M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041

email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
The Nani's Buildcon Pvt Ltd
Nagpur

Sub.:- Certificate of Financial Progress of Work of VEDANT TANZANITE MahaRERA Registration Number-P50500027413 being developed by Nani's Buildcon Pvt Ltd

Sir,

This certificate is being issued for RERA compliance for the VEDANT TANZANITE having MahaRERA Registration Number - P50500027413 being developed by **NANI'S BUILDCON PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the Management of company.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	7,80,00,000
	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.	1,70,63,503
	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	25,53,880
	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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	9,76,17,383
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	15,82,65,755
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	70,58,986
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	2,50,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	86,06,250
	Sub-Total of DEVELOPMENT COST	17,41,80,991
	Total Cost of The project (Estimated)	27,17,98,374

G A D & ASSOCIATES
FRN-146550W
NAGPUR

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	7,80,00,000
	b) Incurred expenditure on Premiums 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.	1,70,63,503
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts 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	25,53,880
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	-
	(a) Cost Incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for conštruction of rehab building as per the books of accounts as verfied by the CA.	-
	(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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	9,76,17,383
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	3,13,44,350
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	12,59,679
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	3,26,04,029
3	Total Cost of The project (Actual incurred as on date of certificate)	13,02,21,412
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	47.91
5	Amount which can be withdrawn from the Designated Account.	13,02,21,412
6	Less: Amount withdrawn till date of this certificate from the Designated Account	6,79,67,571
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,22,53,841

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



CA. Ankit Talreja
Nagpur
11-03-2022
UDIN 22177608AIRLFH8518

Date:-11/03/2022
Place:-Nagpur

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	14,15,76,962
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)	11,90,25,794
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,621.04
	(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 Table C to this certificate	7,27,38,385
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	19,17,64,179
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) (if 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account)	13,42,34,925

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	6,85,51,144
3	Withdrawals	6,79,67,571
4	Closing Balance	-

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 NANIS BUILDCON PVT LTD has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN-[illegible]
FRN-146550W

CA. Ankit Talreja
Nagpur
11-03-2022
UDIN 22177608AIRLFH8510

Date:-11/03/2022
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	26,47,750.00	33,52,250.00
2	602	90.13	69,00,000.00	33,12,000.00	35,88,000.00
3	102	90.13	55,00,000.00	28,68,110.00	26,31,890.00
4	609	90.13	68,00,000.00	25,60,000.00	42,40,000.00
5	605	63.75	44,90,000.00	15,15,000.00	29,75,000.00
6	501	63.75	54,50,000.00	28,85,750.00	25,64,250.00
7	505	63.75	57,00,000.00	31,03,800.00	25,96,200.00
8	309	90.13	50,00,000.00	10,00,000.00	40,00,000.00
9	107	91.75	80,00,000.00	42,00,000.00	38,00,000.00
10	210	63.75	58,00,000.00	95,000.00	57,05,000.00
11	408	91.75	77,51,000.00	5,78,550.00	71,72,450.00
12	608	91.75	74,00,000.00	26,00,011.00	47,99,989.00
13	109	63.75	62,00,000.00	33,71,500.00	28,28,500.00
14	303	91.75	77,50,000.00	49,47,600.00	28,02,400.00
15	504	90.13	76,80,000.00	36,00,000.00	40,80,000.00
16	709	90.13	70,00,000.00	34,65,000.00	35,35,000.00
17	101	63.75	38,91,000.00	16,95,308.00	21,95,692.00
18	503	91.75	55,00,000.00	32,52,500.00	22,47,500.00
19	209	90.13	55,00,000.00	27,82,500.00	27,17,500.00
20	507	90.13	55,00,000.00	51,83,000.00	3,17,000.00
21	403	91.75	71,44,000.00	30,77,278.00	40,66,722.00
22	404	90.13	55,00,000.00	22,25,000.00	32,75,000.00
23	201	63.75	55,00,000.00	25,25,000.00	29,75,000.00
24	207	90.13	75,00,000.00	49,00,000.00	26,00,000.00
25	401	63.75	44,90,000.00	20,00,500.00	24,89,500.00
26	310	63.75	57,00,000.00	28,16,900.00	28,83,100.00
27	402	90.13	71,00,000.00	38,44,900.00	32,55,100.00
28	301	63.75	44,90,000.00	25,00,000.00	19,90,000.00
29	409	90.13	77,25,000.00	31,25,000.00	46,00,000.00
30	603	91.75	70,00,000.00	18,80,000.00	51,20,000.00
31	508	91.75	68,00,000.00	42,00,000.00	26,00,000.00
32	702	90.13	55,00,000.00	8,35,000.00	46,65,000.00
33	509	90.13	60,00,000.00	26,26,900.00	33,73,100.00
34	410	63.75	55,51,000.00	26,34,280.00	29,16,720.00
35	302	90.13	71,44,000.00	30,76,069.00	40,67,931.00
	TOTAL	**2,877.30**	**21,69,56,000.00**	**9,79,30,206.00**	**11,90,25,794.00**

GAD & ASSOCIATES Chartered Accountants FRN-146550W NAGPUR

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	90.13	24,98,404
2	104	63.75	17,67,150
3	105	63.75	17,67,150
4	106	90.13	24,98,404
5	108	90.13	24,98,404
6	202	90.13	24,98,404
7	203	91.75	25,43,199
8	204	90.13	24,98,404
9	205	63.75	17,67,150
10	206	63.75	17,67,150
11	208	91.75	25,43,199
12	304	90.13	24,98,404
13	305	63.75	17,67,150
14	306	63.75	17,67,150
15	307	90.13	24,98,404
16	308	91.75	25,43,199
17	405	63.75	17,67,150
18	406	63.75	17,67,150
19	407	90.13	24,98,404
20	506	63.75	17,67,150
21	510	63.75	17,67,150
22	601	63.75	17,67,150
23	604	90.13	24,98,404
24	606	63.75	17,67,150
25	607	90.13	24,98,404
26	610	63.75	17,67,150
27	701	63.75	17,67,150
28	703	91.75	25,43,199
29	704	90.13	24,98,404
30	705	63.75	17,67,150
31	706	63.75	17,67,150
32	707	90.13	24,98,404
33	708	91.75	25,43,199
34	710	63.75	17,67,150
TOTAL		**2,621.04**	**7,27,38,384.80**

GAD & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants