FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Shree Laxmi Venture Private Limited
Tah & Dist -
Layout Name: Shree Laxmi Pride

Sub: Certificate of financial progress of work of "**Shree Laxmi Pride**" having Maharera Registration No. **P50500030899** being developed by **Shree Laxmi Venture Private Limited.**

Sir,

This certificate is being issued for RERA complaince for the project "**Shree Laxmi Pride**" having Maharera Registration No. **P50500030899** being developed by **Shree Laxmi Venture Private Limited** and is based on the records 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 the project)

Sr. No (1)	Particulars (2)			Estimated cost (at the time of registration of the project) (3)
1	i	**Land Cost :**		
		a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	3,90,00,000
		b.	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 or any Statutory Autority.	2,03,30,000
		c.	Estimated Acquisition Cost of TDR (if any).	34,00,000.00
		d.	Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government , toward stamp duty , transfer charges,registration fees etc; And.	27,50,000
		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, amount 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 whatsoever payable to any authorities toward 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			**6,54,80,000**



	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	32,97,85,000
		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 (a) 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.	1,26,00,000
		d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	-
		e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction:	15,00,000.00
			Sub-Total of Development Cost	**34,38,85,000**
			Total Cost of the Project (Estimated)	**40,93,65,000**



Table B - Actual cost incurred on the Project (as on date of certificate)

Sr. No (1)	Particulars (2)		Amount (Rs.) Incurred (3)
1	**Land Cost :**		
	a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	3,90,00,000
	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 or any Statutory Autority.	12,38,595
	c.	Incurred expenditure for Acquisition of TDR (if any).	89,47,965.00
	d.	Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	24,39,412
	e.	Land premium paid for redevelopment of land owned by public authorities.	-
	f.	Under Rehabilitation scheme:	-
		(i) Incurred expenditure for construction of rehab 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, amount paid to slum dwellers, tenants, apartment owners or appropriate authority or 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 paid to any authorities toward 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		**5,16,25,972**



2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	10,30,00,000
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	10,30,00,000
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	10,31,44,527
	(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 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 funding or money borrowed for construction.	-
		Sub-Total of Development Cost	**10,30,00,000**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**15,46,25,972**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		37.77%
5	Amount which can be withdrawn from the Designated Account.		15,46,25,972
6	Less: Amount withdrawn till date of this certificate from the Designated Account		8,32,56,930
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		7,13,69,042



Table C

Statement for calculation of Receivables from the sales of the Real Estate Project

SOLD INVENTORY					
Sr.no (1)	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
RUBY					
1	101	58.81	3080000	585400	2494600
2	102	58.15	3023700	1309665	1714035
3	103	58.81	3016900	500000	2516900
4	104	58.81	3185000	2611000	574000
5	105	59.21	3477000	1775200	1701800
6	106	58.81	2600000	700000	1900000
7	201	58.81	3136000	1881600	1254400
8	202	58.15	2965000	1579750	1385250
9	205	59.21	3019100	2007595	1011505
10	206	58.81	2934500	1270525	1663975
11	301	58.81	2915600	440560	2475040
12	302	58.15	3357000	500000	2857000
13	303	58.81	2574000	1300000	1274000
14	304	58.81	3138000	2322900	815100
15	305	59.21	3018400	1609120	1409280
16	306	58.81	2934500	1443450	1491050
17	401	58.81	2915000	1261020	1653980
18	402	58.15	2600000	1019000	1581000
19	405	59.21	3019100	1307595	1711505
20	406	58.81	2934500	1709700	1224800
21	501	58.81	2915600	1622180	1293420
22	502	58.15	3357000	2014200	1342800
23	503	58.81	2918200	1699920	1218280
24	505	59.21	3019100	1911415	1107685
25	506	58.81	2934500	1709655	1224845
26	601	58.81	2915600	1481160	1434440
27	602	58.15	2965400	1000000	1965400
28	603	58.81	3304000	2147000	1157000
29	606	58.81	2934500	1714200	1220300
30	701	58.81	2915600	1116240	1799360
31	702	58.15	2966000	1582300	1383700
32	704	58.81	2574000	266700	2307300
33	705	59.21	3019100	680000	2339100
34	706	58.81	3322500	1750000	1572500
35	802	58.15	2346000	92000	2254000
36	804	58.81	2917700	1730620	1187080



