K P SAHASRABUDHE & CO.
Chartered Accountants

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number **P50500030914**

To,

Date: 15/04/2025

M/s Kukreja Infrastructure
Nagpur
PAN: AAMFK0684L

Subject : Certificate of Financial Progress of work of **KUKREJA INFINITY EAST** having MahaRERA Registration Number **P50500030914** being developed by **M/s KUKREJA INFRASTRUCTURE** for FY 2023-24.

Sir,

This Certificate is being issued for RERA compliance for the **KUKREJA INFINITY EAST** having MAHARERA Registration Number **P50500030914** being developed by **M/s KUKREJA INFRASTRUCTURE** and is based on 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 project)

Sr No.	Particulars		Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1	2		3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	12,00,00,000
	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/UT Administration or any Statutory authority	5,15,79,067
	c)	Estimated Acquisition cost of TDR (if any)	3,86,34,078
	d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	89,51,890
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

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	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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts 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 towards 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 Rs	**21,91,65,035**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	86,12,94,537
	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 (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	25,00,000
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	10,00,00,000.00
		Sub Total of Development Cost	**96,37,94,537**
		Total cost of Project (Estimated)	**1,18,29,59,572**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

Table B - Actual Cost Incurred on the project as on 30th September 2024			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	12,00,00,000
	b	Incurred Expenditure on 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/UT Administration or any Statutory authority	5,15,54,267
	c	Incurred Expenditure for acquisition of TDR(if any)	3,86,34,078
	d	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	89,51,890
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable 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 payable to any authorities towards 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:	**21,91,40,235**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	41,39,60,832
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	

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		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	41,39,60,832
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	4,22,880
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	7,25,52,395
		Sub Total of Development Cost	**48,69,36,107**
3		**Total cost of the project (Actual incurred as on 30/09/2024)**	**70,60,76,342**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	59.69%
5		**Amount which can be withdrawn from the designated account**	**70,60,76,342**
6		Less : Amount withdrawn till date of this certificate from the designated account	59,82,53,003
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**10,78,23,339**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on 30/09/2024	Balance Receivables
1	Kukreja Infinity East	401	240.80	2,51,00,000	2,18,00,000	33,00,000
2	Kukreja Infinity East	403	199.72	3,50,00,000	3,49,00,000	1,00,000
3	Kukreja Infinity East	504	203.68	1,45,00,000	1,37,75,002	7,24,998
4	Kukreja Infinity East	604	203.68	1,40,00,000	1,40,00,000	-
5	Kukreja Infinity East	704	203.68	1,40,50,000	79,69,500	60,80,500
6	Kukreja Infinity East	801	240.80	1,80,00,000	1,72,00,000	8,00,000
7	Kukreja Infinity East	804	203.68	1,45,00,000	1,05,00,000	40,00,000
8	Kukreja Infinity East	901	240.80	1,71,00,000	1,22,68,000	48,32,000
9	Kukreja Infinity East	902	152.60	1,09,00,000	1,03,00,000	6,00,000
10	Kukreja Infinity East	1001	240.80	2,25,00,000	2,24,25,000	75,000
11	Kukreja Infinity East	1002	152.60	94,50,000	50,00,000	44,50,000
12	Kukreja Infinity East	1004	203.68	1,52,00,000	1,47,00,000	5,00,000
13	Kukreja Infinity East	1101	240.80	1,68,00,000	1,35,60,000	32,40,000
14	Kukreja Infinity East	1102	152.60	1,10,00,000	54,00,000	56,00,000
15	Kukreja Infinity East	1104	203.68	1,30,00,000	67,40,000	62,60,000
16	Kukreja Infinity East	1302	152.60	1,25,00,000	1,23,25,000	1,75,000
17	Kukreja Infinity East	1303	199.72	1,99,00,000	1,86,01,000	12,99,000
18	Kukreja Infinity East	1304	203.68	1,50,00,000	1,38,00,000	12,00,000
19	Kukreja Infinity East	1402	152.60	1,10,00,000	1,06,15,000	3,85,000
20	Kukreja Infinity East	1403	199.72	1,76,00,000	1,27,76,000	48,24,000
21	Kukreja Infinity East	1404	203.68	1,51,00,000	1,47,00,000	4,00,000
22	Kukreja Infinity East	1502	152.60	99,00,000	86,25,000	12,75,000
23	Kukreja Infinity East	1503	199.72	1,51,63,000	87,85,000	63,78,000
24	Kukreja Infinity East	1504	203.68	1,25,00,000	1,25,00,000	-
25	Kukreja Infinity East	1601	240.80	2,34,00,000	2,05,75,000	28,25,000
26	Kukreja Infinity East	1602	152.60	93,00,000	63,70,000	29,30,000
27	Kukreja Infinity East	1604	203.68	1,50,76,000	1,27,50,000	23,26,000
28	Kukreja Infinity East	1701	240.80	1,52,00,000	1,52,00,000	-
29	Kukreja Infinity East	1702	152.60	99,00,000	97,56,000	1,44,000
30	Kukreja Infinity East	1703	199.72	1,64,15,000	30,00,000	1,34,15,000
31	Kukreja Infinity East	1704	203.68	1,30,00,000	1,16,50,000	13,50,000
32	Kukreja Infinity East	1801	240.80	1,52,00,000	1,51,00,000	1,00,000
33	Kukreja Infinity East	1803	199.72	1,85,00,000	1,63,00,000	22,00,000
34	Kukreja Infinity East	1804	203.68	1,60,00,000	1,60,00,000	-
35	Kukreja Infinity East	1901	240.80	1,73,60,000	1,73,60,000	-
36	Kukreja Infinity East	1904	203.68	1,75,00,000	1,38,37,501	36,62,499
37	Kukreja Infinity East	2002	152.60	1,60,00,000	1,55,30,000	4,70,000
38	Kukreja Infinity East	2104	203.68	2,40,00,000	2,33,10,000	6,90,000
39	Kukreja Infinity East	1202	152.60	90,00,000	62,50,000	27,50,000
40	Kukreja Infinity East	1603	199.72	1,85,00,000	1,85,00,000	-
41	Kukreja Infinity East	702	152.60	1,10,00,000	11,00,000	99,00,000
42	Kukreja Infinity East	1204	203.68	1,47,50,000	54,00,000	93,50,000
43	Kukreja Infinity East	1501	240.80	2,25,00,000	75,00,000	1,50,00,000
44	Kukreja Infinity East	904	203.68	1,48,00,000	51,08,000	96,92,000
45	Kukreja Infinity East	2004	203.68	2,00,00,000	2,00,00,000	-
46	Kukreja Infinity East	701	240.80		17,92,000	-17,92,000
Total (A)			**9,188.00**	**71,71,64,000.00**	**58,56,53,003.00**	**13,15,10,997.00**
1	Kukreja Infinity East	SHOP 4	192.52	1,26,00,000	1,26,00,000	-
Total (B)			**192.52**	**1,26,00,000.00**	**1,26,00,000.00**	**0.00**
Grand Total (A+B)			**9,380.52**	**72,97,64,000.00**	**59,82,53,003.00**	**13,15,10,997.00**

