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. **PS0500030899** 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. **PS0500030899** being developd 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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	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 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**

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2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	31,63,00,958
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	31,64,01,200
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	31,63,00,958
	(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	**31,63,00,958**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**37,14,71,950**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		90.74%
5	Amount which can be withdrawn from the Designated Account.		37,14,71,950
6	Less: Amount withdrawn till date of this certificate from the Designated Account		31,50,91,803
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		5,63,80,147

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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	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	Received in Q2 (1/07/2023 to 30/09/2023)	Balance Receivable as on 30th sep 2023
RUBY									
1	101	58.81	3080000	1985400	1094600	600000	494600	494600	0
2	102	58.15	3023700	2552630	471070	0	471070		471070
3	103	58.81	3016900	1500000	1516900	200000	1316900	600000	716900
4	104	58.81	3185000	3185000	0	0	0	0	0
5	105	59.21	3477000	3129300	347700	0	347700		347700
6	108	58.81	2600000	1400000	1200000	550000	650000	300000	350000
7	201	58.81	3136000	2822400	313600	0	313600		313600
8	202	58.15	2965000	2617500	347500	0	347500		347500
9	203	58.81	2714000	2533560	180440	0	180440		180440
10	204	58.81	2750000	2475000	275000	0	275000		275000
11	205	59.21	3019100	2843830	175270	0	175270		175270
12	206	58.81	2934500	2591050	343450	0	343450		343450
13	301	58.81	2915600	1640560	1275040	300000	975040	300000	675040
14	302	58.15	2965000	1920000	1045000	2250000	-1205000	-1521000	316000
15	303	58.81	2574000	2100000	474000	0	474000		474000
16	304	58.81	3138000	3138000	0	0	0		0
17	305	59.21	3018400	2690200	328200	0	328200	0	328200
18	306	58.81	2934500	2323800	610700	0	610700	270900	339800
19	401	58.81	2915000	2572500	342500	0	342500		342500
20	402	58.15	2600000	1819000	781000	0	781000	199000	582000
21	403	58.81	2918200	2592110	326090	0	326090		326090
22	404	58.81	3304000	2830400	473600	0	473600		473600
23	405	59.21	3019100	2364280	654820	0	654820	0	654820
24	406	58.81	2934500	2590050	344450	0	344450	500	343950
25	501	58.81	2915600	2449520	466080	0	466080		466080
26	502	58.15	3357000	3321300	35700	0	35700		35700
27	503	58.81	2918200	2575380	342820	0	342820		342820
28	504	58.81	2917700	2304053	613647	0	613647		613647
29	505	59.21	3019100	2666190	352910	0	352910		352910
30	506	58.81	2934500	2142450	792050	500000	292050	0	292050
31	601	58.81	2915600	2282480	633120	0	633120		633120
32	602	58.15	2965400	2037890	927510	0	927510		927510
33	603	58.81	3304000	2942400	361600	0	361600		361600
34	604	58.81	2917700	2585541	332159	0	332159		332159
35	605	59.21	3019100	2701910	317190	0	317190		317190
36	606	58.81	2934500	2517196	417304	0	417304		417304
37	701	58.81	2915600	2282480	633120	0	633120	296720	336400
38	702	58.15	2966000	2620400	345600	0	345600		345600
39	703	58.81	2750000	1699000	1051000	0	1051000		1051000
40	704	58.81	2917700	2574000	343700	0	343700		343700
41	705	59.21	2819100	1800000	1019100	0	1019100	200000	819100
42	706	58.81	3322500	2635250	687250	0	687250		687250
43	801	58.81	2934500	2693950	240550	0	240550		240550
44	802	58.15	2346000	1804250	541750	0	541750		541750
45	803	58.81	3854200	3462000	392200	0	392200		392200
46	804	58.81	2917700	2511540	406160	0	406160		406160
47	805	59.21	3019100	2507050	512050	0	512050		512050
48	806	58.81	2934500	2546600	387900	0	387900		387900
49	901	58.81	3301000	2859700	441300	0	441300		441300
50	902	58.15	3357000	3021300	335700	0	335700		335700

