FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(P50500027573)
Project (Anupama Krishna Leela)
For: 30th JUNE 2021
Location: Nagpur

Sr. No.		Particulars		
			Total Estimated Cost of the project	**Total Incurred Cost of the Project**
1	i.	**Land Cost**		
		a) Acquisition Cost of Land or Development Rights, lease Premium,lease rent, interest cost incurred or payable on Land Cost and legal cost.	7,500,000	7,500,000
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	3,733,582	3,733,582
		c) Acquisition cost of TDR (if any)	-	-
		d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	576,180	576,180
		e)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 cos t of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
		(ii)Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-
		Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	-	-
		(iii)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,	-	-
		(iv)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.	-	-
		Sub-Total of LAND COST	11,809,762	11,809,762

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

	ii	Development Cost/ Cost of Construction :		
		a. (i) Estimated Cost of Construction as certified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note :(for adding to total cost of construction incurred,Minimum of (i) or (ii) is to be considered).	22,387,501	8,349,985
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,956,461	30,000
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	185,000	93,491
		c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
		Sub-Total of DEVELOPMENT COST	24,528,962	8,473,476
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	36,338,724	20,283,238
3		% completion of Construction Work % (as per Project Architect's Certificate)	NA	

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	55.82
5	Amount Which can be withdrawn from the Designated Account.	20,283,238
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	8,355,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	11,928,238

This certificate is being issued for RERA compliance for the **M/s Jarry Profit** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

CA. Ankit Talreja
Nagpur
August 06,2021
UDIN : 21177608AAAAEJ5930

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	16,055,486
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	9,045,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	375.61
	(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 Annexure A to this certificate	9,213,811
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	18,258,811
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	12,781,168

Note: The expression "incurred" would mean amount of product or service received, creating a debt in favour of seller or supplier and shall also include the amount of product or service received against the payment.

This certificate is being issued for RERA compliance for the **M/s Jarry Profit** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

As per the information and explanation given to us by the Promoters it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

Date:-06/08/2021
Place:-Nagpur

CA. Ankit Talreja
Nagpur
August 06,2021
UDIN : 21177608AAAAEJ5930

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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	201	43.96	2,500,000.00	1,950,000.00	550,000.00
2	104	38.67	2,200,000.00	1,254,000.00	946,000.00
3	301	43.96	2,000,000.00	650,000.00	1,350,000.00
4	202	43.73	3,200,000.00	2,200,000.00	1,000,000.00
5	302	43.73	2,500,000.00	600,000.00	1,900,000.00
6	102	43.73	2,500,000.00	571,000.00	1,929,000.00
7	203	42.66	2,500,000.00	1,130,000.00	1,370,000.00
TOTAL		**300.42**	**17,400,000.00**	**8,355,000.00**	**9,045,000.00**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 24530 per sm.

at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 21900 per sm.)

Sr. No.	Flat No.	Carpet Area (In Sq Mtr)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(4)	(5)
1	101	43.957	1,078,265
2	304	38.668	948,526
3	402	43.728	1,072,648
4	404	38.668	948,526
5	303	42.66	1,046,352
6	103	42.66	1,046,352
7	401	43.96	1,078,265
8	403	42.66	1,046,352
9	204	38.67	948,526
Total		**375.614**	**9,213,811.420**

As per the information and explanation given to us by the Promoter it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

