FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number: **(P50500023665)**

Project (Vedant Garnet)
For 30TH JUNE 2021
Location: Nagpur

Sr. No.		Particulars	Amount	
			Estimated	Incurred
1	i.	**Land Cost**		
		a) Acquisition Cost of Land or Development Rights, lease Premium,lease rent, interest cost incurred or payable on Land Cost and legal cost.	3,90,00,000	3,90,00,000
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area,and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	57,55,512	57,55,512
		c) Acquisition cost of TDR (if any)	-	-
		d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	30,47,000	30,47,000
		e)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 cos t of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
		(ii)Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-
		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,	-	-
		(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.	-	-
		Sub-Total of LAND COST	**4,78,02,512**	**4,78,02,512**

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*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

	ii	Development Cost/ Cost of Construction :		
		a. (i) Estimated Cost of Construction as certified by Engineer.	5,37,08,567	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		2,80,72,923
		Note :(for adding to total cost of construction incurred,Minimum of (i) or (ii) is to be considered).		
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants 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 directly incurred to complete the construction of the entire phase of the project registered.	41,00,649	17,45,987
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,50,000	-
		c. 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 ;	60,75,000	19,68,017
		Sub-Total of DEVELOPMENT COST	**6,40,34,216**	**3,17,86,927**
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		**11,18,36,728**
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		**7,95,89,439**
4		% completion of Construction Work % (as per Project Architect's Certificate)		NA

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5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	71.17%
6		Amount Which can be withdrawn from the Designated Account.	7,95,89,439
		Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	7,15,22,539
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	80,66,899

This certificate is being issued for RERA compliance for the Company **Nani's Buildcon Pvt. Ltd.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Talreja
MRN-177608
Nagpur
August 06,2021
UDIN 21177608AAAADS1729

GAD & ASSOCIATES Chartered Accountants AMRAVATI

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	3,22,47,289
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)	1,99,74,944
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	405.01
	(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	1,12,26,905
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,12,01,849
5	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	3,12,01,849

This certificate is being issued for RERA compliance for the Company Nani's Buildcon Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W
UDIN

GAD & ASSOCIATES Chartered Accountants AMRAVATI

CA. Ankit Talreja
Nagpur
August 06,2021

Date:-06/08/2021
Place:-Nagpur

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	101	59.976	45,00,000.00	37,71,000.00	7,29,000.00
2	201	59.689	44,90,000.00	44,60,300.00	29,700.00
3	306	59.976	43,50,000.00	39,83,700.00	3,66,300.00
4	401	59.689	44,90,000.00	36,40,360.00	8,49,640.00
5	502	50.657	44,50,000.00	30,47,825.00	14,02,175.00
6	402	50.376	44,50,000.00	33,56,500.00	10,93,500.00
7	106	59.976	49,50,000.00	39,82,350.00	9,67,650.00
8	301	59.976	55,00,000.00	58,06,000.00	-3,06,000.00
9	601, 602, 606	59.689	1,30,90,000.00	1,10,42,460.00	20,47,540.00
10	302	50.657	44,50,000.00	44,50,000.00	-
11	305	50.657	35,00,000.00	34,57,000.00	43,000.00
12	506	59.976	44,00,000.00	36,17,901.00	7,82,099.00
13	505	50.657	36,00,000.00	33,10,000.00	2,90,000.00
14	504	47.183	44,50,000.00	39,10,500.00	5,39,500.00
15	603	46.868	44,90,000.00	38,46,500.00	6,43,500.00
16	405	50.376	35,00,000.00	33,91,000.00	1,09,000.00
17	404	46.868	44,00,000.00	39,55,510.00	4,44,490.00
18	102	50.657	44,50,000.00	41,03,500.00	3,46,500.00
19	202	50.376	44,90,000.00	43,91,250.00	98,750.00
20	304	47.183	44,00,000.00	36,61,000.00	7,39,000.00
21	604	46.868	43,00,000.00	19,24,000.00	23,76,000.00
22	605	50.376	44,50,000.00	41,50,000.00	3,00,000.00
23	303	47.183	44,00,000.00	30,15,400.00	13,84,600.00
24	206	59.689	44,50,000.00	36,94,500.00	7,55,500.00
25	105	50.657	44,90,000.00	40,45,900.00	4,44,100.00
26	104	47.183	36,60,000.00	1,60,600.00	34,99,400.00
	TOTAL	**1,373**	**12,21,50,000**	**10,21,75,056**	**1,99,74,944**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 27,720 per sm. at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 25,200 per sm.)

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	103	47.183	13,07,913
2	203	46.868	12,99,181
3	204	46.868	12,99,181
4	205	50.376	13,96,423
5	403	46.868	12,99,181
6	406	59.689	16,54,579
7	501	59.976	16,62,535
8	503	47.183	13,07,913
TOTAL		**405.01**	**1,12,26,905**

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