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

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

Sub: Certificate of financial progress of work of **"Shree Laxmi Estate-II"** having Maharera Registration No. **P50500021458** being developed by **Shree Laxmi Venture Private Limited.**

Sir,

This certificate is being issued for RERA complaince for the project **"Shree Laxmi Estate-II"** having Maharera Registration No. **P50500021458** 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)	1,96,85,220
		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.	1,26,98,138
		c.	Estimated Acquisition Cost of TDR (if any).	-
		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.	12,06,031
		e.	Estimated Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authoritics.	-
		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			**3,35,89,389**

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	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	17,27,80,332
		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.	10,00,000
		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:	-
			Sub-Total of Development Cost	**17,37,80,332**
			Total Cost of the Project (Estimated)	**20,73,69,721**



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)	1,96,85,220
	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.	1,26,98,138
	c.	Incurred expenditure for Acquisition of TDR (if any).	-
	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	35,25,111
	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		**3,59,08,469**

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2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	21,57,35,450
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	21,57,35,450
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	21,59,45,300
	(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 inclucing its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	11,23,385
	(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	**21,68,58,835**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**25,27,67,304**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		121.89%
5	Amount which can be withdrawn from the Designated Account.		25,27,67,304
6	Less: Amount withdrawn till date of this certificate from the Designated Account		24,23,39,646
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		1,04,27,658



Table C

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

SOLD INVENTORY

Sr.no	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /letter of Allotment	Received Amount	Balance Receivable as on 30/09/2022	Amount Received in Qtr 2 (From 01/10/2022 To 31/12/2022)	Balance Receivable as on 31/12/2022
Platinum							
1	101	52.961	2325394	1760314	100000	0	100000
2	102	51.948	2088226	1670469	0	0	0
3	103	51.948	2088195	2088195	0	0	0
4	104	52.961	2019252	2019252	0	0	0
5	105	51.265	2178037	2177937	100	0	100
6	106	54.185	2085788	2085788	0	0	0
7	107	54.185	2085731	2085731	0	0	0
8	108	51.265	2429646	2429646	0	0	0
9	201	52.961	2228262	2228262	0	0	0
10	202	51.948	2088226	1879943	0	0	0
11	203	51.948	2088195	2088195	0	0	0
12	204	52.961	2019252	1615402	0	0	0
13	205	51.265	2086678	1902046	0	0	0
14	206	54.185	2085788	2085788	0	0	0
15	207	54.185	2085136	1709595	375541	0	375541
16	208	51.265	2087446	2087446	0	0	0
17	301	52.961	1986060	1394424	0	0	0
18	302	51.948	2088226	2088226	0	0	0
19	303	51.948	2088195	2088195	0	0	0
20	304	52.961	1990000	1780500	110000	0	110000
21	305	51.265	2017545	1814280	203265	203265	0
22	306	54.185	2085788	1867737	0	0	0
23	307	54.185	2085136	1451082	0	0	0
24	308	51.265	2087512	2086000	1512	0	1512
25	401	52.961	1986060	1986060	0	0	0
26	402	51.948	2088226	1951100	0	0	0
27	403	51.948	2088195	2088195	0	0	0
28	404	52.961	2019252	1765401	0	0	0
29	405	51.265	2086678	2086678	0	0	0
30	406	54.185	2085788	2085788	0	0	0
31	407	54.185	2085136	1668110	0	0	0
32	408	51.265	2400000	2400000	0	0	0
33	501	52.961	2105000	2050000	55000	0	55000
34	502	51.948	2088226	1770582	0	0	0
35	503	51.948	2088195	1852917	0	0	0
36	504	52.961	2019252	1682252	0	0	0
37	505	51.265	2250000	2250000	0	0	0



