



M/s GAD & ASSOCIATE

CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Project (Vedant Tanzanite)

AS ON 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.	7,80,00,000	7,80,00,000
	b) Amount of Premium payable to obtain development 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 cost 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



Indira



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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.		47,04,934
	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	50,89,334
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		10,27,06,717
4	% completion of Construction Work % (as per Project Architect's Certificate)		NA



Amruti



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5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	37.79%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	10,27,06,717
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,13,76,610
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	9,13,30,107

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

21177608AAAADN1349



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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)	16,90,91,657
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)	4,98,08,390
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,648.18
	(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	12,89,30,761
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	17,87,39,151
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	12,51,17,406

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

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

Inventory

r. 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	17,44,900.00	53,55,100.00
7	603	91.75	70,00,000.00	11,45,000.00	58,55,000.00
8	509	90.13	60,00,000.00	5,54,400.00	54,45,600.00
9	410	63.75	55,51,000.00	23,10,200.00	32,40,800.00
10	302	90.13	71,44,000.00	50,000.00	70,94,000.00
TOTAL		850.16	6,11,85,000.00	1,13,76,610.00	4,98,08,390.00

Anil



Inventory Valuation

Reckoner Rate as on the date of Certificate of the Residential premises Rs
per sq. m. at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area
(25,200 per sq. m.)

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	303	91.75	25,43,199
21	304	90.13	24,98,404
22	305	63.75	17,67,150
23	306	63.75	17,67,150
24	307	90.13	24,98,404
25	308	91.75	25,43,199
26	309	90.13	24,98,404
27	310	63.75	17,67,150
28	403	91.75	25,43,199
29	405	63.75	17,67,150
30	406	63.75	17,67,150
31	407	90.13	24,98,404
32	408	91.75	25,43,199
33	409	90.13	24,98,404
34	501	63.75	17,67,150
35	503	91.75	25,43,199
36	504	90.13	24,98,404
37	505	63.75	17,67,150
38	506	63.75	17,67,150
39	507	90.13	24,98,404
40	508	91.75	25,43,199
41	510	63.75	17,67,150
42	601	63.75	17,67,150
43	604	90.13	24,98,404
44	605	63.75	17,67,150
45	606	63.75	17,67,150
46	607	90.13	24,98,404
47	608	91.75	25,43,199
48	609	90.13	24,98,404
49	610	63.75	17,67,150
50	701	63.75	17,67,150
51	702	90.13	24,98,404
52	703	91.75	25,43,199
53	704	90.13	24,98,404
54	705	63.75	17,67,150
55	706	63.75	17,67,150
56	707	90.13	24,98,404
57	708	91.75	25,43,199
58	709	90.13	24,98,404
59	710	63.75	17,67,150
TOTAL		4,648.18	12,89,30,761.04

