

M/s. Ranjeet Mishra & Company
Chartered Accountant

9730135310
8766548007(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim
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Date:30-12-2023

FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE
For the period ended on 31st December 2021

To,
Mr.ATUL MANOHAR YAMSANWAR
Dharampeth Tower, W.H.C.Road,
Nagpur -440 010

Subject: Certificate of Financial Progress of Work of "BRITAIN EMPIRE " having MahaRERA Registration Number P50500020960 being developed by "Mr.ATUL MANOHAR YAMSANWAR."

Sir,
This certificate is being issued for RERA compliance for the "BRITAIN EMPIRE " having MahaRERA Registration Number P50500020960 being developed by Mr.ATUL MANOHAR YAMSANWAR situated on Kh.No.168 & 168 Mouza - Kotewada, Kh.No.21 Mouza-Wagdhara, Tah.Nagpur (Rural), Dist.Nagpur." 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)	(2)	(3)
1 (i)	Land Cost :	
(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)	1,37,86,940.00
(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, registration fees etc.; and	8,72,920.00
(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.	-
(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, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
(iii)	Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
(iv)	Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
	Sub-Total of Land Cost	1,46,59,860.00



	(ii)	Development Cost/ Cost of Construction of Building			
	(a)	Estimated Cost of Construction as certified by Engineer			13,75,00,000.00
	(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, 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.			-
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority			-
	(e)	Interest payable 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				13,75,00,000.00
	Total Cost of the Project (Estimated)				15,21,59,860.00

Table B- Actual Cost Incurred on the Project (as on 31st December 2021)

Sr No	Particulars		Amount (Rs.) Incurred
(1)	(2)		(3)
1	Land Cost :		
	(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)	1,37,86,940.00
	(b)	Incurred Expenditure on Premium 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 on Acquisition cost of TDR (if any)	-
	(d)	Amount 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	8,72,920.00
	(e)	Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
	(f)	Under Rehabilitation scheme:	
	(i)	Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	
	(a)	Incurred Expenditure for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
	(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, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	(iii)	Incurred Expenditure toward ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	
	(iv)	Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	-
	Sub-Total of Land Cost		1,46,59,860.00



2	Development Cost/ Cost of Construction of Building		
	(i)	Expenditure Cost of Construction Minimum of (a) and (b) to be considered	
	(a)	Construction Cost incurred including site development and infrastructure for the same as certified by the engineer	
	(b)	Actual Cost of Construction incurred as per books of accounts as verified by CA.	2,20,23,508.00
	(ii)	Cost incurred on additional itmes not included as per the books of accounts as verified by CA.	-
	(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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	-
	(v)	Interest 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		2,20,23,508.00
3	Total Cost of the Project (Actual incurred as on 31/12/2021)		3,66,83,368.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)		24%
5	Amount which can be withdrawn from the Designated Account		3,66,83,368.00
6	Less Amount Withdrawn till 31st December 2021 from the Designated Account		2,06,56,344.10
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,60,27,023.90

Date: 30/12/2023

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

ATUL M. YAMSANWAR



Name:

Proprietor

Date: 30/12/2023

For M/s. Ranjeet Mishra & Company
Chartered Accountant




Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLNV2942
Date: 30/12/2023

Table C
Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	002	809.85	67,84,000.00	67,84,000.00	0.00
2	016	207.34	20,00,000.00	17,19,600.00	2,80,400.00
3	019	207.34	21,76,013.00	7,38,601.00	14,37,412.00
4	020	209.10	23,80,000.00	16,35,000.00	7,45,000.00
5	029	131.20	12,70,800.00	1,27,080.00	11,43,720.00
6	036	147.20	8,91,000.00	4,61,000.00	4,30,000.00
7	044	112.00	13,52,875.00	13,52,875.00	0.00
8	045	131.20	15,53,000.00	3,06,000.00	12,47,000.00
9	049	112.00	27,72,811.00	13,54,561.00	14,18,250.00
10	050	112.00			
11	051	112.00	13,10,455.00	5,14,182.00	7,96,273.00
12	056	112.00	6,00,000.00	1,43,217.00	4,56,783.00
13	072	139.48	18,39,166.00	10,20,000.00	8,19,166.00
14	073	139.48	17,64,100.00	3,52,839.00	14,11,261.00
15	081	131.20	16,01,473.00	12,71,000.00	3,30,473.00
16	083	112.00	15,65,500.00	15,65,500.00	0.00
17	084	112.00	14,77,231.00	14,77,231.00	0.00
18	085	112.00	12,65,849.00	1,76,000.00	10,89,849.00
19	089	112.00	6,25,000.00	6,25,000.00	0.00
20	090	139.48	7,75,000.00	7,75,000.00	0.00
21	091	139.48	8,00,000.00	2,48,000.00	5,52,000.00
22	092	112.00	6,50,000.00	1,20,000.00	5,30,000.00
23	093	112.00	6,50,000.00	1,20,000.00	5,30,000.00
24	113	112.00	17,11,907.00	3,10,000.00	14,01,907.00
25	114	112.00	17,11,907.00	3,00,000.00	14,11,907.00
26	142	160.00	8,55,343.00	8,51,000.00	4,343.00
27	145	509.97	71,36,112.00	10,00,111.00	61,36,001.00
28	147	724.01	72,00,000.00	21,92,611.00	50,07,389.00
29	149	744.93	94,13,637.00	19,68,655.00	74,44,982.00
Total -		6,127.26	6,41,33,179.00	2,95,09,063.00	3,46,24,116.00

