,751/-**	**Rs. 8,03,48,034/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 12,60,58,751/-**	**Rs. 12,60,58,751/-**	**Rs. 8,03,48,034/-**

RISHI LASHKHARE * CHARTERED ACCOUNTANT * NAGPUR

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

TABLE G

Any Comments / Observations of C.A.

1.	All the above figures are taken from the limited data made available by the client with respect to the mentioned project only.
2.	All the above figures are taken from the un-audited books of accounts as made available by the client.

RISHI LASHKHARE * CHARTERED ACCOUNTANT * NAGPUR

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 24130169BKNAGE5681)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:

Nakshatra Infraventure

Partner

Signature of Promoter
Name: M/s NAKSHATRA INFRAVENTURE
Date: 29th ~~April~~ June 2024