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 goverenment 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

RAJESH BORA & CO. * CHARTERED ACCOUNTANTS * FRN 135071W

	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**

RAJESH BORA & CO. * CHARTERED ACCOUNTANTS * FRN 135071W

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 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		5,51,70,992

RAJESH BORA & CO. * CHARTERED ACCOUNTANTS * FRN 135071W

2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	26,09,52,150
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	26,09,52,150
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	26,80,76,192
	(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	**26,09,52,150**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**31,61,23,142**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		77.22%
5	Amount which can be withdrawn from the Designated Account.		31,61,23,142
6	Less: Amount withdrawn till date of this certificate from the Designated Account		27,08,52,092
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		4,52,71,050

RAJESH BORA & CO. * FRN 135071W * CHARTERED ACCOUNTANTS *

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 31st March 2023	Received in Q1 (1/04/2023 to 30/06/2023)	Balance Receivable as on 30th June 2023
RUBY							
1	101	58.81	3080000	1985400	1094600	600000	494600
2	102	58.15	3023700	2552630	471070	0	471070
3	103	58.81	3016900	1500000	1516900	200000	1316900
4	104	58.81	3185000	3185000	0	0	0
5	105	59.21	3477000	3129300	347700	0	347700
6	106	58.81	2600000	1400000	1200000	550000	650000
7	201	58.81	3136000	2822400	313600	0	313600
8	202	58.15	2965000	2617500	347500	0	347500
9	203	58.81	2714000	2533560	180440	0	180440
10	204	58.81	2750000	2475000	275000	0	275000
11	205	59.21	3019100	2843830	175270	0	175270
12	206	58.81	2934500	2591050	343450	0	343450
13	301	58.81	2915600	1640560	1275040	300000	975040
14	302	58.15	2965000	1920000	1045000	2250000	-1205000
15	303	58.81	2574000	2100000	474000	0	474000
16	304	58.81	3138000	3138000	0	0	0
17	305	59.21	3018400	2690200	328200	0	328200
18	306	58.81	2934500	2323800	610700	0	610700
19	401	58.81	2915000	2572500	342500	0	342500
20	402	58.15	2600000	1819000	781000	0	781000
21	403	58.81	2918200	2592110	326090	0	326090
22	404	58.81	3304000	2830400	473600	0	473600
23	405	59.21	3019100	2364280	654820	0	654820
24	406	58.81	2934500	2590050	344450	0	344450
25	501	58.81	2915600	2449520	466080	0	466080
26	502	58.15	3357000	3321300	35700	0	35700
27	503	58.81	2918200	2575380	342820	0	342820
28	504	58.81	2917700	2304053	613647	0	613647
29	505	59.21	3019100	2666190	352910	0	352910
30	506	58.81	2934500	2142450	792050	500000	292050
31	601	58.81	2915600	2282480	633120	0	633120
32	602	58.15	2965400	2037890	927510	0	927510
33	603	58.81	3304000	2942400	361600	0	361600
34	604	58.81	2917700	2585541	332159	0	332159
35	605	59.21	3019100	2701910	317190	0	317190
36	606	58.81	2934500	2517196	417304	0	417304
37	701	58.81	2915600	2282480	633120	0	633120
38	702	58.15	2966000	2620400	345600	0	345600
39	703	58.81	2750000	1699000	1051000	0	1051000
40	704	58.81	2917700	2574000	343700	0	343700
41	705	59.21	2819100	1800000	1019100	0	1019100
42	706	58.81	3322500	2635250	687250	0	687250
43	801	58.81	2934500	2693950	240550	0	240550