Unsold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	001	912.92	1,16,94,505.00
2	003	685.05	87,75,491.00
3	004	821.81	1,05,27,386.00
4	005	207.00	26,51,670.00
5	006	207.00	26,51,670.00
6	007	207.00	26,51,670.00
7	008	207.00	26,51,670.00
8	009	207.00	19,93,206.00
9	010	207.00	11,07,648.00
10	011	433.38	23,09,915.00
11	012	479.94	25,58,080.00
12	013	207.34	11,05,122.00
13	014	207.34	11,05,122.00
14	015	207.34	11,05,122.00
15	017	207.34	11,05,122.00
16	018	207.34	11,05,122.00
17	021	139.48	12,10,405.00
18	022	109.60	5,84,168.00
19	023	109.60	5,84,168.00
20	024	109.60	5,84,168.00
21	025	109.60	5,84,168.00
22	026	109.60	5,84,168.00
23	027	109.60	5,84,168.00
24	028	131.20	6,99,296.00
25	030	109.60	5,84,168.00
26	031	109.60	5,84,168.00
27	032	109.60	5,84,168.00
28	033	109.60	5,84,168.00
29	034	109.60	5,84,168.00
30	035	109.60	5,84,168.00
31	037	139.48	7,43,428.00
32	038	112.00	5,96,960.00
33	039	112.00	5,96,960.00
34	040	112.00	5,96,960.00
35	041	112.00	5,96,960.00
36	042	112.00	5,96,960.00
37	043	112.00	5,96,960.00
38	046	131.20	6,99,296.00
39	047	112.00	5,96,960.00
40	048	112.00	5,96,960.00
41	052	112.00	5,96,960.00
42	053	112.00	5,96,960.00
43	054	139.48	7,43,428.00
44	055	139.48	7,43,428.00
45	057	112.00	5,96,960.00
46	058	112.00	5,96,960.00
47	059	112.00	5,96,960.00
48	060	112.00	5,96,960.00
49	061	112.00	5,96,960.00
50	062	112.00	5,96,960.00
51	063	131.20	6,99,296.00
52	064	131.20	6,99,296.00
53	065	112.00	5,96,960.00
54	066	112.00	5,96,960.00
55	067	112.00	5,96,960.00
56	068	112.00	5,96,960.00
57	069	112.00	5,96,960.00
58	070	112.00	5,96,960.00
59	071	112.00	5,96,960.00
60	074	112.00	5,96,960.00
61	075	112.00	5,96,960.00
62	076	112.00	5,96,960.00
63	077	112.00	5,96,960.00
64	078	112.00	5,96,960.00
65	079	112.00	5,96,960.00
66	080	112.00	5,96,960.00
67	082	131.20	6,99,296.00



68	086	112.00	5,96,960.00
69	087	112.00	5,96,960.00
70	088	112.00	5,96,960.00
71	094	112.00	5,96,960.00
72	095	112.00	5,96,960.00
73	096	112.00	5,96,960.00
74	097	112.00	5,96,960.00
75	098	112.00	5,96,960.00
76	099	131.20	6,99,296.00
77	100	131.20	6,99,296.00
78	101	112.00	5,96,960.00
79	102	112.00	5,96,960.00
80	103	112.00	5,96,960.00
81	104	112.00	5,96,960.00
82	105	112.00	5,96,960.00
83	106	112.00	5,96,960.00
84	107	112.00	5,96,960.00
85	108	139.48	7,43,428.00
86	109	139.48	7,43,428.00
87	110	112.00	5,96,960.00
88	111	112.00	5,96,960.00
89	112	112.00	5,96,960.00
90	115	112.00	5,96,960.00
91	116	112.00	5,96,960.00
92	117	131.20	6,99,296.00
93	118	131.20	6,99,296.00
94	119	112.00	5,96,960.00
95	120	112.00	5,96,960.00
96	121	112.00	5,96,960.00
97	122	112.00	5,96,960.00
98	123	112.00	5,96,960.00
99	124	112.00	5,96,960.00
100	125	112.00	5,96,960.00
101	126	139.48	7,43,428.00
102	127	142.28	18,22,607.00
103	128	100.50	12,87,405.00
104	129	100.50	12,87,405.00
105	130	100.50	12,87,405.00
106	131	100.50	12,87,405.00
107	132	100.50	12,87,405.00
108	133	100.50	12,87,405.00
109	134	127.50	16,33,275.00
110	135	198.02	25,36,636.00
111	136	198.02	24,75,450.00
112	137	198.02	18,04,569.00
113	138	198.02	20,22,835.00
114	139	198.02	17,92,227.00
115	140	198.02	15,61,693.00
116	141	160.00	9,76,444.00
117	143	160.00	8,52,800.00
118	144	161.00	8,58,130.00
119	146	603.13	76,64,610.00
120	148	768.68	98,46,791.00
Total -		19,381.87	15,16,72,391.00

