FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number: **(P50500027413)**

Project (Vedant Tanzanite)
AS ON 31ST MARCH, 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.	7,80,00,000	7,80,00,000
		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.	1,70,63,503	1,70,63,503
		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	25,53,880	25,53,880
		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	**9,76,17,383**	**9,76,17,383**

GAD & ASSOCIATES Chartered Accountants AMRAVATI

*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.	15,82,65,755	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		13,49,432
		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.	70,58,986	3,84,400
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	2,50,000	-
		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 ;	86,06,250	-
		Sub-Total of DEVELOPMENT COST	**17,41,80,991**	**17,33,832**
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		**27,17,98,374**
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		**9,93,51,215**
4		% completion of Construction Work % (as per Project Architect's Certificate)		NA

GAD & ASSOCIATES Chartered Accountants AMRAVATI

*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

5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	36.55%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	9,93,51,215
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	67,17,010
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	9,26,34,205

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

GAD & ASSOCIATES Chartered Accountants AMRAVATI

CA. Ankit Talreja
MRN-177608
Nagpur
August 06,2021
UDIN 21177608AAAADM4471

*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

(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)	17,24,47,159
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)	2,87,72,990
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,983.94
	(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	13,82,37,917
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,70,10,907
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	16,70,10,907

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	502	90.13	60,00,000.00	7,00,000.00	53,00,000.00
2	602	90.13	69,00,000.00	13,80,000.00	55,20,000.00
3	102	90.13	55,00,000.00	16,03,110.00	38,96,890.00
4	404	90.13	55,00,000.00	4,75,000.00	50,25,000.00
5	401	63.75	44,90,000.00	14,14,000.00	30,76,000.00
6	402	90.13	71,00,000.00	11,44,900.00	59,55,100.00
	TOTAL	**514.40**	**3,54,90,000**	**67,17,010**	**2,87,72,990**

GAD & ASSOCIATES
Chartered Accountants
AMRAVATI

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	101	63.75	17,67,150
2	103	90.13	24,98,404
3	104	63.75	17,67,150
4	105	63.75	17,67,150
5	106	90.13	24,98,404
6	107	91.75	25,43,199
7	108	90.13	24,98,404
8	109	63.75	17,67,150
9	201	63.75	17,67,150
10	202	90.13	24,98,404
11	203	91.75	25,43,199
12	204	90.13	24,98,404
13	205	63.75	17,67,150
14	206	63.75	17,67,150
15	207	90.13	24,98,404
16	208	91.75	25,43,199
17	209	90.13	24,98,404
18	210	63.75	17,67,150
19	301	63.75	17,67,150
20	302	90.13	24,98,404
21	303	91.75	25,43,199
22	304	90.13	24,98,404
23	305	63.75	17,67,150
24	306	63.75	17,67,150
25	307	90.13	24,98,404
26	308	91.75	25,43,199
27	309	90.13	24,98,404
28	310	63.75	17,67,150
29	403	91.75	25,43,199
30	405	63.75	17,67,150
31	406	63.75	17,67,150
32	407	90.13	24,98,404
33	408	91.75	25,43,199
34	409	90.13	24,98,404
35	410	63.75	17,67,150
36	501	63.75	17,67,150
37	503	91.75	25,43,199
38	504	90.13	24,98,404
39	505	63.75	17,67,150
40	506	63.75	17,67,150
41	507	90.13	24,98,404
42	508	91.75	25,43,199
43	509	90.13	24,98,404
44	510	63.75	17,67,150
45	601	63.75	17,67,150
46	603	91.75	25,43,199
47	604	90.13	24,98,404
48	605	63.75	17,67,150
49	606	63.75	17,67,150
50	607	90.13	24,98,404
51	608	91.75	25,43,199
52	609	90.13	24,98,404
53	610	63.75	17,67,150
54	701	63.75	17,67,150
55	702	90.13	24,98,404
56	703	91.75	25,43,199
57	704	90.13	24,98,404
58	705	63.75	17,67,150
59	706	63.75	17,67,150
60	707	90.13	24,98,404
61	708	91.75	25,43,199
62	709	90.13	24,98,404
63	710	63.75	17,67,150
TOTAL		**4,983.94**	**13,82,37,917.36**

GAD & ASSOCIATES Chartered Accountants AMRAVATI