RAJESH BORA & CO. FRN 135071W

44	802	58.15	2346000	1804250	541750	0	541750
45	803	58.81	3854200	3462000	392200	0	392200
46	804	58.81	2917700	2511540	406160	0	406160
47	805	59.21	3019100	2507050	512050	0	512050
48	806	58.81	2934500	2546600	387900	0	387900
49	901	58.81	3301000	2859700	441300	0	441300
50	902	58.15	3357000	3021300	335700	0	335700
51	903	58.81	2918200	2767200	151000	0	151000
52	904	58.81	2917700	2574930	342770	0	342770
53	905	59.21	3019100	2575278	443822	0	443822
54	906	58.81	3322500	2939750	382750	0	382750
PEARL							
55	101	53.25	2962200	1133880	1828320	0	1828320
56	102	53.25	2836500	2541025	295475	0	295475
57	103	55.32	3240000	2683000	557000	0	557000
58	104	55.32	3485000	3102500	382500	0	382500
59	105	53.25	2749200	2149360	599840	0	599840
60	106	53.25	2749200	2423280	325920	0	325920
61	107	55.32	3476000	3095600	380400	60000	320400
62	201	53.25	3072000	2764800	307200	0	307200
63	202	53.25	2707800	2374570	333230	0	333230
64	203	55.32	3049000	2744100	304900	0	304900
65	204	55.32	3450000	2800600	649400	0	649400
66	205	53.25	2712700	2324590	388110	0	388110
67	206	53.25	3072000	2690400	381600	0	381600
68	207	55.32	3049000	2744100	304900	0	304900
69	208	55.32	3210000	3059000	151000	0	151000
70	301	53.25	2712700	2421430	291270	0	291270
71	302	53.25	2707800	1719780	988020	0	988020
72	303	55.32	3430500	2991000	439500	129500	310000
73	304	55.32	3439500	0	3439500	2751000	688500
74	305	53.25	2918000	2113000	805000	0	805000
75	306	53.25	2918000	2383900	534100	0	534100
76	307	55.32	2834900	2652420	182480	0	182480
77	308	55.32	3210000	2746000	464000	0	464000
78	401	53.25	3378000	2844400	533600	0	533600
79	402	53.25	2707800	1797750	910050	0	910050
80	403	55.32	3049000	2376300	672700	0	672700
81	404	55.32	3439500	0	3439500	51000	3388500
82	405	53.25	2712700	2712700	0	0	0
83	406	53.25	2712700	2390430	322270	0	322270
84	407	55.32	3049000	2251000	798000	0	798000
85	408	55.32	2835000	2501500	333500	0	333500
86	501	53.25	2712700	2390430	322270	0	322270
87	502	53.25	2707800	2426020	281780	0	281780
88	503	55.32	3530500	3430500	100000	0	100000
89	504	55.32	3539500	0	3539500	51000	3488500
90	505	53.25	2712700	1043650	1669050	0	1669050
91	506	53.25	2712700	2509590	203110	0	203110
92	507	53.25	3210000	2719000	491000	0	491000
93	508	55.32	3210000	2957900	252100	0	252100
94	601	53.25	2712700	2127845	584855	0	584855
95	602	53.25	3066000	2708200	357800	0	357800
96	603	55.32	3530500	0	3530500	11000	3519500
97	604	55.32	3439500	51000	3388500	100000	3288500
98	605	53.25	2712700	2113725	598975	0	598975
99	606	53.25	2712700	2403130	309570	0	309570
100	607	55.32	3210000	2889000	321000	0	321000

RAJESH BOBRA & CO. * CHARTERED ACCOUNTANTS * FRN 135071W

101	608	55.32	3210000	2838000	372000	0	372000
102	701	53.25	3072000	3072000	0	0	0
103	702	53.25	2494000	1674000	820000	350000	470000
104	703	55.32	3421000	0	3421000	3081001	339999
105	705	53.25	2712700	2119160	593540	0	593540
106	706	53.25	3072000	2764800	307200	0	307200
107	707	55.32	3210000	3110000	100000	0	100000
108	708	55.32	3210000	2838000	372000	0	372000
109	801	53.25	2712700	2119161	593539	0	593539
110	802	53.25	2708000	2386200	321800	0	321800
111	803	55.32	3530500	0	3530500	71000	3459500
112	804	55.32	3539500	0	3539500	51000	3488500
113	805	53.25	2714000	2653130	60870	0	60870
114	806	53.25	3379200	2557920	821280	0	821280
115	807	55.32	3210000	2642670	567330	0	567330
116	808	55.32	3210000	3092800	117200	0	117200
117	901	53.25	2918000	2625700	292300	0	292300
118	902	53.25	3066000	2580000	486000	0	486000
119	903	55.32	2620000	601000	2019000	1300000	719000
120	905	53.25	3278000	2747000	531000	0	531000
121	906	58.81	3072000	1832200	1239800	0	1239800
122	908	55.32	3430500	2923575	506925	337000	169925
Total		6864.03	369174100	284097279	85076821	12743501	72333320
NEELAM							
123	101	53.246	2450000	2202550	247450	0	247450
124	102	53.246	3805900	3425310	380590	0	380590
125	103	55.320	3693000	62000	3631000	0	3631000
126	104	55.320	3051000	2351000	700000	0	700000
127	105	53.246	3531500	2600000	931500	0	931500
128	106	53.246	3531500	0	3531500	2957000	574500
129	107	55.320	3427000	0	3427000	51000	3376000
130	201	53.246	3427000	3033300	393700	0	393700
131	202	53.246	3477000	62000	3415000	3023000	392000
132	203	55.320	3637200	2864160	773040	0	773040
133	204	55.320	3700000	51000	3649000	2000000	1649000
134	205	53.246	3483000	2826000	657000	0	657000
135	206	53.246	2400000	859000	1541000	0	1541000
136	207	55.320	2490000	0	2490000	2241000	249000
137	208	55.320	2500000	0	2500000	51000	2449000
138	301	53.246	3483000	2777190	705810	0	705810
139	302	53.246	3234000	2261000	973000	0	973000
140	303	55.320	3744500	3311305	433195	0	433195
141	304	55.320	3593000	2931000	662000	0	662000
142	305	53.246	3483000	348300	3134700	0	3134700
143	306	53.246	3483000	0	3483000	2623170	859830
144	308	55.320	3694500	0	3694500	50000	3644500
145	401	53.246	3354800	0	3354800	51000	3303800
146	402	53.246	3475000	751000	2724000	0	2724000
147	403	55.320	3644500	3216291	428209	0	428209
148	404	55.320	3654000	51000	3603000	3240600	362400
149	405	53.246	3483000	949000	2534000	400000	2134000
150	406	53.246	3483000	410000	3073000	2600000	473000
151	501	53.246	3483000	0	3483000	11000	3472000
152	502	53.246	3577000	3219300	357700	0	357700
153	503	55.320	3644500	50001	3594499	2911000	683499
154	504	55.320	3654000	0	3654000	3491601	162399
155	506	53.246	3000000	51000	2949000	2430000	519000
156	602	53.246	3577000	3167290	409710	0	409710
157	603	55.320	2650000	451000	2199000	200000	1999000
158	604	55.320	3654000	51000	3603000	16500	3587500
159	605	53.246	3400000	2991000	409000	0	409000
160	606	53.246	3379500	11000	3368500	3048500	320000

