3rd Floor, "Chartered Square"
Opp. Padole Corner, Samrat Ashok Chowk,
Saraipeth, Nagpur - 440009
Tel. : +91-712-2707751-52
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Sarda Soni Associates LLP
CHARTERED ACCOUNTANTS

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
		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**

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10-02-2023

	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
			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
	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	42,09,992
	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		**5,33,96,552**



2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	14,87,57,484
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	14,90,00,000
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	14,87,57,484
	(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	**14,87,57,484**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**20,21,54,036**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		49.38%
5	Amount which can be withdrawn from the Designated Account.		20,21,54,036
6	Less: Amount withdrawn till date of this certificate from the Designated Account		12,83,13,585
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		7,38,40,452



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 as on 31st march 2022 (6)	Received in Q1 (1/04/2022 to 30/06/2022) (7)	Balance Receivable as on 30th june 2022 (8)
RUBY							
1	101	58.81	3080000	585400	2494600	400000	2094600
2	102	58.15	3023700	1309665	1714035	400000	1314035
3	103	58.81	3016900	500000	2516900	0	2516900
4	104	58.81	3185000	2611000	574000	318500	255500
5	105	59.21	3477000	1775200	1701800	1006400	695400
6	106	58.81	2600000	700000	1900000	200000	1700000
7	201	58.81	3136000	1881600	1254400	627200	627200
8	202	58.15	2965000	1579750	1385250	741250	644000
9	203	58.81	2714000	0	2714000	1713100	1000900
10	205	59.21	3019100	2007595	1011505	836235	175270
11	206	58.81	2934500	1270525	1663975	1027075	636900
12	301	58.81	2915600	440560	2475040	300000	2175040
13	302	58.15	3357000	500000	2857000	300000	2557000
14	303	58.81	2574000	1300000	1274000	0	1274000
15	304	58.81	3138000	2322900	815100	627600	187500
16	305	59.21	3018400	1609120	1409280	686080	723200
17	306	58.81	2934500	1443450	1491050	293450	1197600
18	401	58.81	2915000	1261020	1653980	500000	1153980
19	402	58.15	2600000	1019000	1581000	200000	1381000
20	403	58.81	2918200	0	2918200	1865280	1052920
21	404	58.81	2918200	0	2918200	2500000	418200
22	405	59.21	3019100	1307595	1711505	754775	956730
23	406	58.81	2934500	1709700	1224800	293450	931350
24	501	58.81	2915600	1622180	1293420	437340	856080
25	502	58.15	3357000	2014200	1342800	671400	671400
26	503	58.81	2918200	1699920	1218280	721280	497000
27	504	58.81	2917700	0	2917700	2041460	876240
28	505	59.21	3019100	1911415	1107685	452865	654820
29	506	58.81	2934500	1709655	1224845	293450	931395
30	601	58.81	2915600	1481160	1434440	801320	633120
31	602	58.15	2965400	1000000	1965400	1037890	927510
32	603	58.81	3304000	2147000	1157000	330400	826600
33	604	58.81	2917700	0	2917700	1407850	1509850
34	605	59.21	3019100	0	3019100	2400000	619100
35	606	58.81	2934500	1714200	1220300	582400	637900
36	701	58.81	2915600	1116240	1799360	1166240	633120
37	702	58.15	2966000	1582300	1383700	741500	642200
38	703	58.81	2574000	0	2574000	600000	1974000
39	704	58.81	2574000	266700	2307300	1000000	1307300
40	705	59.21	3019100	680000	2339100	810000	1529100
41	706	58.81	3322500	1750000	1572500	332250	1240250
42	801	58.81	2934500	0	2934500	2400500	534000
43	802	58.15	2346000	92000	2254000	1262250	991750
44	804	58.81	2917700	1730620	1187080	583540	603540