37	805	59.21	3019100	1179550	1839550
38	806	58.81	2934500	1709700	1224800
39	902	58.15	3357000	2014200	1342800
40	905	59.21	3019100	1912415	1106685
PEARL					
41	101	53.246	2962200	689550	2272650
42	102	53.246	2836500	1114600	1721900
43	105	53.246	2749200	1187140	1562060
44	106	53.246	2749200	1186140	1563060
45	201	53.246	3072000	1382400	1689600
46	202	53.246	2707800	200000	2507800
47	203	55.320	3049000	1219600	1829400
48	205	53.246	2712700	1039780	1672920
49	206	53.246	3072000	1536000	1536000
50	207	55.320	3049000	1372050	1676950
51	208	55.320	3210000	1656000	1554000
52	301	53.246	2712700	1200715	1511985
53	302	53.246	2707800	219780	2488020
54	305	53.246	2918000	1513000	1405000
55	307	55.320	2834900	1268460	1566440
56	402	53.246	2707800	1032300	1675500
57	403	55.320	3049000	1309150	1739850
58	405	53.246	2712700	1304350	1408350
59	406	53.246	2712700	1169715	1542985
60	407	55.320	3049000	1100000	1949000
61	408	55.320	2835000	1225750	1609250
62	501	53.246	2712700	1034080	1678620
63	502	53.246	2707800	1072120	1635680
64	505	53.246	2712700	1043650	1669050
65	506	53.246	2712700	1084080	1628620
66	508	55.320	3210000	152000	3058000
67	601	53.246	2712700	793035	1919665
68	605	53.246	2712700	930672	1782028
69	606	53.246	2712700	1046780	1665920
70	607	55.320	3210000	1444500	1765500
71	701	53.246	3072000	1550800	1521200
72	702	53.246	3072000	124000	2948000
73	705	53.246	2712700	898445	1814255
74	706	53.246	3072000	1403400	1668600
75	707	55.320	3210000	1605000	1605000
76	801	53.246	2712700	838600	1874100
77	802	53.246	2708000	1167400	1540600
78	805	53.246	2714000	1624380	1089620
79	901	53.246	2918000	1166700	1751300
Total		**4447.03**	**231502400**	**9,93,73,657.00**	**132128743**



(Unsold Inventory)			
Sr. No	Flat No.	Carpet Area	Unit consideration as per ready Reckoner Rate (ASR)
RUBY			
1	203	58.81	2714000
2	204	58.81	2750000
3	605	59.21	3019100
4	801	58.81	2934500
5	904	58.81	2917700
6	403	58.81	2918200
7	404	58.81	2918200
8	504	58.81	2917700
9	604	58.81	2917700
10	703	58.81	2574000
11	803	58.81	2574000
12	901	58.81	3301000
13	903	58.81	2918200
14	906	58.81	3322500
PEARL			
15	103	55.32	3049000
16	104	55.320	3485000
17	107	55.32	3049000
18	108	55.320	3576000
19	204	55.320	3539500
20	303	55.320	3530500
21	304	55.320	3539500
22	306	53.246	3072000
23	308	55.320	3210000
24	401	53.246	3378000
25	404	55.320	3539500
26	503	55.320	3530500
27	504	55.320	3539500
28	507	53.246	2712700
29	602	53.246	2712700
30	603	55.320	3530500
31	604	55.320	3539500
32	608	55.320	3210000
33	703	55.320	3530500
34	704	55.320	3539500
35	708	55.320	3210000
36	803	55.320	3530500



