



M/s G A D & ASSOCIATES CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number: (Yet to be allotted)

As on 19th August 2021

Project (K Square Nerium)

Location: PLOT NO 160 TO 166, 169 TO 172, CTS NO 583, Beltarodi Road, Somalwada

Sr. No.	Particulars	Amount	
		Estimated	Incurred
1 i.	Land Cost		
	a) Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	71,09,000	71,09,000
	b) Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	1,08,06,076	1,08,06,076
	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	5,97,830	5,97,830
	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 cost 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	1,85,12,906	1,85,12,906



*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati - 444601

* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032

Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com



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ii	Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	8,85,05,676	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		86,253.00
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
	(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 maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,20,01,450	1,23,031
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	5,00,000	2,95,700
2	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 ;	1,56,00,000	
	Sub-Total of DEVELOPMENT COST	11,66,07,126	5,07,984
	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		13,51,20,032
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1,90,20,890
4	% completion of Construction Work		NA
	(as per Project Architect's Certificate)		





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CHARTERED ACCOUNTANTS

5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	14.08%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)	1,90,20,890
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,90,20,890

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

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
MRN-177608
Nagpur
19th August 2021
UDIN:21177608AAAAES8532





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(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)	11,60,99,142
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)	2,278.54
	(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	11,13,52,348
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	11,13,52,348
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	11,13,52,348

This certificate is being issued for RERA compliance for the firm **M/s Ankit Construction** Partnership Firm and is based on the records and documents produced before me and explanations provided to me by the partners of the firm.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



Ankit

CA. Ankit Talreja
Nagpur
19th August 2021
UDIN:21177608AAAAES8532

Date:-19/08/2021
Place:-Nagpur

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati - 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
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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)	(2)	(3)	(4)	(5)	(6)
NIL					
TOTAL		-	-	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs 48,870 per sq. m. at Carpet Area * (Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 32,580 per sq. m.))

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	54.516	26,64,197
2	102	54.516	26,64,197
3	103	53.721	26,25,345
4	104	54.516	26,64,197
5	105	54.516	26,64,197
6	106	53.721	26,25,345
7	201	54.516	26,64,197
8	202	54.516	26,64,197
9	203	53.721	26,25,345
10	204	54.516	26,64,197
11	205	54.516	26,64,197
12	206	53.721	26,25,345
13	301	54.516	26,64,197
14	302	54.516	26,64,197
15	303	53.721	26,25,345
16	304	54.516	26,64,197
17	305	54.516	26,64,197
18	306	53.721	26,25,345
19	401	54.516	26,64,197
20	402	54.516	26,64,197
21	403	53.721	26,25,345
22	404	54.516	26,64,197
23	405	54.516	26,64,197
24	406	53.721	26,25,345
25	501	54.516	26,64,197
26	502	54.516	26,64,197
27	503	53.721	26,25,345
28	504	54.516	26,64,197
29	505	54.516	26,64,197
30	506	53.721	26,25,345
31	601	54.516	26,64,197
32	602	54.516	26,64,197
33	603	53.721	26,25,345
34	604	54.516	26,64,197
35	605	54.516	26,64,197
36	606	53.721	26,25,345
37	701	54.516	26,64,197
38	702	54.516	26,64,197
39	703	53.721	26,25,345
40	704	54.516	26,64,197
41	705	54.516	26,64,197
42	706	53.721	26,25,345
TOTAL		2,278.54	11,13,52,348

Subir

