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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13-05-2023

Confidential

	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

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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	59,84,432
	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 authoritles 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		**5,51,70,992**

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2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	24,02,27,218
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	24,24,92,650
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	24,02,27,218
	(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	**24,02,27,218**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**29,53,98,210**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		72.16%
5	Amount which can be withdrawn from the Designated Account.		29,53,98,210
6	Less: Amount withdrawn till date of this certificate from the Designated Account		23,29,53,911
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		6,24,44,299

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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	Balance Receivable as on 31st Dec 2022	Received in Q4 (1/01/2023 to 31/03/2023)	Balance Receivable as on 31st March 2023
RUBY						
1	101	58.81	3080000	1294600	200000	1094600
2	102	58.15	3023700	721070	250000	471070
3	103	58.81	3016900	1816900	300000	1516900
4	104	58.81	3185000	0	0	0
5	105	59.21	3477000	347700	0	347700
6	106	58.81	2600000	1500000	300000	1200000
7	201	58.81	3136000	313600	0	313600
8	202	58.15	2965000	347500	0	347500
9	203	58.81	2714000	180440	0	180440
10	204	58.81	2750000	275000	0	275000
11	205	59.21	3019100	175270	0	175270
12	206	58.81	2934500	636900	293450	343450
13	301	58.81	2915600	1575040	300000	1275040
14	302	58.15	3357000	1737000	300000	1437000
15	303	58.81	2574000	674000	200000	474000
16	304	58.81	3138000	0	0	0
17	305	59.21	3018400	328200	0	328200
18	306	58.81	2934500	610700	0	610700
19	401	58.81	2915000	342500	0	342500
20	402	58.15	2600000	1181000	400000	781000
21	403	58.81	2918200	326090	0	326090
22	404	58.81	2918200	87800	0	87800
23	405	59.21	3019100	654820	0	654820
24	406	58.81	2934500	344450	0	344450
25	501	58.81	2915600	466080	0	466080
26	502	58.15	3357000	371400	335700	35700
27	503	58.81	2918200	497000	154180	342820
28	504	58.81	2917700	613647	0	613647
29	505	59.21	3019100	352910	0	352910
30	506	58.81	2934500	792050	0	792050
31	601	58.81	2915600	633120	0	633120
32	602	58.15	2965400	927510	0	927510
33	603	58.81	3304000	361600	0	361600
34	604	58.81	2917700	463929	131770	332159
35	605	59.21	3019100	317190	0	317190
36	606	58.81	2934500	417304	0	417304
37	701	58.81	2915600	633120	0	633120
38	702	58.15	2966000	345600	0	345600
39	703	58.81	2574000	1375000	500000	875000
40	704	58.81	2574000	0	0	0
41	705	59.21	3019100	1219100	0	1219100
42	706	58.81	3322500	687250	0	687250
43	801	58.81	2934500	240550	0	240550



44	802	58.15	2346000	791750	250000	541750
45	803	58.81	2574000	2523000	2523000	0
46	804	58.81	2917700	603540	197380	406160
47	805	59.21	3019100	672050	160000	512050
48	806	58.81	2934500	387900	0	387900
49	901	58.81	3301000	441300	0	441300
50	902	58.15	3357000	335700	0	335700
51	903	58.81	2918200	151000	0	151000
52	904	58.81	2917700	342770	0	342770
53	905	59.21	3019100	443822	0	443822
54	906	58.81	3322500	382750	0	382750
PEARL						
55	101	53.25	2962200	1828320	0	1828320
56	102	53.25	2836500	579125	283650	295475
57	103	55.32	3049000	366000	0	366000
58	104	55.320	3485000	731000	348500	382500
59	105	53.25	2749200	599840	0	599840
60	106	53.25	2749200	600840	274920	325920
61	107	55.32	3049000	2998000	2998000	0
62	201	53.25	3072000	614400	307200	307200
63	202	53.25	2707800	592560	259330	333230
64	203	55.32	3049000	609800	304900	304900
65	204	55.320	3539500	3539500	2800600	738900
66	205	53.25	2712700	659380	271270	388110
67	206	53.25	3072000	688800	307200	381600
68	207	55.32	3049000	609800	304900	304900
69	208	55.32	3210000	472000	321000	151000
70	301	53.25	2712700	562540	271270	291270
71	302	53.25	2707800	988020	0	988020
72	303	55.320	3530500	3530500	2991000	539500
73	305	53.25	2918000	1105000	300000	805000
74	306	53.25	2918000	634100	100000	534100
75	307	55.32	2834900	465970	283490	182480
76	308	55.32	3210000	785000	321000	464000
77	401	53.25	3378000	871400	337800	533600
78	402	53.25	2707800	1020050	110000	910050
79	403	55.32	3049000	672700	0	672700
80	405	53.25	2712700	0	0	0
81	406	53.25	2712700	593540	271270	322270
82	407	55.32	3049000	798000	0	798000
83	408	55.32	2835000	617000	283500	333500
84	501	53.25	2712700	593540	271270	322270
85	502	53.25	2707800	552560	270780	281780
86	503	55.32	3530500	491850	391850	100000
87	505	53.25	2712700	1669050	0	1669050
88	506	53.25	2712700	474380	271270	203110
89	507	53.25	2712700	0	0	0
90	508	55.32	3210000	541000	288900	252100
91	601	53.25	2712700	856125	271270	584855
92	602	53.25	2712700	311100	306600	4500
93	604	55.320	3539500	3539500	51000	3488500
94	605	53.25	2712700	598975	0	598975
95	606	53.25	2712700	580840	271270	309570
96	607	55.32	3210000	642000	321000	321000
97	608	55.32	3210000	693000	321000	372000
98	701	53.25	3072000	292400	292400	0

