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 31st December 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).	7,80,00,000
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concesson 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 and 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	19,05,62,280
	(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.	1,75,61,588
	(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	21,69,80,118
	Total Cost of The project (Estimated)	31,45,97,501

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).	7,80,00,000
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concesson 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 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	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	19,71,23,694
	(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.	1,77,66,569
	(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 :-	32,41,748
	Sub-Total of DEVELOPMENT COST	21,81,32,011
3	Total Cost of The project (Actual incurred as on date of certificate)	31,57,49,394
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	100.37
5	Amount which can be withdrawn from the Designated Account.	31,57,49,394
6	Less: Amount withdrawn till date of this certificate from the Designated Account	26,52,42,343
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,05,07,051

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



CA. Ankit Talreja
Nagpur
15th January 2024
UDIN : 24177608BKBIRG9941

Date:-15/01/2024
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)	-11,51,893
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)	1,22,06,610
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,588.47
	(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	75,40,007
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,97,46,617
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)	1,38,22,632

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	26,54,12,273
3	Withdrawals	26,52,42,343
4	Closing Balance	12,84,695

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 Talreja
Nagpur
15th January 2024
UDIN : 24177608BKBIRG9941

Date:-15/01/2024
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	38,91,000.00	38,91,000	-
2	102	90.13	55,00,000.00	53,35,000	1,65,000
3	107	91.75	80,00,000.00	80,00,000	-
4	109	63.75	62,00,000.00	61,38,950	61,050
5	201	63.75	55,00,000.00	55,00,000	-
6	207	90.13	75,00,000.00	70,35,000	4,65,000
7	209	90.13	55,00,000.00	55,95,000	-95,000
8	301	63.75	44,90,000.00	44,90,000	-
9	302	90.13	70,59,250.00	70,59,250	-
10	303	91.75	77,50,000.00	77,50,000	-
11	309	90.13	50,00,000.00	50,00,000	-
12	310	63.75	57,00,000.00	54,45,200	2,54,800
13	401	63.75	44,90,000.00	44,90,000	-
14	402	90.13	71,00,000.00	71,00,000	-
15	403	91.75	71,44,000.00	71,15,076	28,924
16	404	90.13	55,00,000.00	53,32,500	1,67,500
17	408	91.75	77,51,000.00	75,67,600	1,83,400
18	409	90.13	70,00,000.00	70,00,000	-
19	410	63.75	55,51,000.00	54,35,546	1,15,454
20	501	63.75	54,50,000.00	53,32,199	1,17,801
21	502	90.13	60,00,000.00	59,47,000	53,000
22	503	91.75	55,00,000.00	53,89,999	1,10,001
23	504	90.13	76,80,000.00	75,46,962	1,33,038
24	505	63.75	57,00,000.00	56,44,000	56,000
25	507	90.13	55,00,000.00	55,00,000	-
26	508	91.75	68,00,000.00	66,00,000	2,00,000
27	509	90.13	60,00,000.00	55,53,000	4,47,000
28	602	90.13	69,00,000.00	69,00,000	-
29	603	91.75	55,00,000.00	55,00,000	-
30	605	63.75	44,90,000.00	44,90,000	-
31	608	91.75	74,00,000.00	65,71,411	8,28,589
32	609	90.13	68,00,000.00	68,00,000	-
33	702	90.13	55,00,000.00	51,90,000	3,10,000
34	709	90.13	70,00,000.00	70,00,000	-
35	607	90.13	77,00,000.00	77,00,000	-
36	304	90.13	60,00,000.00	58,54,400	1,45,600
37	105	63.75	66,40,000.00	66,20,440	19,560
38	710	63.75	44,90,000.00	41,51,420	3,38,580
39	205	63.75	44,90,000.00	41,03,900	3,86,100
40	510	63.75	55,00,000.00	55,00,000	-
41	606	63.75	44,90,000.00	44,90,000	-
42	206	63.75	40,00,000.00	40,00,000	-
43	601	63.75	58,00,000.00	57,06,113	93,887
44	506	63.75	44,90,000.00	41,01,702	3,88,298
45	706	63.75	39,00,000.00	3,85,500	35,14,500
46	707	90.13	50,00,000.00	49,79,000	21,000
47	406	63.75	44,90,000.00	44,90,000	-
48	104	63.75	44,00,000.00	41,05,963	2,94,037
49	708	91.75	55,01,000.00	48,54,500	6,46,500
50	405	63.75	44,90,000.00	42,51,548	2,38,452
51	108	90.13	80,00,000.00	74,01,500	5,98,500
52	701	63.75	56,49,750.00	56,49,750	-
53	407	90.13	61,00,000.00	61,00,000	-

54	210	63.75	58,00,000.00	58,00,000	-
55	208	91.75	60,00,000.00	60,00,000	-
56	103	90.13	90,00,000.00	84,58,500	5,41,500
57	306	63.75	44,50,000.00	44,50,000	-
58	703	91.75	89,00,000.00	82,76,961	6,23,039
59	610	63.75	58,50,000.00	57,96,000	54,000
60	308	91.75	80,00,000.00	79,33,500	66,500
61	204	90.13	69,00,000.00	66,25,000	2,75,000
62	705	63.75	44,90,000.00	44,90,000	-
63	604	90.13	50,00,000.00	46,40,000	3,60,000
64	305	63.75	40,00,000.00	40,00,000	-
65	307	90.13	55,00,000.00	55,00,000	-
66	106	90.13	75,00,000.00	75,00,000	-
TOTAL		**5,229**	**39,13,67,000**	**37,91,60,390**	**1,22,06,610**

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	202	90.13	24,98,404
2	203	91.75	25,43,199
3	704	90.13	24,98,404
TOTAL		**5,588.47**	**75,40,007.00**



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	4,00,00,000	4,00,00,000	3,13,79,101
2	Total Borrowed Funds (Secured) - Drawdown availed till date	6,00,00,000	6,00,00,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	2,00,00,000	2,00,00,000	-
4	Customer Receipts under for Project	15,24,97,085	39,89,07,007	28,43,70,293
5	Total Funds for Project	27,24,97,085	51,89,07,007	31,57,49,394
6	Total Estimated Cost (As per Table A)	31,45,97,501	31,45,97,501	31,57,49,394

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 24177608BKBIRG9941

Agreed and accepted by:

Name:- YASHWANT KHODKE
Director
NANIS BUILDCON PVT LTD
Place:-Nagpur
Date:-15/01/2024