

Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

[see Regulation 3]



Ankur

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).	9,00,00,000
	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.	8,89,36,752
	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	27,45,520
	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	18,16,82,272
	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	16,48,72,058
	(b) Actual Cost of construction incurred as per the 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, 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.	1,08,35,811
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,20,531
	(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 :-	1,38,36,588
	Sub-Total of DEVELOPMENT COST	18,96,64,988
3	Total Cost of The project (Actual incurred as on date of certificate)	37,13,47,260
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	69.52
5	Amount which can be withdrawn from the Designated Account.	37,13,47,260
6	Less: Amount withdrawn till date of this certificate from the Designated Account	26,64,40,198
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10,49,07,062

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



Ankit

**CA. Ankit Talreja
Nagpur
9th July 2024
UDIN : 24177608BKBVC6705**

**Date:-09/07/2024
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)	16,28,35,012
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)	11,92,10,560
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,119.59
	(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	20,04,02,391
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	31,96,12,951
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)	22,37,29,066

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	16,694
2	Deposits	26,70,49,608
3	Withdrawals	26,64,56,892
4	Closing Balance	6,09,410

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 M/s Paul Brothers 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
9th July 2024
UDIN : 24177608BKBUCV6705

Date:09/07/2024
Place:Nagpur

Table C

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	902	122.68	1,00,00,000	1,00,00,000	-
2	1101	124.37	90,00,000	85,00,000	5,00,000
3	1203	144.80	1,20,00,000	99,80,000	20,20,000
4	1803	144.80	1,55,00,000	1,55,00,000	-
5	602	123.01	1,05,00,000	78,73,470	26,26,530
6	603	144.80	1,27,00,000	1,20,00,000	7,00,000
7	801	124.95	1,05,00,000	60,00,000	45,00,000
8	802	123.01	1,05,00,000	60,00,000	45,00,000
9	803	144.80	1,33,00,000	1,33,00,000	-
10	804	139.60	1,36,00,000	55,90,000	80,10,000
11	904	139.289	1,25,00,000	5,00,000	1,20,00,000
12	1202	123.01	1,05,00,000	80,78,000	24,22,000
13	1204	139.595	1,25,00,000	1,24,00,000	1,00,000
14	1303	144.968	1,25,00,000	57,00,000	68,00,000
15	1401	124.95	1,07,00,000	1,02,50,000	4,50,000
16	1402	123.01	1,05,00,000	87,14,500	17,85,500
17	1403	144.80	1,25,00,000	90,17,500	34,82,500
18	1404	139.60	1,25,00,000	1,01,25,000	23,75,000
19	1501	124.37	1,05,00,000	88,95,000	16,05,000
20	1502	122.68	1,05,00,000	90,05,000	14,95,000
21	1503	144.97	1,25,00,000	89,10,000	35,90,000
22	1504	139.29	1,25,00,000	-	1,25,00,000
23	1601	124.95	1,25,00,000	1,05,00,000	20,00,000
24	1602	123.01	1,15,00,000	79,50,000	35,50,000
25	1604	139.60	1,25,00,000	49,50,000	75,50,000
26	1702	122.68	1,08,00,000	79,00,000	29,00,000
27	1704	139.29	1,25,00,000	90,00,000	35,00,000
28	1003	144.80	1,11,00,000	1,11,00,000	-
29	1004	139.60	1,07,00,000	1,07,00,000	-
30	1103	144.97	1,14,00,000	1,14,00,000	-
31	1104	139.29	1,09,00,000	1,09,00,000	-
32	202	139.595	1,60,00,000	1,58,40,000	1,60,000
33	604	139.595	1,25,00,000	96,52,300	28,47,700
34	703	144.968	1,25,00,000	1,25,00,000	-
35	903	144.968	1,25,00,000	44,40,000	80,60,000
36	1304	139.289	1,25,10,000	64,03,320	61,06,680
37	1603	144.797	1,25,00,000	94,50,000	30,50,000
38	402	123.014	1,25,00,000	1,00,00,350	24,99,650
39	403	144.797	1,25,00,000	71,00,000	54,00,000
40	1801	124.951	1,15,00,000	1,15,00,000	-
41	1802	123.014	1,15,00,000	1,15,00,000	-
42	1804	139.595	1,25,00,000	1,23,75,000	1,25,000
TOTAL		5,674.10	50,07,10,000	38,14,99,440	11,92,10,560

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Commercial Project is Rs 64,240 per sm. at Carpet Area

Sr. No.	Shop/ Commerical Space	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	201	144.797	93,01,759
2	301	124.368	79,89,400
3	302	122.680	78,80,963
4	303	144.968	93,12,744
5	304	139.289	89,47,925
6	401	124.951	80,26,852
7	404	139.595	89,67,583
8	501	124.368	79,89,400
9	502	122.680	78,80,963
10	503	144.968	93,12,744
11	504	139.289	89,47,925
12	601	124.951	80,26,852
13	701	124.368	79,89,400
14	702	122.680	78,80,963
15	704	139.289	89,47,925
16	901	124.368	79,89,400
17	1001	124.951	80,26,852
18	1002	123.01	79,02,419
19	1102	122.680	78,80,963
20	1201	124.951	80,26,852
21	1301	124.368	79,89,400
22	1302	122.680	78,80,963
23	1701	124.368	79,89,400
24	1703	144.968	93,12,744
TOTAL		3,119.589	20,04,02,391

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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	26,98,07,272	26,98,07,272	10,40,30,087
2	Total Borrowed Funds (Secured) - Drawdown availed till date	20,00,00,000	20,00,00,000	6,94,152
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	26,43,75,000	70,11,12,391	26,66,23,021
5	Total Funds for Project	73,41,82,272	1,17,09,19,663	37,13,47,260
6	Total Estimated Cost (As per Table A)	53,41,82,272	53,41,82,272	37,13,47,260

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 : 24177608BKBVCV6705

Agreed and accepted by:

FOR PAUL BROTHERS

[Signature] Partner
for

Partner
Paul Brothers
Date:-09/07/2024