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51	903	58.81	2918200	2767200	151000	0	151000		151000
52	904	58.81	2917700	2574930	342770	0	342770		342770
53	905	59.21	3019100	2575278	443822	0	443822		443822
54	906	58.81	3322500	2939750	382750	0	382750		382750
PEARL									
55	101	53.25	2962200	1133880	1828320	0	1828320	1486920	341400
56	102	53.25	2836500	2541025	295475	0	295475		295475
57	103	55.32	3240000	2683000	557000	0	557000	241300	315700
58	104	55.32	3485000	3102500	382500	0	382500		382500
59	105	53.25	2749200	2149360	599840	0	599840		599840
60	106	53.25	2749200	2423280	325920	0	325920		325920
61	107	55.32	3476000	3095600	380400	60000	320400	33000	287400
62	108	55.320	3576000	0	3576000	0	3576000	51000	3525000
63	201	53.25	3072000	2764800	307200	0	307200		307200
64	202	53.25	2707800	2374570	333230	0	333230		333230
65	203	55.32	3049000	2744100	304900	0	304900		304900
66	204	55.32	3450000	2800600	649400	0	649400		649400
67	205	53.25	2712700	2324590	388110	0	388110		388110
68	206	53.25	3072000	2690400	381600	0	381600		381600
69	207	55.32	3049000	2744100	304900	0	304900		304900
70	208	55.32	3210000	3059000	151000	0	151000		151000
71	301	53.25	2712700	2421430	291270	0	291270		291270
72	302	53.25	2707800	1719780	988020	0	988020	666240	321780
73	303	55.32	3430500	2991000	439500	129500	310000		310000
74	304	55.32	3439500	0	3439500	2751000	688500	0	688500
75	305	53.25	2918000	2113000	805000	0	805000	400000	405000
76	306	53.25	2918000	2383900	534100	0	534100		534100
77	307	55.32	2834900	2652420	182480	0	182480		182480
78	308	55.32	3210000	2746000	464000	0	464000		464000
79	401	53.25	3378000	2844400	533600	0	533600		533600
80	402	53.25	2707800	1797750	910050	0	910050	350000	560050
81	403	55.32	3049000	2376300	672700	0	672700		672700
82	404	55.32	3439500	0	3439500	51000	3388500	2929000	459500
83	405	53.25	2712700	2712700	0	0	0	0	0
84	406	53.25	2712700	2390430	322270	0	322270		322270
85	407	55.32	3049000	2251000	798000	0	798000		798000
86	408	55.32	2835000	2501500	333500	0	333500		333500
87	501	53.25	2712700	2390430	322270	0	322270		322270
88	502	53.25	2707800	2426020	281780	0	281780		281780
89	503	55.32	3430500	3430500	100000	0	100000		100000
90	504	55.32	3539500	0	3539500	51000	3488500		3488500
91	505	53.25	2712700	1043650	1669050	0	1669050		1669050
92	506	53.25	2712700	2509590	203110	0	203110	0	203110
93	507	53.25	3210000	2719000	491000	0	491000	220000	271000
94	508	55.32	3210000	2957900	252100	0	252100	0	252100
95	601	53.25	2712700	2127845	584855	0	584855	0	584855
96	602	53.25	3066000	2708200	357800	0	357800	0	357800
97	603	55.32	3530500	0	3530500	11000	3519500	2500000	1019500
98	604	55.32	3439500	51000	3388500	100000	3288500	2160000	1128500
99	605	53.25	2712700	2113725	598975	0	598975	0	598975
100	606	53.25	2712700	2403130	309570	0	309570	0	309570
101	607	55.32	3210000	2889000	321000	0	321000	0	321000
102	608	55.32	3210000	2838000	372000	0	372000	0	372000
103	701	53.25	3072000	3072000	0	0	0	0	0
104	702	53.25	2494000	1674000	820000	350000	470000	0	470000
105	703	55.32	3421000	0	3421000	3081001	339999	0	339999
106	705	53.25	2712700	2119160	593540	0	593540		593540
107	706	53.25	3072000	2764800	307200	0	307200		307200
108	707	55.32	3210000	3110000	100000	0	100000		100000
109	708	55.32	3210000	2838000	372000	0	372000		372000
110	801	53.25	2712700	2119161	593539	0	593539		593539
111	802	53.25	2708000	2386200	321800	0	321800		321800
112	803	55.320	3530500	0	3530500	71000	3459500	-20000	3479500
113	804	55.32	3539500	0	3539500	51000	3488500	200000	3288500
114	805	53.25	2714000	2653130	60870	0	60870		60870
115	806	53.25	3379200	2557920	821280	0	821280	318000	503280
116	807	55.32	3210000	2642670	567330	0	567330		567330
117	808	55.32	3210000	3092800	117200	0	117200		117200
118	901	53.25	2918000	2625700	292300	0	292300		292300
119	902	53.25	3064000	2580000	486000	0	486000	246500	239500
120	903	55.32	2620000	601000	2019000	1300000	719000	425000	294000
121	905	53.25	3278000	2747000	531000	0	531000	98000	433000
122	906	58.81	3072000	1832200	1239800	0	1239800	500000	739800
123	907	55.320	3530500	0	3530500	0	3530500	51000	3479500
124	908	55.32	3430500	2923575	506925	337000	169925	0	169925
Total		6974.67	376280600	284097279	92183321	12743501	79439820	13996680	65443140

