

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 NANIS BUILDCON PVT LTD
Company

Sub.- Certificate of Financial Progress of Work of **VEDANT TENZANITE** MahaRERA Registration Number-P50500027413 being developed by NANIS BUILDCON PVT LTD

Sir,

This certificate is being issued for RERA compliance for the VEDANT TENZANITE having MahaRERA Registration Number - P50500027413 being developed by NANIS BUILDCON PVT LTD and is based on the records and documents produced before me and explanations provided to me by the Management of company.

For the Quarter Ended : 30/09/2022

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 of Rates (ASR).	78,000,000
	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.	17,063,503
	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	2,553,880
	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 appropriate authority of government or concessionaire which are not refundable and so on.	-
	(iii) Estimated 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.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	97,617,383
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	163,827,955
	(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 (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	8,561,588
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	250,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	8,606,250
	Sub-Total of DEVELOPMENT COST	181,245,793
	Total Cost of The project (Estimated)	278,863,176



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 of Rates (ASR).	78,000,000
	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.	17,063,503
	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	2,553,880
	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 infrastructure for the same as certified by Engineer.	-
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified 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 appropriate authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towards 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	97,617,383
	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 the Estimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	104,939,959
	(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 (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	2,255,144
	(iv) Incurred Expenditure towards 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 :-	2,756,581
	Sub-Total of DEVELOPMENT COST	109,951,684
3	Total Cost of The project (Actual incurred as on date of certificate)	207,569,067
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	74.43
5	Amount which can be withdrawn from the Designated Account.	207,569,067
6	Less: Amount withdrawn till date of this certificate from the Designated Account	183,699,148
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	23,869,919

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



Ankit Talreja
CA. Ankit Talreja
Nagpur
07/10/2022
UDIN 22177608BCDQK4368

Date:-07/10/2022
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)	71,294,109
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)	45,312,951
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,313.64
	(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	36,497,368
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	81,810,319
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)	57,267,223

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	186,538,659
3	Withdrawals	183,699,148
4	Closing Balance	2,839,511

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, collected from allottees for this project only for land and construction of this project.

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



Ankit

CA. Ankit Talreja
Nagpur
07/10/2022
UDIN 22177608BCQDQK4368

Date:-07/10/2022
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	101	63.75	3,891,000.00	3,553,650	337,350
2	102	90.13	5,500,000.00	5,071,000	429,000
3	107	91.75	8,000,000.00	7,575,000	425,000
4	109	63.75	6,200,000.00	5,748,550	451,450
5	201	63.75	5,500,000.00	4,952,500	547,500
6	207	90.13	7,500,000.00	6,560,000	940,000
7	209	90.13	5,500,000.00	5,050,000	450,000
8	301	63.75	4,490,000.00	4,323,800	166,200
9	302	90.13	7,144,000.00	6,561,925	582,075
10	303	91.75	7,750,000.00	7,316,000	434,000
11	309	90.13	5,000,000.00	3,900,000	1,100,000
12	310	63.75	5,700,000.00	5,232,000	468,000
13	401	63.75	4,490,000.00	3,113,998	1,376,002
14	402	90.13	7,100,000.00	6,631,000	469,000
15	403	91.75	7,144,000.00	6,668,414	475,586
16	404	90.13	5,500,000.00	5,032,500	467,500
17	408	91.75	7,751,000.00	7,243,360	507,640
18	409	90.13	7,725,000.00	5,600,000	2,125,000
19	410	63.75	5,551,000.00	5,368,761	182,239
20	501	63.75	5,450,000.00	5,109,263	340,737
21	502	90.13	6,000,000.00	5,523,000	477,000
22	503	91.75	5,500,000.00	5,200,849	299,151
23	504	90.13	7,680,000.00	7,103,502	576,498
24	505	63.75	5,700,000.00	5,285,600	414,400
25	507	90.13	5,500,000.00	5,500,000	-
26	508	91.75	6,800,000.00	4,500,000	2,300,000
27	509	90.13	6,000,000.00	5,219,000	781,000
28	602	90.13	6,900,000.00	6,472,200	427,800
29	603	91.75	7,000,000.00	3,450,000	3,550,000
30	605	63.75	4,490,000.00	4,419,900	70,100
31	608	91.75	7,400,000.00	6,678,911	721,089
32	609	90.13	6,800,000.00	6,008,250	791,750
33	702	90.13	5,500,000.00	5,215,000	285,000
34	709	90.13	7,000,000.00	6,415,000	585,000
35	607	90.13	7,700,000.00	7,098,000	602,000
36	304	90.13	6,000,000.00	5,643,000	357,000
37	105	63.75	6,640,000.00	5,875,570	764,430
38	710	63.75	4,490,000.00	4,157,500	332,500
39	205	63.75	4,490,000.00	2,433,900	2,056,100
40	510	63.75	5,500,000.00	3,812,500	1,687,500
41	606	63.75	4,000,000.00	2,520,000	1,480,000
42	206	63.75	4,000,000.00	3,035,000	965,000
43	601	63.75	5,800,000.00	4,937,845	862,156
44	506	63.75	4,490,000.00	4,141,360	348,640
45	706	63.75	3,900,000.00	385,500	3,514,500
46	707	90.13	5,000,000.00	4,960,000	40,000
47	406	63.75	4,490,000.00	4,404,900	85,100
48	104	63.75	4,400,000.00	4,135,993	264,007
49	708	91.75	5,501,000.00	2,475,000	3,026,000
50	405	63.75	4,490,000.00	3,756,548	733,452
51	108	90.13	8,000,000.00	7,503,500	496,500
52	701	63.75	5,649,750.00	2,004,750	3,645,000
53	407	90.13	6,100,000.00	5,600,000	500,000
TOTAL		4,184.69	311,796,750	266,483,799	45,312,951



Antel

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	2,498,404
2	106	90.13	2,498,404
3	202	90.13	2,498,404
4	203	91.75	2,543,199
5	204	90.13	2,498,404
6	208	91.75	2,543,199
7	210	63.75	1,767,150
7	305	63.75	1,767,150
8	306	63.75	1,767,150
9	307	90.13	2,498,404
10	308	91.75	2,543,199
11	604	90.13	2,498,404
12	610	63.75	1,767,150
13	703	91.75	2,543,199
14	704	90.13	2,498,404
15	705	63.75	1,767,150
TOTAL		1,313.64	36,497,367.68



Ankur

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	40,000,000	40,000,000	10,000,000
2	Total Borrowed Funds (Secured) - Drawdown availed till date	60,000,000	60,000,000	50,000,000
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	20,000,000	20,000,000	-
4	Customer Receipts under for Project	348,294,118	348,294,118	266,483,799
5	Total Funds for Project	468,294,118	468,294,118	326,483,799
6	Total Estimated Cost (As per Table A)	278,863,176	278,863,176	207,569,067

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
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Yours Faithfully,
For G A D & Associates
FRN - 146550W



Ankit

CA. Ankit Talreja
Partner

M. no. 177608
UDIN 22177608BCQDQK4368

Agreed and accepted by:

Yashwant Khodke

Name:- YASHWANT KHODKE
Director
NANIS BUILDCON PVT LTD
Place:-Nagpur
Date:-07/10/2022