

M/s. Ranjeet Mishra & Company
Chartered Accountant

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8766548007(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim
Near Rachna Ring Road Metro Station, Nagpur-440036
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✉ caranjeetmishra@gmail.com
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Date:30-12-2023

FORM 3
CHARTERED ACCOUNTANT'S CERTIFICATE
For the period ended on 31st March 2022

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 March 2022)

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.		4,67,60,958.00
(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			4,67,60,958.00
3	Total Cost of the Project (Actual incurred as on 31/03/2022		6,14,20,818.00
Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)			40%
5	Amount which can be withdrawn from the Designated Account		6,14,20,818.00
6	Less Amount Withdrawn till 31/03/2022 from the Designated Account		3,84,42,470.50
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,29,78,347.50

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: 24150503BKDLNW4628

Date 30/12/2023



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

Sold Inventory						Unsold Inventory			
Sr.N o.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable	Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	002	809.85	67,84,000.00	67,84,000.00	0.00	1	001	912.92	1,16,94,505.00
2	003	685.05	96,54,000.00	25,00,000.00	71,54,000.00	2	004	821.81	1,05,27,386.00
3	013	207.34	31,73,634.00	1,55,000.00	30,18,634.00	3	005	207.00	26,51,670.00
4	016	207.34	20,00,000.00	20,00,000.00	0.00	4	006	207.00	26,51,670.00
5	017	207.34	28,56,714.00	28,56,714.00	0.00	5	007	207.00	26,51,670.00
6	018	207.34	11,61,000.00	11,61,000.00	0.00	6	008	207.00	26,51,670.00
7	019	207.34	21,76,013.00	21,76,013.00	0.00	7	009	207.00	19,93,206.00
8	020	209.10	23,80,000.00	18,00,000.00	5,80,000.00	8	010	207.00	11,07,648.00
9	021	139.48	16,66,000.00	10,50,000.00	6,16,000.00	9	011	433.38	23,09,915.00
10	023	109.60	15,10,060.00	5,50,000.00	9,60,060.00	10	012	479.94	25,58,080.00
11	028	131.20	16,94,688.00	16,94,688.00	0.00	11	014	207.34	11,05,122.00
12	029	131.20	12,70,800.00	1,30,800.00	11,40,000.00	12	015	207.34	11,05,122.00
13	030	109.60	16,50,000.00	1,65,000.00	14,85,000.00	13	022	109.60	5,84,168.00
14	031	109.60	16,50,000.00	1,47,900.00	15,02,100.00	14	024	109.60	5,84,168.00
15	036	147.20	8,91,000.00	8,80,000.00	11,000.00	15	025	109.60	5,84,168.00
16	037	139.48	9,00,818.00	9,00,818.00	0.00	16	026	109.60	5,84,168.00
17	038	112.00	7,23,341.00	7,23,341.00	0.00	17	027	109.60	5,84,168.00
18	044	112.00	13,52,875.00	13,52,875.00	0.00	18	032	109.60	5,84,168.00
19	045	131.20	15,53,000.00	3,06,000.00	12,47,000.00	19	033	109.60	5,84,168.00
20	049	112.00	27,72,811.00	20,54,561.00	7,18,250.00	20	034	109.60	5,84,168.00
21	050	112.00				21	035	109.60	5,84,168.00
22	051	112.00	13,10,455.00	5,14,182.00	7,96,273.00	22	039	112.00	5,96,960.00
23	053	112.00	13,02,016.00	3,24,216.00	9,77,800.00	23	040	112.00	5,96,960.00
24	056	112.00	6,00,000.00	6,00,000.00	0.00	24	041	112.00	5,96,960.00
25	060	112.00	14,46,684.00	3,11,000.00	11,35,684.00	25	042	112.00	5,96,960.00
26	061	112.00	14,47,887.00	2,89,578.00	11,58,309.00	26	043	112.00	5,96,960.00
27	062	112.00				27	046	131.20	6,99,296.00
28	063	131.20	31,43,987.00	31,43,987.00	0.00	28	047	112.00	5,96,960.00
29	064	131.20	18,07,360.00	13,07,360.00	5,00,000.00	29	048	112.00	5,96,960.00
30	069	112.00	7,05,570.00	2,00,000.00	5,05,570.00	30	052	112.00	5,96,960.00
31	072	139.48	18,39,166.00	18,39,166.00	0.00	31	054	139.48	7,43,428.00
32	073	139.48	17,64,100.00	3,52,839.00	14,11,261.00	32	055	139.48	7,43,428.00
33	074	112.00	14,86,468.00	2,00,000.00	12,86,468.00	33	057	112.00	5,96,960.00
34	081	131.20	16,01,473.00	12,71,000.00	3,30,473.00	34	058	112.00	5,96,960.00
35	082	131.20	18,07,667.00	5,05,000.00	13,02,667.00	35	059	112.00	5,96,960.00
36	083	112.00	15,65,500.00	15,65,500.00	0.00	36	065	112.00	5,96,960.00
37	084	112.00	14,77,231.00	14,77,231.00	0.00	37	066	112.00	5,96,960.00
38	085	112.00	12,65,849.00	1,76,000.00	10,89,849.00	38	067	112.00	5,96,960.00
39	089	112.00	6,25,000.00	6,25,000.00	0.00	39	068	112.00	5,96,960.00
40	090	139.48	7,75,000.00	7,75,000.00	0.00	40	070	112.00	5,96,960.00
41	091	139.48	8,00,000.00	2,48,000.00	5,52,000.00	41	071	112.00	5,96,960.00
42	092	112.00	6,50,000.00	1,20,000.00	5,30,000.00	42	075	112.00	5,96,960.00
43	093	112.00	6,50,000.00	1,20,000.00	5,30,000.00	43	076	112.00	5,96,960.00
44	105	112.00				44	077	112.00	5,96,960.00
45	106	112.00	20,00,000.00	2,90,000.00	17,10,000.00	45	078	112.00	5,96,960.00
46	109	139.48	19,21,741.00	2,95,369.00	16,26,372.00	46	079	112.00	5,96,960.00
47	113	112.00	17,11,907.00	3,10,000.00	14,01,907.00	47	080	112.00	5,96,960.00
48	114	112.00	17,11,907.00	3,00,000.00	14,11,907.00	48	086	112.00	5,96,960.00
49	117	131.20	14,19,216.00	2,00,000.00	12,19,216.00	49	087	112.00	5,96,960.00
50	123	112.00	7,61,000.00	7,61,000.00	0.00	50	088	112.00	5,96,960.00
51	124	112.00	7,61,000.00	7,61,000.00	0.00	51	094	112.00	5,96,960.00
52	142	160.00	8,55,343.00	8,51,000.00	4,343.00	52	095	112.00	5,96,960.00
53	145	509.97	71,36,112.00	10,00,111.00	61,36,001.00	53	096	112.00	5,96,960.00
54	147	724.01	72,00,000.00	28,26,911.00	43,73,089.00	54	097	112.00	5,96,960.00
55	149	744.93	94,13,637.00	19,68,655.00	74,44,982.00	55	098	112.00	5,96,960.00
Total -		10,069.57	11,07,84,030.00	5,49,17,815.00	5,58,66,215.00	56	099	131.20	6,99,296.00
						57	100	131.20	6,99,296.00
						58	101	112.00	5,96,960.00
						59	102	112.00	5,96,960.00
						60	103	112.00	5,96,960.00



61	104	112.00	5,96,960.00
62	107	112.00	5,96,960.00
63	108	139.48	7,43,428.00
64	110	112.00	5,96,960.00
65	111	112.00	5,96,960.00
66	112	112.00	5,96,960.00
67	115	112.00	5,96,960.00
68	116	112.00	5,96,960.00
69	118	131.20	6,99,296.00
70	119	112.00	5,96,960.00
71	120	112.00	5,96,960.00
72	121	112.00	5,96,960.00
73	122	112.00	5,96,960.00
74	125	112.00	5,96,960.00
75	126	139.48	7,43,428.00
76	127	142.28	18,22,607.00
77	128	100.50	12,87,405.00
78	129	100.50	12,87,405.00
79	130	100.50	12,87,405.00
80	131	100.50	12,87,405.00
81	132	100.50	12,87,405.00
82	133	100.50	12,87,405.00
83	134	127.50	16,33,275.00
84	135	198.02	25,36,636.00
85	136	198.02	24,75,450.00
86	137	198.02	18,04,569.00
87	138	198.02	20,22,835.00
88	139	198.02	17,92,227.00
89	140	198.02	15,61,693.00
90	141	160.00	9,76,444.00
91	143	160.00	8,52,800.00
92	144	161.00	8,58,130.00
93	146	603.13	76,64,610.00
94	148	768.68	98,46,791.00
Total-		15,439.56	12,50,68,729.00

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: 24150503BKDLNW4628

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)	9,07,39,042.00
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)	5,58,66,215.00
3	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	15439.56
	(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,	12,50,68,729.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	18,09,34,944.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	NA
	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	NA
	If 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	NA

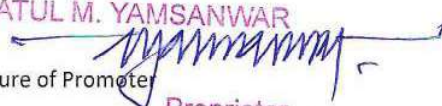
Table E
Designated Bank Account Details

S No	Particulars	Designated Bank Account Details Name of Bank State Bank of India, Somalwada Branch, Nagpur Account No. 39084050148
		Actual Amount till 31/03/2022 (From Start of bank account to 31/03/2022)
1	Opening Balance	27,37,613.72
2	Deposits	3,13,23,463.00
3	Withdrawals	3,34,17,579.70
4	Closing Balance	6,43,497.02

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 **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.

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: 24150503BKDLNW4628
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 31-03-2022) (In Rs.)	Actual (As on 31-03-2022) (In Rs.)
1	Own Funds	1,46,59,860.00	1,46,59,860.00	2,29,78,347.50
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	3,84,42,470.50
5	Total Funds for Project	15,21,59,860.00	15,21,59,860.00	6,14,20,818.00
6	Total Estimated Cost (As Per Table A)	15,21,59,860.00	15,21,59,860.00	6,14,20,818.00

Table G
Any Comments/Observation of CA

1	Actual amount deposited in Designated bank account during 01/01/2022 To 31/03/2022 was Rs. 3,13,23,463 & out of this total deposit, Rs 2,85,27,734 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 31/03/2022 is Rs. 4,67,60,958.23. During the period 01/01/2022 To 31/03/2022 Project Cost incurred for Project as per books of accounts is Rs. 2,48,70,671.91 but only Rs 25,73,963.76 was incurred from designated bank account & balance Rs 2,22,96,708.15 was incurred from bank accounts 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 Account 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	We have considered Amount Withdrawn till 31/03/2022 from the Designated Account i.e. 70 % of actual amount received from allottees as "Customer Receipts used for Project" i.e. Rs 3,84,42,470.50/-
9	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 March 2022 is Rs 5,49,17,815/- & 70 % of this is Rs 3,84,42,470.50/-

Date: 30/12/2023

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

ATUL M. YAMSANWAR

Name:

Date: 30/12/2023

Proprietor

For M/s. Ranjeet Mishra & Company

Chartered Accountant

Proprietor

Mem No: 150503

FRN 155145W

UDIN: 24150503BKDLNW4628

Date 30/12/2023