FRN 135071W CHARTERED ACCOUNTANTS

161	701	53.246	3000000	0	3000000	51000	2949000
162	702	53.246	3477000	2201000	1276000	500000	776000
163	703	55.320	3644500	0	3644500	51000	3593500
164	704	55.320	3654000	0	3654000	51000	3603000
165	705	53.246	3811000	3431000	380000	0	380000
166	706	53.246	3583000	0	3583000	51000	3532000
167	801	53.246	3583000	0	3583000	51000	3532000
168	802	53.246	3577000	301000	3276000	-201000	3477000
169	803	55.320	2700000	50000	2650000	1000	2649000
170	805	53.246	3430000	51000	3379000	3379000	0
171	806	53.246	3310000	0	3310000	2500000	810000
172	902	53.246	2500000	51000	2449000	-40000	2489000
173	903	55.320	3744500	0	3744500	11000	3733500
174	905	53.246	3458000	0	3458000	11000	3447000
Total		2810	175904400	53418997	122485403	37811371	84674032
Grand Total				337516276	207562224	50554872	157007352

(Unsold Inventory)

Sr. No	Flat No.	Carpet Area	Unit consideration as per ready Reckoner Rate (ASR)
PEARL			
1	108	55.320	3576000
2	704	55.320	3539500
3	904	55.320	3539500
4	907	55.320	3530500
NEELAM			
5	108	55.320	3793000
6	307	55.320	3744500
7	407	55.320	3744500
8	408	55.320	2700000
9	505	53.246	3000000
10	507	55.320	3719500
11	508	55.320	3744500
12	601	53.246	3583000
13	607	55.320	3719500
14	608	55.320	3744500
15	707	55.320	3744500
16	708	55.320	3744500
17	804	55.320	3754000
18	807	55.320	3744500
19	808	55.320	3744500
20	901	53.246	3583000
21	904	55.320	3458000
22	906	53.246	3583000
23	907	55.320	3744500
24	908	55.320	3744500
		1,319	8,65,23,500

RAJESH BORA & CO. CHARTERED ACCOUNTANTS FRN 135071W

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	-	38,71,61,248
5	Total Funds for Project	40,93,65,000	-	44,23,32,240
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 30-06-23.

Yours faithfully

For, Rajesh Bora & Co
Chartered Accountants
FRN:135071W

RAJESH BORA & CO. * CHARTERED ACCOUNTANTS * FRN 135071W

CA Rajesh Bora
(Proprietor)
M. No. 150150
UDIN : 23150150BGXKWC3316
Date : 18/12/2023

Agreed & Accepted By :

SHREE LAXMI VENTURE NAGPUR

Signature Of Promoter
Name : Shree Laxmi Venture Private Limited

Date : 18/12/2023