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NEELAM									
125	101	53.25	2450000	2202550	247450	0	247450		247450
126	102	53.25	3805900	3425310	380590	0	380590		380590
127	103	55.32	3693000	62000	3631000	0	3631000	182000	3449000
128	104	55.32	3051000	2351000	700000	0	700000		700000
129	105	53.25	3531500	2600000	931500	0	931500	360200	571300
130	106	53.25	3531500	0	3531500	2957000	574500	0	574500
131	107	55.32	3427000	0	3427000	51000	3376000		3376000
132	108	55.320	3793000	0	3793000	0	3793000	51000	3742000
133	201	53.25	3427000	3033300	393700	0	393700		393700
134	202	53.25	3477000	62000	3415000	3023000	392000	0	392000
135	203	55.32	3637200	2864160	773040	0	773040	300000	473040
136	204	55.32	3700000	51000	3649000	2000000	1649000	0	1649000
137	205	53.25	3483000	2826000	657000	0	657000		657000
138	206	53.25	2400000	859000	1541000	0	1541000		1541000
139	207	55.32	2490000	0	2490000	2241000	249000	200000	49000
140	208	55.32	2500000	0	2500000	51000	2449000	1350000	1099000
141	301	53.25	3483000	2777190	705810	0	705810		705810
142	302	53.25	3234000	2261000	973000	0	973000	270000	703000
143	303	55.32	3744500	3311305	433195	0	433195		433195
144	304	55.32	3593000	2931000	662000	0	662000		662000
145	305	53.25	3483000	348300	3134700	0	3134700		3134700
146	306	53.25	3483000	0	3483000	2623170	859830	0	859830
147	307	55.32	3744500	0	3744500	0	3744500	11000	3733500
148	308	55.32	3694500	0	3694500	50000	3644500	3201670	442830
149	401	53.25	3354800	0	3354800	51000	3303800	3250000	53800
150	402	53.25	3475000	751000	2724000	0	2724000		2724000
151	403	55.32	3644500	3216291	428209	0	428209		428209
152	404	55.32	3654000	51000	3603000	3240600	362400	0	362400
153	405	53.25	3483000	949000	2534000	400000	2134000	0	2134000
154	406	53.25	3483000	410000	3073000	2600000	473000	500000	-27000
155	408	55.320	2700000	0	3744500	0	3744500	51000	3693500
156	501	53.25	3483000	0	3483000	11000	3472000	3123700	348300
157	502	53.25	3577000	3219300	357700	0	357700	107700	250000
158	503	55.32	3644500	50001	3594499	2911000	683499	330050	353449
159	504	55.32	3654000	0	3654000	3491601	162399	0	162399
160	505	53.25	3000000	0	3000000	0	3000000	1501000	1499000
161	506	53.25	3000000	51000	2949000	2430000	519000	150000	369000
162	507	55.32	3719500	0	3719500	0	3719500	2901000	818500
163	508	55.32	3744500	0	3744500	0	3744500	11000	3733500
164	602	53.25	3577000	3167290	409710	0	409710		409710
165	603	55.32	2650000	451000	2199000	200000	1999000	850000	1149000
166	604	55.32	3654000	51000	3603000	15500	3587500	3237600	349900
167	605	53.25	3400000	2991000	409000	0	409000		409000
168	606	53.25	3379500	11000	3368500	3048500	320000	0	320000
169	607	55.32	3719500	0	3719500	0	3719500	2901000	818500