38	506	54.185	2085788	2085788	0	0	0
39	507	54.185	2085136	1851000	0	0	0
40	508	51.265	2087512	2087512	0	0	0
41	601	52.961	1986060	1986060	0	0	0
42	602	51.948	2088226	2088226	0	0	0
43	603	51.948	2088195	2088195	0	0	0
44	604	52.961	2019252	1773225	0	0	0
45	605	51.265	2086678	2086678	0	0	0
46	606	54.185	2085788	2085788	0	0	0
47	607	54.185	2085136	1768110	0	0	0
48	608	51.265	2087446	2087446	0	0	0
49	701	52.961	1986060	1828237	0	0	0
50	702	51.948	2088226	1294339	305887	305887	0
51	703	51.948	2088195	2061000	27195	0	27195
52	704	52.961	2019252	1865402	0	0	0
53	705	51.265	2017545	1831580	0	0	0
54	706	54.185	2085788	1877209	0	0	0
55	707	54.185	2085136	1876622	0	0	0
56	708	51.265	2087512	2087512	0	0	0
57	801	52.961	1986060	1986060	0	0	0
58	802	51.948	2088226	1670582	0	0	0
59	803	51.948	2088195	2088195	0	0	0
60	804	52.961	2350000	2176250	0	0	0
61	805	51.265	2086678	2086678	0	0	0
62	806	54.185	2085788	2079788	6000	0	6000
63	807	54.185	2085136	1868096	0	0	0
64	808	51.265	2087446	1878701	0	0	0
65	901	52.961	1986060	1986060	0	0	0
66	902	51.948	2400000	0	0	0	0
67	903	51.948	2400000	2166000	0	0	0
68	904	52.961	2325000	2325000	0	0	0
69	905	51.265	2017545	1804280	0	0	0
70	906	54.185	2085788	2085788	0	0	0
71	907	54.185	2085136	1761000	293000	293000	0
72	908	51.265	2087512	2087512		0	0
Diamond							
73	101	52.961	2265503	2026859	0	0	0
74	102	51.948	2342877	1874015	0	0	0
75	103	51.948	2342888	1890022	0	0	0
76	104	52.961	2608978	2154734	0	0	0
77	105	51.265	2769582	2769582	0	0	0
78	106	54.185	2339420	2105478	0	0	0
79	107	54.185	2400000	2339000	0	0	0
80	108	51.265	2442780	1954224	0	0	0
81	201	52.961	2216253	2216253	0	0	0
82	202	51.948	2342877	2342877	0	0	0
83	203	51.948	2342888	2342888	0	0	0
84	204	52.961	2300000	2300000	0	0	0
85	205	51.265	2291099	2183099	0	0	0



86	206	54.185	2400000	2160000	0	0	0
87	207	54.185	2340152	2340152	0	0	0
88	208	51.265	2341151	2341151	0	0	0
89	301	52.961	2216253	2216253	0	0	0
90	302	51.948	2342877	2310998	31879	0	31879
91	303	51.948	2342888	2011000	0	0	0
92	304	52.961	2228262	1996740	0	0	0
93	305	51.265	2342087	2342087	0	0	0
94	306	54.185	2339420	2156014	0	0	0
95	307	54.185	2010376	2010376	0	0	0
96	308	51.265	2325000	2308000	17000	0	17000
97	401	52.961	2265503	2036000	0	0	0
98	402	51.948	2400000	2165000	235000	0	235000
99	403	51.948	2342888	1962000	0	0	0
100	404	52.961	2300000	2300000	0	0	0
101	405	51.265	2342012	1782580	0	0	0
102	406	54.185	2339420	2339420	0	0	0
103	407	54.185	2340152	2106137	25152	0	25152
104	408	51.265	2290257	2290257	0	0	0
105	501	52.961	2265503	2221000	0	0	0
106	502	51.948	2342877	2342877	0	0	0
107	503	51.948	2400000	2400000	0	0	0
108	504	52.961	2300000	2300000	0	0	0
109	505	51.265	2291172	1807523	0	0	0
110	506	54.185	2300000	1900000	200000	0	200000
111	507	54.185	2340152	2340152	0	0	0
112	508	51.265	2214450	2193450	21000	0	21000
113	601	52.961	2325000	1831000	494000	0	494000
114	602	51.948	2400000	2400000	0	0	0
115	603	51.948	2342888	2342888	0	0	0
116	604	52.961	2350000	2195000	155000	0	155000
117	605	51.265	2342012	2330000	12012	0	12012
118	606	54.185	2339420	1987594	351826	0	351826
119	607	54.185	2340152	2340152	0	0	0
120	608	51.265	2290275	1932222	0	0	0
121	701	52.961	2325000	2325000	0	0	0
122	702	51.948	2342877	1777252	0	0	0
123	703	51.948	2400000	2400000	0	0	0
124	704	52.961	2228262	2228262	0	0	0
125	705	51.265	2400000	2400000	0	0	0
126	706	54.185	2550000	2550000	0	0	0
127	707	54.185	2400000	2400000	0	0	0
128	708	51.265	2263587	1698077	0	0	0
129	801	52.961	2265503	2142053	0	0	0
130	802	51.948	2342877	1626712	234288	234288	0
131	803	51.948	2342888	1811000	0	0	0
132	804	52.961	2228262	2228262	0	0	0
133	805	51.265	2342012	2337012	5000	0	5000
134	806	54.185	2400000	2400000	0	0	0