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99	702	53.25	3072000	1798000	400000	1398000
100	705	53.25	2712700	964255	370715	593540
101	706	53.25	3072000	460800	153600	307200
102	707	55.32	3210000	183000	83000	100000
103	708	55.32	3210000	699300	327300	372000
104	801	53.25	2712700	593539	0	593539
105	802	53.25	2708000	592600	270800	321800
106	805	53.25	2714000	332140	271270	60870
107	806	53.25	3379200	1159200	337920	821280
108	807	55.32	3210000	782290	214960	567330
109	808	55.32	3210000	444500	327300	117200
110	901	53.25	2918000	584100	291800	292300
111	902	53.25	3066000	1366000	880000	486000
112	903	55.320	3430500	3129500	300000	2829500
113	905	53.246	3278000	3178000	2647000	531000
114	906	58.81	3072000	1239800	0	1239800
	908	55.320	3530500	3530500	2923575	606925
Total		6476.79	343449800.00	94267551.00	33974130.00	60293421.00
NEELAM						
115	101	53.246	2450000	490000	242550	247450
116	102	53.246	3805900	3754900	3374310	380590
117	103	55.320	3721000	3670000	11000	3659000
118	104	55.320	3801900	3750900	2300000	1450900
119	105	53.246	3531500	3431500	2500000	931500
120	201	53.246	3583000	3583000	3033300	549700
121	202	53.246	3577000	3526000	11000	3515000
122	203	55.320	3637200	1136760	363720	773040
123	204	55.320	3754000	3754000	51000	3703000
124	205	53.246	3483000	3432000	2775000	657000
125	206	53.246	3583000	3532000	808000	2724000
126	301	53.246	3583000	3583000	2777190	805810
127	302	53.246	3475000	3425000	2211000	1214000
128	303	55.320	3744500	748900	315705	433195
129	304	55.320	3754000	3754000	2931000	823000
130	305	53.246	3483000	3483000	348300	3134700
131	402	53.246	3475000	2774000	50000	2724000
132	403	55.320	3644500	728900	300691	428209
133	404	55.320	3754000	3754000	51000	3703000
134	405	53.246	3483000	3084000	550000	2534000
135	406	53.246	3583000	3184000	11000	3173000
136	502	53.246	3577000	715400	357700	357700
137	503	55.320	3644500	3594499	0	3594499
138	505	53.246	3583000	3583000	31000	3552000
139	506	53.246	3583000	3583000	51000	3532000
140	602	53.246	3577000	715400	305690	409710
141	603	55.320	3744500	3744500	451000	3293500
142	604	55.320	3754000	3754000	51000	3703000
143	605	53.246	3583000	3532000	2940000	592000
144	606	53.246	3583000	3583000	11000	3572000
145	702	53.246	3477000	1426000	150000	1276000
146	705	53.246	3583000	3583000	3431000	152000
147	802	53.246	3477000	3427000	251000	3176000
148	803	55.320	3644500	3594500	0	3594500
149	805	53.246	3583000	3583000	51000	3532000
150	902	53.246	3477000	3477000	51000	3426000
Total		1942	128777000	108475159	33148156	75327003
Grand Total				202742710	67122286	135620424



(Unsold Inventory)

Sr. No	Flat No.	Carpet Area	Unit consideration as per ready Reckoner Rate (ASR)
PEARL			
1	108	55.320	3576000
2	304	55.320	3539500
3	404	55.320	3539500
4	504	55.320	3539500
5	603	55.320	3530500
6	703	55.320	3530500
7	704	55.320	3539500
8	803	55.320	3530500
9	804	55.320	3539500
10	904	55.320	3539500
11	907	55.320	3530500
NEELAM			
12	106	53.246	3631500
13	107	55.320	3793000
14	108	55.320	3793000
15	207	55.320	3744500
16	208	55.320	3744500
17	306	53.246	3583000
18	307	55.320	3744500
19	308	55.320	3744500
20	401	53.246	337800
21	407	55.320	3744500
22	408	55.320	3744500
23	501	53.246	3583000
24	504	55.320	3754000
25	507	55.320	3744500
26	508	55.320	3744500
27	601	53.246	3583000
28	607	55.320	3744500
29	608	55.320	3744500
30	701	53.246	3583000
31	703	55.320	3744500
32	704	55.320	3754000
33	706	53.246	3583000
34	707	55.320	3744500
35	708	55.320	3744500
36	801	53.246	3583000
37	804	55.320	3754000
38	806	53.246	3583000
39	807	55.320	3744500
40	808	55.320	3744500
41	901	53.246	3583000
42	903	55.320	3744500
43	904	55.320	3754000
44	905	53.246	3583000
45	906	53.246	3583000
46	907	55.320	3744500
47	908	55.320	3744500
		2,575	16,87,37,300

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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)	11,39,66,790
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)	13,56,20,424
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	2,575
	(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	16,87,37,300
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	30,43,57,724
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	21,30,50,407

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 31.03.2023)
1	Opening Balance	-
2	Deposits	23,56,24,463
3	Withdrawals	23,29,53,911
4	Closing Balance	26,70,553

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.

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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	-	5,51,70,992
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	-	33,66,06,376
5	Total Funds for Project	40,93,65,000	-	39,17,77,368
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 31-03-23.

Yours faithfully

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

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

Satish Sarda
(Partner)
M. No. 047349
UDIN : 23047349BGYAEI9777
Date : 13 May, 2023

Agreed & Accepted By :

SHREE LAXMI VENTURE PVT. LTD. * NAGPUR *

Signature Of Promoter
Name : Shree Laxmi Venture Private Limited

Date : 13 May, 2023