FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(Yet to be allotted)
(For Registration of Project as on 13-09-2021)

Project (Krishna Leelaa-2)

Sr. No.		Particulars		
1	i.	**Land Cost**	**Total Estimated Cost of the project**	**Total Incurred Cost of the Project**
		a) Acquisition Cost of Land or Development Rights, lease Premium,lease rent, interest cost incurred or payable on Land Cost and legal cost.	20,000,000	20,000,000
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	4,684,690	4,684,690
		c) Acquisition cost of TDR (if any)	-	-
		d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	1,230,000	1,230,000
		e)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 cos t of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
		(ii)Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-
		Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	-	-
		(iii)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,	-	-
		(iv)Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub-Total of LAND COST	25,914,690	25,914,690

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	ii	Development Cost/ Cost of Construction :		
		a. (i) Estimated Cost of Construction as certified by Engineer. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note :(for adding to total cost of construction incurred,Minimum of (i) or (ii) is to be considered).	97,849,802	-
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	8,096,319	-
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	205,000	-
		c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	15,400,000	-
		Sub-Total of DEVELOPMENT COST	121,551,121	-
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	147,465,811	25,914,690
3		% completion of Construction Work % (as per Project Architect's Certificate)	NA	



4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	17.57
5		Amount Which can be withdrawn from the Designated Account.	25,914,690
		Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
6		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	25,914,690

This certificate is being issued for RERA compliance for the **M/s Jarry Profit** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

Yours Faithfully,
For G A D & ASSOCIATES
FRN - 177608
FIN-144732W

CA Ankit Talreja
Nagpur
13th September 2021
UDIN: 21177608AAAAEY1655

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	121,551,121
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,510.11
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Annexure A to this certificate	93,014,352
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	93,014,352
5	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	93,014,352

Note: The expression "incurred" would mean amount of product or service received, creating a debt in favour of seller or supplier and shall also include the amount of product or service received against the payment.

This certificate is being issued for RERA compliance for the **M/s Jarry Profit** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

GAD & ASSOCIATES * Chartered Accountants * FRN-144550W NAGPUR

CA Ankit Talreja
Nagpur
13th September 2021
UDIN: 21177608AAAAEY1655

Date:-13/09/2021
Place:-Nagpur

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(3)	(4)	(5)	(6)	(7)
NA					
TOTAL		-	-	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 26499 per sm.

at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 24090 per sm.)

Sr. No.	Flat No.	Carpet Area (in Sq Mtr)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(4)	(5)
1	101 3BHK	76.923	2,038,383
2	102 2BHK	52.395	1,388,415
3	103 2BHK	52.155	1,382,055
4	104 2BHK	57.017	1,510,893
5	105 2BHK	54.283	1,438,445
6	106 3BHK	76.924	2,038,409
7	107 2BHK	76.936	2,038,727
8	108 2BHK	54.811	1,452,437
9	201 3BHK	76.923	2,038,383
10	202 2BHK	52.395	1,388,415
11	203 2BHK	52.155	1,382,055
12	204 2BHK	57.017	1,510,893
13	205 2BHK	54.283	1,438,445
14	206 3BHK	76.924	2,038,409
15	207 3BHK	76.936	2,038,727
16	208 2BHK	54.811	1,452,437
17	301 3BHK	76.923	2,038,383
18	302 2BHK	52.395	1,388,415
19	303 2BHK	52.155	1,382,055
20	304 2BHK	57.017	1,510,893
21	305 2BHK	54.283	1,438,445
22	306 3BHK	76.924	2,038,409
23	307 3BHK	76.936	2,038,727
24	308 2BHK	54.811	1,452,437
25	401 3BHK	76.923	2,038,383
26	402 2BHK	52.395	1,388,415
27	403 2BHK	52.155	1,382,055
28	404 2BHK	57.017	1,510,893
29	405 2BHK	54.283	1,438,445
30	406 3BHK	76.924	2,038,409
31	407 3BHK	76.936	2,038,727
32	408 2BHK	54.811	1,452,437
33	501 3BHK	76.923	2,038,383
34	502 2BHK	52.395	1,388,415
35	503 2BHK	52.155	1,382,055
36	504 2BHK	57.017	1,510,893
37	505 2BHK	54.283	1,438,445
38	506 3BHK	76.924	2,038,409
39	507 3BHK	76.936	2,038,727
40	508 2BHK	54.811	1,452,437
41	601 3BHK	76.923	2,038,383
42	602 2BHK	52.395	1,388,415
43	603 2BHK	52.155	1,382,055
44	604 2BHK	57.017	1,510,893
45	605 2BHK	54.283	1,438,445
46	606 3BHK	76.924	2,038,409
47	607 3BHK	76.936	2,038,727
48	608 2BHK	54.811	1,452,437
49	701 3BHK	76.923	2,038,383
50	702 2BHK	52.395	1,388,415
51	703 2BHK	52.155	1,382,055
52	704 2BHK	57.017	1,510,893
53	705 2BHK	54.283	1,438,445
54	706 3BHK	76.924	2,038,409
55	707 3BHK	76.936	2,038,727
56	708 2BHK	54.811	1,452,437
Total		3,510.108	93,014,352

GAD & ASSOCIATES Chartered Accountants FRN-148580W NAGPUR