



M B AGRAWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

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Annexure D

FORM 3

(See Regulation 3)

As on 30th June 2022

Date:

To,

M/s PEAK REALTY,

Mr. Anand Agrawal (Partner)

Subject : Certificate of Financial Progress of Work of "SYMBIOSIS CITY -1", situated at Land bearing survey no. 26/2/2, Mauza Tarodi, PH. No. 33, Tahsil : Kamtee, District : Nagpur, having MahaRERA Registration Number **P50500029309** (Only Applicable after project Registration) being developed by **M/s Peak Realty, Partners Mr Anand Agrawal and others.**

Sir,

This certificate is being issued for RERA compliance for the "SYMBIOSIS CITY -1" having MahaRERA Registration Number **P50500029309** being developed by **M/s Peak Realty, Partners Mr Anand Agrawal and others.** and is based on the record and documents produced before me and explanations provided to me by the management of the Company.



Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr.No. (1)	Particulars (2)	Estimated cost (At the time of Registration of project) (3)
1.	I. Land Cost a) Value of the land as ascertained from the Annual Statement of Rates (ASR). b) Incurred 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. 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 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, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. iii. Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatever payable to any authorities towards and in project of rehabilitation. iv. Any other cost including interest estimated on the borrowing done specifically for construction or rehabilitation component	1,57,95,000 18,00,000 NA 6,30,000 NA NA NA NA NA



	Sub - Total of Land Cost:	1,82,25,000
	II. Development Cost/Cost of Construction of Building	
	a. Estimated Cost of Construction as certified by Engineer.	NA
	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, to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	1,12,84,000
	d. Estimated Taxes, cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority.	0
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	Sub-total of development Cost:	1,12,84,000
	Total Cost of the Project (Estimated)	2,95,09,000



Table B - Actual Cost Incurred on the Project (as on the 30th June 2022)

S.No.	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1.	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,57,95,000
	(b) Incurred Expenditure on Premiums 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.	26,06,878
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0
	(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	6,30,000
	(e) Land Premium paid for redevelopment of land owned by public authorities.	NA
	(f) Under Rehabilitation scheme:	NA
	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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	NA
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to authorities towards and in project of rehabilitation.	NA
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	NA



	Sub - Total of Land Cost:	1,90,31,878
2.	Development Cost/Cost of Construction (i) Expenditure for construction. Minimum of (a) and (b) to be Considered (a) Construction COST incurred including development and infrastructure for the same as certified by Engineer (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) (ii) Incurred Expenditure for development of entire project excluding cost of construction as per (1) above, ie, 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 the project registered. (iv) Incurred Expenditure towards Taxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority. (v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction finding or money borrowed for construction.	00 00 00 72,73,064 00 00
	Sub-total of Development Cast:	72,73,064
3.	Total Cost of the Project (Actual incurred as on date of certificate)	2,63,04,942
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	2,95,09,000
5.	Amount which can be withdrawn from the Designated Account.	2,63,04,942
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	1,58,39,800
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,04,65,142



Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project (As on 30th June 2022)**Sold Inventory**

Sr. No. (1)	Plot No. (2)	Carpet Area (In.Sq.Mtrs.) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	1	363.667	23,49,111	1,500,000	8,49,111
2	2	262.077	16,92,889	1,500,000	1,92,889
3	3	262.317	17,00,000	200,000	15,00,000
4	4	262.564	18,38,000	1,801,000	37,000
5	5	262.993	17,05,000	1,705,000	00
6	6	265.760	21,45,480	900,000	12,45,480
7	7	277.925	18,00,000	300,000	15,00,000
8	8	279.754	18,00,000	600,000	12,00,000
9	9	355.030	22,60,500	1400000	860,500
10	10	290.993	22,60,500	1400000	860,500
11	11	285.873	20,01,000	200,000	18,01,000
12	12	280.923	19,70,000	10,00,000	9,70,000
13	13	297.838	19,24,000	10,00,000	9,24,400
14	14	292.543	18,95,000	18,30,000	65,000
15	15	286.806	18,65,000	17,65,000	1,00,000
16	16	281.120	18,15,585	1,700,000	1,15,585
17	17	275.421	17,78,779	720,000	10,58,779
18	18	267.545	17,27,913	700,000	10,27,913
19	19	261.255	16,87,289	500,000	11,87,289
	Total	5,412.404	3,62,16,047	2,07,21,000	1,54,95,047

- Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory (As on 30 June 2022)

Sr. No. (1)	Plot No. (2)	Carpet Area (3)	Unit Consideration as per Ready Reckoner Rate (3)



	Total	00	00

Table D
Comparison between Balance Cost and Receivables (As on 30th June 2022)

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	Rs. 32,04,058
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)	Rs. 1,54,95,097
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	Sq. Mtr. 0 Rs. 00
4	Estimated receivables of ongoing project. (Sum 2 + 3 (ii))	Rs. 1,54,95,097
5	(To Be Filled for Ongoing Projects Only) 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	Rs. 1,08,46,568

Table E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details Bank Name : HDFC Bank Branch Name: Telephone Exchange Sq., Nagpur Account No : 50200064003862 IFSC Code : HDFC0000502 Actual Amount till 3th June 2022 (From start of bank account to till 30 th June 2022)
1.	Opening Balance	00/-
2.	Deposits	2,07,21,000/-
3.	Withdrawals	1,51,94,800/-
4.	Closing Balance	55,26,200/-

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 (Name of The Promoter) 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.



Table F
Means of Finance

Sr. No.	Particulars	Estimated* (As time of Registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date of this certificate) (In Rs.)	Actual (As on 30 TH June 2022) (In Rs.)
1.	Own Funds	1,64,25,000	1,11,10,142	1,11,10,142
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	00	00	00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	00	00	00
4.	Customer Receipts used for Project	00	1,51,94,800	1,51,94,800
5.	Total Funds for Project	2,95,09,000	2,63,04,942	2,63,04,942
6.	Total Estimated Cost (As per Table A)	2,95,09,000	2,95,09,000	2,95,09,000

Table G
Any Comments/Observation of CA

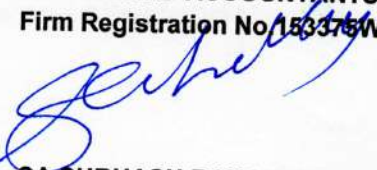
1.	This Certificate is being issued for RERA compliance for the Company [Peak Realty] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
2.	Estimated Cost of Construction in 1(ii)(a)(i) is as certified by the engineer.
3.	On site expenditure mention in 1(ii)(a)(iii) has been estimated on the basis of average monthly cost.
4.	Land cost has been reckoned on basis of the value of the land as ascertained from the Annual Statement of Rates (ASR) relevant on the date of registration of the real estate project. Accordingly the Land cost for the project on the date of RERA registration i.e. 21.02.2021 has been reckoned to be Rs. 1,57,95,000/-.

Agreed and accepted by:


Signature of Promoter
Name : Anand Agrawal
Date : 01/02/2023



Yours Faithfully,
FOR M B AGRAWAL AND ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No. 153375W


CA SUBHASH RAHANGDALE
(PARTNER)
M.NO.153375
DATED : 01/02/2023
UDIN: 23153375BGSLJM8426