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.

As on 30th September 2023

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).	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 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	97,617,383
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	190,562,280
	(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.	17,561,588
	(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	216,980,118
	Total Cost of The project (Estimated)	314,597,501

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).	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 infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction 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	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 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	192,856,302
	(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.	17,343,963
	(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 :-	3,241,748
	Sub-Total of DEVELOPMENT COST	**213,442,013**
3	Total Cost of The project (Actual incurred as on date of certificate)	311,059,396
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	98.88
5	Amount which can be withdrawn from the Designated Account.	311,059,396
6	Less: Amount withdrawn till date of this certificate from the Designated Account	255,242,660
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	55,816,736

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

CA. Ankit Talreja
Nagpur
12th October 2023
UDIN 23177608BGSMNS1432

Date:-12/10/2023
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)	3,538,105
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)	22,321,621
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	362.14
	(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	10,038,411
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	32,360,032
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)	22,652,022

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	255,412,590
3	Withdrawals	255,242,660
4	Closing Balance	169,930

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 - 177608
FRN-146550W

CA. Ankit Tairеja
Nagpur
12th October 2023
UDIN 23177608BGSMNS1432

Date:-12/10/2023
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	3,891,000	-
2	102	90.13	5,500,000.00	5,335,000	165,000
3	107	91.75	8,000,000.00	7,500,000	500,000
4	109	63.75	6,200,000.00	6,138,950	61,050
5	201	63.75	5,500,000.00	5,357,500	142,500
6	207	90.13	7,500,000.00	7,035,000	465,000
7	209	90.13	5,500,000.00	5,450,000	50,000
8	301	63.75	4,490,000.00	4,470,100	19,900
9	302	90.13	7,144,000.00	6,485,684	658,316
10	303	91.75	7,750,000.00	7,744,420	5,580
11	309	90.13	5,000,000.00	5,000,000	-
12	310	63.75	5,700,000.00	5,445,200	254,800
13	401	63.75	4,490,000.00	4,187,950	302,050
14	402	90.13	7,100,000.00	6,631,000	469,000
15	403	91.75	7,144,000.00	6,809,686	334,314
16	404	90.13	5,500,000.00	5,332,500	167,500
17	408	91.75	7,751,000.00	7,567,600	183,400
18	409	90.13	7,725,000.00	6,500,000	1,225,000
19	410	63.75	5,551,000.00	5,435,546	115,454
20	501	63.75	5,450,000.00	5,332,199	117,801
21	502	90.13	6,000,000.00	5,947,000	53,000
22	503	91.75	5,500,000.00	5,389,999	110,001
23	504	90.13	7,680,000.00	7,546,962	133,038
24	505	63.75	5,700,000.00	5,644,000	56,000
25	507	90.13	5,500,000.00	5,500,000	-
26	508	91.75	6,800,000.00	6,600,000	200,000
27	509	90.13	6,000,000.00	5,553,000	447,000
28	602	90.13	6,900,000.00	6,472,200	427,800
29	603	91.75	7,000,000.00	5,223,175	1,776,825
30	605	63.75	4,490,000.00	4,490,000	-
31	608	91.75	7,400,000.00	6,571,411	828,589
32	609	90.13	6,800,000.00	6,398,250	401,750
33	702	90.13	5,500,000.00	5,190,000	310,000
34	709	90.13	7,000,000.00	6,415,000	585,000
35	607	90.13	7,700,000.00	7,397,000	303,000
36	304	90.13	6,000,000.00	5,854,400	145,600
37	105	63.75	6,640,000.00	6,620,440	19,560
38	710	63.75	4,490,000.00	4,151,420	338,580
39	205	63.75	4,490,000.00	4,103,900	386,100
40	510	63.75	5,500,000.00	5,500,000	-
41	606	63.75	4,000,000.00	4,000,000	-
42	206	63.75	4,000,000.00	4,000,000	-
43	601	63.75	5,800,000.00	5,706,113	93,887
44	506	63.75	4,490,000.00	4,101,702	388,298
45	706	63.75	3,900,000.00	385,500	3,514,500
46	707	90.13	5,000,000.00	4,979,000	21,000
47	406	63.75	4,490,000.00	4,490,000	-
48	104	63.75	4,400,000.00	4,105,963	294,037
49	708	91.75	5,501,000.00	4,854,500	646,500
50	405	63.75	4,490,000.00	4,251,548	238,452
51	108	90.13	8,000,000.00	7,391,500	608,500
52	701	63.75	5,649,750.00	5,449,150	200,600
53	407	90.13	6,100,000.00	6,100,000	-

54	210	63.75	5,800,000.00	5,740,000	60,000
55	208	91.75	6,000,000.00	5,700,000	300,000
56	103	90.13	9,000,000.00	8,458,500	541,500
57	306	63.75	4,450,000.00	4,450,000	-
58	703	91.75	8,900,000.00	8,276,961	623,039
59	610	63.75	5,850,000.00	5,796,000	54,000
60	308	91.75	8,000,000.00	7,933,500	66,500
61	204	90.13	6,900,000.00	6,625,000	275,000
62	705	63.75	6,000,000.00	4,490,000	1,510,000
63	604	90.13	5,000,000.00	4,640,000	360,000
64	305	63.75	4,000,000.00	3,732,700	267,300
65	307	90.13	5,500,000.00	5,000,000	500,000
TOTAL		**5,139**	**387,196,750**	**364,875,129**	**22,321,621**

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	106	90.13	2,498,404
2	202	90.13	2,498,404
3	203	91.75	2,543,199
4	704	90.13	2,498,404
TOTAL		**362.14**	**10,038,411.00**

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	8,213,039
2	Total Borrowed Funds (Secured) - Drawdown availed till date	60,000,000	60,000,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	20,000,000	20,000,000	-
4	Customer Receipts under for Project	152,497,085	397,235,161	302,846,357
5	Total Funds for Project	272,497,085	517,235,161	311,059,396
6	Total Estimated Cost (As per Table A)	314,597,501	314,597,501	311,059,396

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMNS1432

Agreed and accepted by:

Name:- YASHWANT KHODKE
Director
NANIS BUILDCON PVT LTD
Place:-Nagpur
Date:-12/10/2023