45	805	59.21	3019100	1179550	1839550	590000	1249550
46	806	58.81	2934500	1709700	1224800	293450	931350
47	901	58.81	3301000	0	3301000	2259700	1041300
48	902	58.15	3357000	2014200	1342800	671400	671400
49	903	58.81	2918200	0	2918200	2542200	376000
50	905	59.21	3019100	1912415	1106685	452863	653822
51	906	58.81	3322500	0	3322500	2275250	1047250
PEARL							
52	101	53.246	2962200	689550	2272650	444330	1828320
53	102	53.246	2836500	1114600	1721900	567300	1154600
54	105	53.246	2749200	1187140	1562060	549840	1012220
55	106	53.246	2749200	1186140	1563060	549840	1013220
56	201	53.246	3072000	1382400	1689600	614400	1075200
57	202	53.246	2707800	200000	2507800	1470488	1037312
58	203	55.320	3049000	1219600	1829400	609800	1219600
59	205	53.246	2712700	1039780	1672920	542540	1130380
60	206	53.246	3072000	1536000	1536000	116400	1419600
61	207	55.320	3049000	1372050	1676950	609800	1067150
62	208	55.320	3210000	1656000	1554000	321000	1233000
63	301	53.246	2712700	1200715	1511985	542540	969445
64	302	53.246	2707800	219780	2488020	0	2488020
65	305	53.246	2918000	1513000	1405000	0	1405000
66	306	53.246	2918000	0	2918000	1846200	1071800
67	307	55.320	2834900	1268460	1566440	566980	999460
68	308	55.320	3210000	0	3210000	1875000	1335000
69	401	53.246	3378000	0	3378000	2006800	1371200
70	402	53.246	2707800	1032300	1675500	135450	1540050
71	403	55.320	3049000	1309150	1739850	762250	977600
72	405	53.246	2712700	1304350	1408350	977512	430838
73	406	53.246	2712700	1169715	1542985	0	1542985
74	407	55.320	3049000	1100000	1949000	501000	1448000
75	408	55.320	2835000	1225750	1609250	567000	1042250
76	501	53.246	2712700	1034080	1678620	813810	864810
77	502	53.246	2707800	1072120	1635680	812340	823340
78	505	53.246	2712700	1043650	1669050	0	1669050
79	506	53.246	2712700	1084080	1628620	568240	1060380
80	508	55.320	3210000	152000	3058000	1593000	1465000
81	601	53.246	2712700	793035	1919665	542540	1377125
82	605	53.246	2712700	930672	1782028	586353	1195675
83	606	53.246	2712700	1046780	1665920	813810	852110
84	607	55.320	3210000	1444500	1765500	481500	1284000
85	608	55.320	3210000	0	3210000	1593000	1617000
86	701	53.246	3072000	1550800	1521200	768000	753200
87	702	53.246	3072000	124000	2948000	350000	2598000
88	705	53.246	2712700	898445	1814255	0	1814255
89	706	53.246	3072000	1403400	1668600	593400	1075200
90	707	55.320	3210000	1605000	1605000	1101000	504000
91	708	55.320	3210000	0	3210000	2035500	1174500
92	801	53.246	2712700	838600	1874100	656000	1218100
93	802	53.246	2708000	1167400	1540600	541800	998800
94	805	53.246	2714000	1624380	1089620	350575	739045
95	807	55.320	3210000	0	3210000	1875000	1335000
96	808	55.320	3210000	0	3210000	2290300	919700
97	901	53.246	2918000	1166700	1751300	875400	875900
98	902	53.246	3066000	0	3066000	450000	2616000

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99	906	58.81	3072000	0	3072000	1832200	1239800
Total		**5589.495**	**292441500**	**99373657**	**193067843**	**82449431**	110618412
NEELAM							
100	203	55.320	3637200	-	36,37,200.00	1773000	18,64,200.00
101	302	53.246	3475000	-	34,75,000.00	50000	34,25,000.00
102	303	55.320	3744500	-	37,44,500.00	51000	36,93,500.00
103	402	53.246	3475000	-	34,75,000.00	51000	34,24,000.00
Total		**217.13**	**14331700.00**	**0.00**	**14331700.00**	**1925000.00**	**12406700.00**
				99373657.00		**84374431.00**	**123025112.00**
					183748088.00		
				AMT deposited in RERA A/C	**128623661.60**		



(Unsold Inventory)