Agreed and accepted by:
ATUL M. YAMSANWAR

Signature of Promoter
Proprietor

Name:
Date: 30-12-2023

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN:
Date: 30/12/2023



Table D
Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	11,54,76,492.00
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)	3,46,24,116.00
	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	19,381.87
3	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multilied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate,	15,16,72,391.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	18,62,96,507.00
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	-

Table E
Designated Bank Account Details

S No	Particulars	Designated Bank Account Details Name of Bank State Bank of India, Somalwada Branch, Nagpur Account No. 39084050148
		Actual Amount till 31/12/2021 (From Start of bank account to 31/12/2021)
1	Opening Balance	2,94,561.61
2	Deposits	4,73,59,582.00
3	Withdrawals	4,49,16,529.89
4	Closing Balance	27,37,613.72

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 subject to our comment is Table G

I hereby certify that **Mr. Atul Manoharrao Yamsanwar** 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, subject to our comment in Table G

Agreed and accepted by:

ATUL M. YAMSANWAR

Signature of Promoter

Proprietor

Name:

Date: 30/12/2023

For M/s. Ranjeet Mishra & Company
Chartered Accountant



Proprietor

Mem No: 150503

FRN 155145W

UDIN: 24150503BKDLNV2942

Date: 30/12/2023

Table F
Means of Finance

S No	Particulars	Estimated (At time of Registration (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 31/12/2021) (In Rs.)	Actual (As on 31/12/2021) (In Rs.)
1	Own Funds	1,46,59,860.00	1,46,59,860.00	1,60,27,023.90
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	0
4	Customer Receipts used for Project	13,75,00,000.00	13,75,00,000.00	2,06,56,344.10
5	Total Funds for Project	15,21,59,860.00	15,21,59,860.00	3,66,83,368.00
6	Total Estimated Cost (As Per Table A)	15,21,59,860.00	15,21,59,860.00	15,21,59,860.00

Table G
Any Comments/Observation of CA

1	Actual amount deposited in Designated bank account during 01/10/2021 To 31/12/2021 was Rs. 4,73,59,582 & out of this total deposit Rs. 99,84,499 was the amount received from allottees as per books and same is deposited in the designated bank account.
2	Total Development Cost of the Project Actual incurred till 31/12/2021 is Rs. 2,18,90,286. During the period 01/10/2021 To 31/12/2021 Project Cost incurred for Project as per books of accounts is Rs. 34,87,652 but Rs 17,02,795.60 was incurred from designated bank account & balance Rs 17,84,856 was incurred from bank account other than designated bank account by Promoter
3	Land cost mentioned in point 1(i)(a) i.e. Value of Land as ascertained from the Annual Statement of Rate (ASR) is taken as "Actual Value of Land Cost incurred & same is brought forward from Certificate issued in Form 3 in the old format by Chartered Accountant for the quarter ended on 30th September 2021 dated 13/10/2021.
4	No separate designated bank account is opened by promoter, his existing saving account is added by him as designated bank account while applying for RERA registration of project. This designated bank account was not exclusively utilised for this project, receipts from other projects are also deposited in this account & same is with amount withdrawn from this designated account also.
5	Ready reckoner rate of unsold inventory valuation is considered to be Rs 5,330/- per square meter
6	As per self certification obtained from the promoter, the amount withdrawn from the designated bank account are utilized towards project cost only. However it is not possible for us to verify the end use of funds withdrawn from designated bank account on one to one basis since the requisite records of such verification is not available with us. But while certifying the utilisation we have relied on the expenditure as per books of accounts produced before us.
7	The details of unsold area i.e. Plots, Carpet Area and valuation as per ready reckoner rate is taken as provided by the promoter.
8	Amount Withdrawn from the designated bank account (Point Number 06 of Table B) is calculated from the date of registration of the project i.e. 27/05/2019. As no 70 % separate designated bank account is maintained by the promoter, 70 % of the amount received from allottees is calculated for amount withdrawn from designated bank account i.e. Total amount received from allottees till 31st December 2021 is Rs 2,95,09,063/- & 70 % of this is Rs 2,06,56,344.10/-

Date: 30/12/2023

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

ATUL M. YAMSANWAR



Name:

Proprietor

Date: 30/12/2023

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor

Mem No: 150503

FRN 155145W

UDIN: 24150503BKDLNV2942

Date: 30/12/2023