37	804	55.320	3539500
38	806	53.246	3379200
39	807	55.320	3210000
40	808	55.320	3210000
41	902	53.246	3066000
42	903	55.320	3430500
43	904	55.320	3539500
44	905	53.246	3278000
45	906	53.246	3072000
46	907	55.320	3530500
47	908	55.320	3530500
NEELAM			
48	101	53.246	2450000
49	102	53.246	3805900
50	103	55.320	3721000
51	104	55.320	3801900
52	105	53.246	3531500
53	106	53.246	3631500
54	107	55.320	3793000
55	108	55.320	3793000
56	201	53.246	3583000
57	202	53.246	3577000
58	203	55.320	3637200
59	204	55.320	3754000
60	205	53.246	3483000
61	206	53.246	3583000
62	207	55.320	3744500
63	208	55.320	3744500
64	301	53.246	3583000
65	302	53.246	3475000
66	303	55.320	3744500
67	304	55.320	3754000
68	305	53.246	3483000
69	306	53.246	3583000
70	307	55.320	3744500
71	308	55.320	3744500
72	401	53.246	337800
73	402	53.246	3475000
74	403	55.320	3644500
75	404	55.320	3754000
76	405	53.246	3483000
77	406	53.246	3583000
78	407	55.320	3744500
79	408	55.320	3744500
80	501	53.246	3583000
81	502	53.246	3577000



82	503	55.320	3644500
83	504	55.320	3754000
84	505	53.246	3583000
85	506	53.246	3583000
86	507	55.320	3744500
87	508	55.320	3744500
88	601	53.246	3583000
89	602	53.246	3577000
90	603	55.320	3744500
91	604	55.320	3754000
92	605	53.246	3583000
93	606	53.246	3583000
94	607	55.320	3744500
95	608	55.320	3744500
96	701	53.246	3583000
97	702	53.246	3477000
98	703	55.320	3744500
99	704	55.320	3754000
100	705	53.246	3583000
101	706	53.246	3583000
102	707	55.320	3744500
103	708	55.320	3744500
104	801	53.246	3583000
105	802	53.246	3477000
106	803	55.320	3644500
107	804	55.320	3754000
108	805	53.246	3583000
109	806	53.246	3583000
110	807	55.320	3744500
111	808	55.320	3744500
112	901	53.246	
113	902	53.246	
114	903	55.320	3744500
115	904	55.320	3754000
116	905	53.246	3583000
117	906	53.246	3583000
118	907	55.320	3744500
119	908	55.320	3744500

6,541 40,25,55,700



Table D

Comparison Between Balance Cost & Receivable

S.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)	25,47,39,028
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	13,21,28,743
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	6,541
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	40,25,55,700
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	53,46,84,443
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	37,42,79,110

Table E

Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details State Bank of India A/c No : 38518517907
		Actual Amount till date (From Start of bank Account till date 31.03.2022)
1	Opening Balance	-
2	Deposits	9,93,73,657
3	Withdrawals	8,32,56,930
4	Closing Balance	1,61,16,727

I hereby certify that required proportion of money, as specified in the Act, collected from alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **Shree Laxmi Venture Private Limited** has utilized the required proportion of money, as specified in the Act, collected from allotters of this project only For Land and Construction of this project.

SARDA SONI ASSOCIATES LLP CHARTERED ACCOUNTANTS

Table F

Means Of Finance

S. No	Particulars	**Estimated** (At the time of Registration) (In Rs.) (Proposed & Indicative)	**Proposed /Estimated** (As on the date of certificate) (In Rs.)	**Actual** (As on the date of certificate) (In Rs.)
1	Own Funds	3,50,00,000	-	5,16,25,972
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	-
3	Total Borrowed Fund (unsecured) drawdown Available till date	-	-	-
4	Customer Receipt used for Project	37,43,65,000	-	9,93,73,657
5	Total Funds for Project	40,93,65,000	-	15,09,99,629
6	Total Estimated Cost (As per table A)	40,93,65,000	-	

Table G

Any Comments/Observations of CA

1	Under Table - B, the land value is taken at the actual cost paid by the Promoter to the land owner to the maximum extent of the ASR Value.
2	Estimated Columen in Table F has been feeded as per the information provided by the Promoter.
3	This certificate covers the receipt & expenditure upto 31-03-22.
5	

Yours faithfully

For, Sarda Soni Associates LLP
Chartered Accountants
FRN:117235W/W100126

Satish Sarda
(Partner)
M. No. 047349
UDIN : 22047349BGEIJM8670

SARDA SONI ASSOCIATES LLP * CHARTERED ACCOUNTANTS * Nagpur FRN-117235W W100126

Agreed & Accepted By :

Signature Of Promoter
Name : Shree Laxmi Venture Private Limited

SHREE LAXMI VENTURE PVT. LTD. NAGPUR

Date : December 27th, 2022