170	701	53.25	3000000	0	3000000	51000	2949000	2700000	249000
171	702	53.25	3477000	2201000	1276000	500000	776000	250000	526000
172	703	55.32	3644500	0	3644500	51000	3593500	3240000	353500
173	704	55.32	3654000	0	3654000	51000	3603000	1980000	1623000
174	705	53.25	3811000	3431000	380000	0	380000		380000
175	706	53.25	3583000	0	3583000	51000	3532000	3224700	307300
176	801	53.25	3583000	0	3583000	51000	3532000	3020000	512000
177	802	53.25	3577000	301000	3276000	-201000	3477000	2970000	507000
178	803	55.32	2700000	50000	2650000	1000	2649000	2379000	270000
179	804	55.32	3754000	0	3754000	0	3754000	50000	3704000
180	805	53.25	3430000	51000	3379000	3379000	0	0	0
181	806	53.25	3310000	0	3310000	2500000	810000	-590000	1400000
182	901	53.25	3583000	0	3583000	0	3583000	2951000	632000
183	902	53.25	2500000	51000	2449000	-40000	2489000	0	2489000
184	903	55.32	3744500	0	3744500	11000	3733500		3733500
185	904	55.32	3458000	0	3458000	0	3458000	45000	3413000
186	905	53.25	3458000	0	3458000	11000	3447000	2810000	637000
187	906	53.25	3583000	0	3583000	0	3583000	51000	3532000
Total		3413	214703400	53418997	162328903	37811371	124517532	[illegible]	124596912
Grand Total				337516276	254512224	50554872	203957352	3917300	3400052



(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
NEELAM			
4	407	55.32	3744500
5	601	53.246	3583000
6	608	55.320	3744500
7	707	55.320	3744500
8	708	55.320	3744500
9	807	55.320	3744500
10	808	55.320	3744500
11	902	53.246	3477000
12	907	55.320	3744500
13	908	55.320	3744500
		715	4,76,71,000

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

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)	3,78,93,050
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)	14,00,40,052
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	715
	(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	4,76,71,000
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)]	
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	-

Table E

Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details State Bank of India A/c No : 40181027062
		Actual Amount till date (From Start of bank Account till date 30.09.2023)
1	Opening Balance	-
2	Deposits	31,57,54,984
3	Withdrawals	31,50,91,803
4	Closing Balance	6,63,180

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.

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	-	45,10,78,548
5	Total Funds for Project	40,93,65,000	-	50,62,49,540
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 : 23150150BGXKWD2458
Date : 18/12/2023

Agreed & Accepted By :

SHREE LAXMI VENTURE PVT. LTD. NAGPUR

Signature Of Promoter
Name : Shree Laxmi Venture Private Limited

Date : 18/12/2023