135	807	54.185	2340152	2130152	0	0	0
136	808	51.265	2341151	2340000	1151	0	1151
137	901	52.961	2265503	2265503	0	0	0
138	902	51.948	2400000	2400000	0	0	0
139	903	51.948	2400000	2152000	0	0	0
140	904	52.961	2000000	1800000	0	0	0
141	905	51.265	2342087	2342087	0	0	0
142	906	54.185	2339420	1435420	904000	0	904000
143	907	54.185	2400000	2400000	0	0	0
144	908	51.265	2263587	2263587	0	0	0
Total		**7572.924**	**319336135**	**295270888**	**4164808**	**1036440**	**3128368**
Topaz							
145	101	70	2500000	0	2500000	51000	2449000
146	102	70	2500000	0	2449000	0	2449000
147	103	70	2500000	0	239000	239000	0
148	201	70	2500000	0	1213750	1005750	208000
149	202	70	2500000	0	1501450	1266870	234580
150	203	70	2500000	0	1698250	950000	748250
151	301	70	2500000	0	1452000	716250	735750
152	302	70	2500000	0	2500000	465500	2034500
153	303	70	2500000	0	2449000	2449000	0
154	401	70	2500000	0	2500000	51000	2449000
155	402	70	2500000	0	644250	428250	216000
156	403	70	2500000	0	2450000	2450000	0
157	501	70	2500000	0	1481499	1218500	262999
158	502	70	2500000	0	1164250	999250	165000
159	503	70	2500000	0	474125	474125	0
160	601	70	2500000	0	2449000	500000	1949000
161	602	70	2500000	0	929750	722750	207000
162	603	70	2500000	0	2449000	2449000	0
Total		**1260**	**45000000**	**0**	**30544324**	**16436245**	**14108079**
Grand Total				**295270888**	**34709132**	**17472685**	**17236447**
Amount Received till date						**347099688**	

(Unsold Inventory)				
Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
Topaz				
1	shop-1		20	800000
2	shop-2		20	800000
3	shop-3		20	800000
4	shop-4		20	800000
5	shop-5		20	800000
6	shop-6		20	800000
7	shop-7		20	800000
TOTAL			**140.00**	**56,00,000.00**



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)	-4,53,97,583
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)	1,72,36,447
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	140
	(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	56,00,000
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	2,28,36,447
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	1,59,85,513

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 31.12.2022)
1	Opening Balance	-
2	Deposits	24,66,69,721
3	Withdrawals	24,23,39,646
4	Closing Balance	43,30,075

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-117285W/W100126

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	-	3,59,08,469
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	
3	Total Borrowed Fund (unsecured) drawdown Available till date	-	-	-
4	Customer Receipt used for Project	17,23,69,721	-	34,70,99,688
5	Total Funds for Project	20,73,69,721	-	38,30,08,157
6	Total Estimated Cost (As per table A)	20,73,69,721	-	

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 31-12-22.

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 :23047349BGYAEG6295
Date : 27 April, 2023

Agreed & Accepted By :

SHREE LAXMI VENTURE PVT. LTD. NAGPUR

Signature Of Promoter
Name : Shree Laxmi Venture Private Limited

Date : 27 April, 2023