BHOJWANI KALAMKAR & CO.
Chartered Accountants

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Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account))

To: NIVI INFRASTRUCTURE, PLOT. 135, 'HB Town' Ashirwad Apartment,Room No. U14, Pardi Square, Bhandara Road, East Nagpur – 440035.

Subject: Certificate of Financial Progress of Work of NIRMAL SHRISHTI - II, having MahaRERA Registration Number P50500028101 being developed by NIVI INFRASTRUCTURE, Proprior Rohan Vinayak Rarokar,

This certificate is being issued for RERA compliance for the NIRMAL SHRISHTI - I having MahaRERA Registration Number P50500028101 being developed by NIVI INFRASTRUCTURE and is based on the records and documents produced before me and explainations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)			
Sr No.		Particulars	Estimated Cost (At the time of registration of Project)(INR)
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	₹ 2,05,00,000.00
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Adminstration or any Statutory Authority.	0
	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	₹ 15,60,900.00
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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	₹ 2,20,60,900.00
ii	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	₹ 1,36,08,000.00
	(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, consultants 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.	₹ 78,00,000.00
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	₹ 18,60,755.00
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	₹ 2,32,68,755.00
		Total Cost of the Project (Estimated)	₹ 4,53,29,655.00

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Table B - Actual Cost Incurred on the Project (as on 31/12/2021)			
Sr No.		Particulars	Amount (INR) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,20,85,000
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	17,56,390
	c)	Incurred Expensditure for Acquisition 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	15,60,900
	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) Incurrred Expenditure for construction of rehab building as per 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 accomodation or rent in lieu of Transit accomodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid 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	2,54,02,290
2	Development Cost / Cost of Construction:		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	11,59,874
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(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, consultants 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. All costs incurred to complete the construction of the entire phase of project registered.	5,58,218
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	1,18,065
	(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	5,90,951
		Sub Total of Development Cost	**24,27,108**
		Total Cost of the Project (Incurred)	**2,78,29,398**
3		Total Cost of the Project (Actual incurred as on date of certificate)	2,78,29,398
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	4,53,29,655
5		Amount which can be withdrawn from the Designated Account	2,78,29,398
6		Less: Amount withdrawn till date of this certificate from Designated Account	82,48,001
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,95,81,397

*Pass through charges or indirect taxes not included in incurred cost of the project

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Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	**Plot No.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	1	306.23	14,94,924	-	14,94,924
2	2	260.85	12,73,392	-	12,73,392
3	3	258.21	12,60,506	-	12,60,506
4	9	96.88	4,08,000	4,08,000	-
5	10	96.88	4,08,000	4,08,000	-
6	11	96.88	4,08,000	4,08,000	-
7	12	96.88	4,08,000	4,08,000	-
8	13	96.88	4,72,939	-	4,72,939
9	14	96.88	4,72,939	-	4,72,939
10	15	96.88	4,72,939	-	4,72,939
11	16	96.88	4,72,939	-	4,72,939
12	17	142.28	6,94,422	-	6,94,422
13	24	93.75	3,95,000	3,95,000	-
14	25	93.75	3,95,000	3,95,000	-
15	26	93.75	3,94,000	3,94,000	-
16	28	127.59	5,37,000	5,37,000	-
17	31	93.75	3,95,000	3,95,000	-
18	32	93.75	3,95,000	3,95,000	-
19	38	132.28	5,57,000	8,84,000	-3,27,000
20	42	90.00	2,65,896	-	2,65,896
21	43	90.00	3,78,000	2,01,001	1,76,999
22	44	90.00	3,78,000	1,80,000	1,98,000
23	45	90.00	3,79,000	3,79,000	-
24	46	90.00	3,79,000	3,79,000	-
25	47	138.22	5,82,000	2,55,000	3,27,000
26	48	126.34	5,32,000	5,32,000	-
27	51	90.00	3,79,000	3,79,000	-
28	52	90.00	3,79,000	3,79,000	-
29	69	127.50	5,37,000	5,37,000	-
Total			**1,55,03,896**	**82,48,001**	**72,55,895**

Unsold Inventory			
Sr. No	**Plot No.**	**Plotabble Area (Sq. Mtrs)**	**Unit Conisderation as per ready reckoner rate**
1	4	255.27	8,51,795
2	5	252.04	8,41,017
3	6	248.81	8,30,239
4	7	264.89	8,83,896
5	8	126.66	4,22,644
6	18	133.53	4,45,568
7	19	93.75	3,12,829
8	20	93.75	3,12,829
9	21	93.75	3,12,829
10	22	93.75	3,12,829
11	23	93.75	3,12,829
12	27	139.78	4,66,423
13	29	93.75	3,12,829

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Sr. No	Plot No.	Plotabble Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
14	30	93.75	3,12,829
15	33	93.75	3,12,829
16	34	93.75	3,12,829
17	35	93.75	3,12,829
18	36	93.75	3,12,829
19	37	133.53	4,45,568
20	39	90.00	3,00,316
21	40	90.00	3,00,316
22	41	90.00	3,00,316
23	43	90.00	3,00,316
24	44	90.00	3,00,316
25	49	90.00	3,00,316
26	50	90.00	3,00,316
27	53	90.00	3,00,316
28	54	90.00	3,00,316
29	55	90.00	3,00,316
30	56	90.00	3,00,316
31	57	132.28	4,41,397
32	58	2,905.32	96,94,588
33	59	167.38	5,58,520
34	60	107.94	3,60,179
35	61	107.73	3,59,478
36	62	107.31	3,58,076
37	63	107.10	3,57,376
38	64	106.89	3,56,675
39	65	106.47	3,55,273
40	66	167.80	5,59,922
41	67	127.88	4,26,715
42	68	127.50	4,25,447
43	70	127.50	4,25,447
44	71	127.50	4,25,447
45	72	127.50	4,25,447
46	73	127.50	4,25,447
47	74	127.50	4,25,447
48	75	127.50	4,25,447
49	76	127.50	4,25,447
50	77	127.50	4,25,447
51	78	127.50	4,25,447
52	79	334.27	11,15,406
TOTAL		9,329.13	3,11,29,814



Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	1,75,00,257
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)	72,55,895
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	9,329.13
	(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	3,11,29,814
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	3,83,85,709
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	2,68,69,997

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date 31.12.2021)
1	Opening balance	-
2	Deposits	82,48,001.00
3	Withdrawals	82,48,001.00
4	Closing balance	-

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that NIVI INFRASTRUCTURE has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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 Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	3,00,00,000	23,29,655	21,18,671
2	Total borrowed funds (secured) Drawdown availed till date	0	50,00,000	46,56,912
3	Total borrowed funds (unsecured) Drawdown availed till date	0	1,30,00,000	1,28,05,814
4	Customer receipts used for project	1,53,29,655	2,50,00,000	82,48,001
5	Total funds for project	4,53,29,655	4,53,29,655	2,78,29,398
6	Total extimated cost (As per Table A)	4,53,29,655	4,53,29,655	4,53,29,655

Table G - Any Comments/ Observations of CA	
1	NA
2	
3	
4	

Agreed and Accepted by:
FOR NIVI INFRASTRUCTURE

ROHAN PAROKAR (PROPRIETOR)

Yours Faithfully
For, Bhojwani Kalamkar & Co.
Chartered Accountants
FRN:150715W

BHOJWANI KALAMKAR & CO. CHARTERED ACCOUNTANTS NAGPUR (INDIA)

CA NAVINKUMAR BHOJWANI
PARTNER
M.NO. 185482

UDIN:23185482BGZDBA2465
DATE: 30/03/2023
PLACE: NAGPUR