FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number (P50500025838)
Project (Amrapali Phase II)
For: 30th JUNE 2021
Location: Nagpur

Sr. No.	Particulars	Total Estimated Cost of the project	Total Incurred Cost of the Project
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.	8,000,000	8,000,000
	b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	2,106,137	2,106,137
	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	636,800	636,800
	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	10,742,937	10,742,937

*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. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note :(for adding to total cost of construction incurred,Minimum of (i) or (ii) is to be considered).	25,175,780	12,438,962
		(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 mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	839,193	556,650
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	100,000	-
		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 ;	6,600,000	462,189
		Sub-Total of DEVELOPMENT COST	32,714,972	13,457,801
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	43,457,909	24,200,738
3		% completion of Construction Work % (as per Project Architect's Certificate)	NA	

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4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	55.69
5		Amount Which can be withdrawn from the Designated Account.	24,200,738
		Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
6		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	10,120,000
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	14,080,738

This certificate is being issued for RERA compliance for the **M/s Jarry Profit** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

CA. Ankit Talreja
Nagpur
August 06,2021
UDIN : 21177608AAAADW3780

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(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)	19,257,171
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)	9,980,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	473.77
	(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	13,758,339
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	23,738,339
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	16,616,837

This certificate is being issued for RERA compliance for the **M/s Jarry Profit** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm. As per the information and explanation given to us by the Promoters it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

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

CA. Ankit Talreja
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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)	(3)	(4)	(5)	(6)	(7)
1	302	48.286	3,500,000	2,500,000	1,000,000
2	202	48.113	3,500,000	3,170,000	330,000
3	203	47.423	3,600,000	2,700,000	900,000
4	303	47.864	2,500,000	1,600,000	900,000
5	301	44.899	3,500,000	50,000	3,450,000
6	502	48.286	3,500,000	100,000	3,400,000
TOTAL		**284.87**	**20,100,000**	**10,120,000**	**9,980,000**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 29040 per sm.

at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 26400 per sm.)

Sr. No.	Flat No.	Carpet Area (In Sq Mtr)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(4)	(5)
1	101	44.374	1,288,621
2	102	47.829	1,388,954
3	103	47.235	1,371,704
4	201	44.802	1,301,050
5	401	44.802	1,301,050
6	402	48.113	1,397,202
7	403	47.423	1,377,164
8	501	44.899	1,303,867
9	503	47.864	1,389,971
10	601	26.033	755,998
11	602	30.398	882,758
Total		**473.772**	**13,758,339**

As per the information and explanation given to us by the Promoter it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