Sr. No	Flat No.	Carpet Area	Unit consideration as per ready Reckoner Rate (ASR)
RUBY			
1	204	58.81	2750000
2	904	58.81	2917700
3	803	58.81	2574000
PEARL			
4	103	55.32	3049000
5	104	55.320	3485000
6	107	55.32	3049000
7	108	55.320	3576000
8	204	55.320	3539500
9	303	55.320	3530500
10	304	55.320	3539500
11	404	55.320	3539500
12	503	55.320	3530500
13	504	55.320	3539500
14	507	53.246	2712700
15	602	53.246	2712700
16	603	55.320	3530500
17	604	55.320	3539500
18	703	55.320	3530500
19	704	55.320	3539500
20	803	55.320	3530500
21	804	55.320	3539500
22	806	53.246	3379200
23	903	55.320	3430500
24	904	55.320	3539500
25	905	53.246	3278000
26	907	55.320	3530500
27	908	55.320	3530500
NEELAM			
28	101	53.246	2450000
29	102	53.246	3805900
30	103	55.320	3721000
31	104	55.320	3801900
32	105	53.246	3531500
33	106	53.246	3631500
34	107	55.320	3793000
35	108	55.320	3793000
36	201	53.246	3583000
37	202	53.246	3577000
38	204	55.320	3754000
39	205	53.246	3483000
40	206	53.246	3583000
41	207	55.320	3744500
42	208	55.320	3744500
43	301	53.246	3583000
44	304	55.320	3754000
45	305	53.246	3483000
46	306	53.246	3583000

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47	307	55.320	3744500
48	308	55.320	3744500
49	401	53.246	337800
50	403	55.320	3644500
51	404	55.320	3754000
52	405	53.246	3483000
53	406	53.246	3583000
54	407	55.320	3744500
55	408	55.320	3744500
56	501	53.246	3583000
57	502	53.246	3577000
58	503	55.320	3644500
59	504	55.320	3754000
60	505	53.246	3583000
61	506	53.246	3583000
62	507	55.320	3744500
63	508	55.320	3744500
64	601	53.246	3583000
65	602	53.246	3577000
66	603	55.320	3744500
67	604	55.320	3754000
68	605	53.246	3583000
69	606	53.246	3583000
70	607	55.320	3744500
71	608	55.320	3744500
72	701	53.246	3583000
73	702	53.246	3477000
74	703	55.320	3744500
75	704	55.320	3754000
76	705	53.246	3583000
77	706	53.246	3583000
78	707	55.320	3744500
79	708	55.320	3744500
80	801	53.246	3583000
81	802	53.246	3477000
82	803	55.320	3644500
83	804	55.320	3754000
84	805	53.246	3583000
85	806	53.246	3583000
86	807	55.320	3744500
87	808	55.320	3744500
88	901	53.246	3583000
89	902	53.246	3477000
90	903	55.320	3744500
91	904	55.320	3754000
92	905	53.246	3583000
93	906	53.246	3583000
94	907	55.320	3744500
95	908	55.320	3744500
		5,187	33,41,90,900

SARDA SONI ASSOCIATES LLP
Nagpur
FRN-117215W/W100126
CHARTERED ACCOUNTANTS

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)	20,72,10,964
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)	12,30,25,112
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	5,187
	(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	33,41,90,900
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)]	45,72,16,012
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	32,00,51,208

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 30.06.2022)
1	Opening Balance	-
2	Deposits	12,86,23,662
3	Withdrawals	12,83,13,585
4	Closing Balance	3,10,077

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 Nagpur FRN-117235W/W100726

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	-	5,33,96,552
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	-	18,37,48,088
5	Total Funds for Project	40,93,65,000	-	23,71,44,640
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 30-06-22.
5	

Yours faithfully

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

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

Satish Sarda
(Partner)
M. No. 047349
UDIN : 23047349BGYADP7874

Agreed & Accepted By :

SHREE LAXMI VENTURE PVT. LTD. * NAGPUR *

Signature Of Promoter
Name : Shree Laxmi Venture Private Limited

Date : 10th February, 2023