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TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 30/09/2024
A. RESIDENTIAL FLATS				
1	Kukreja Infinity East	402	152.60	62,51,763
2	Kukreja Infinity East	404	203.68	83,07,017
3	Kukreja Infinity East	501	240.80	1,02,23,668
4	Kukreja Infinity East	502	152.60	63,39,016
5	Kukreja Infinity East	503	199.72	86,17,205
6	Kukreja Infinity East	601	240.80	1,02,23,668
7	Kukreja Infinity East	602	152.60	63,39,016
8	Kukreja Infinity East	603	199.72	86,17,205
9	Kukreja Infinity East	701	240.80	1,02,23,668
10	Kukreja Infinity East	703	199.72	86,17,205
11	Kukreja Infinity East	802	152.60	63,39,016
12	Kukreja Infinity East	803	199.72	86,17,205
13	Kukreja Infinity East	903	199.72	86,17,205
14	Kukreja Infinity East	1003	199.72	86,17,205
15	Kukreja Infinity East	1103	199.72	86,17,205
16	Kukreja Infinity East	1201	240.80	1,02,23,668
17	Kukreja Infinity East	1203	199.72	86,17,205
18	Kukreja Infinity East	1301	240.80	1,02,23,668
19	Kukreja Infinity East	1401	240.80	1,02,23,668
20	Kukreja Infinity East	1802	152.60	63,39,016
21	Kukreja Infinity East	1902	152.60	63,39,016
22	Kukreja Infinity East	1903	199.72	86,17,205
23	Kukreja Infinity East	2001	240.80	1,02,23,668
24	Kukreja Infinity East	2003	199.72	86,17,205
25	Kukreja Infinity East	2101	240.80	1,02,23,668
26	Kukreja Infinity East	2102	152.60	63,39,016
27	Kukreja Infinity East	2103	199.72	86,17,205
28	Kukreja Infinity East	2201	219.32	98,97,477
29	Kukreja Infinity East	2202	144.57	63,38,668
30	Kukreja Infinity East	2203	197.02	88,75,346
31	Kukreja Infinity East	2204	192.66	84,40,332
32	Kukreja Infinity East	2301	219.32	98,97,477
33	Kukreja Infinity East	2302	144.57	63,38,668
34	Kukreja Infinity East	2303	197.02	88,75,346
35	Kukreja Infinity East	2304	192.66	84,40,332
Total			6,902.34	29,62,75,119
B. SHOPS				
1	Kukreja Infinity East	SHOP 1	163.23	94,40,931
2	Kukreja Infinity East	SHOP 2	251.71	1,43,83,044
3	Kukreja Infinity East	SHOP 3	310.21	1,76,37,245
4	Kukreja Infinity East	SHOP 5	232.42	1,33,67,992
Total B.			957.57	5,48,29,211
Total A+B			7,859.91	35,11,04,330

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Table D		
Comparision between Balance Cost and Receivables		
Sr. No	Particulars	Amount
1	Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	47,68,83,230
2	Balance amount of receivables from sold apartments as per Table- C of this certificate (as certified by Chartered Accountant as verified from the records and books of accounts	13,15,10,997
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	7,859.91
	(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 table C to this certificate	35,11,04,330
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	48,26,15,327
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 receivables of ongoing project will be deposited in Designated Account. If 4 is Lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in Designated Account.	**70.00%**

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated Bank Account Details	
		Actual amount till date (from start of bank account till the 30/09/2024)	
1	Opening Balance	0.00	
2	Deposits	59,82,53,003.00	
3	Withdrawals	59,82,53,003.00	
4	Closing Balance	0.00	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.



Table F Means of Finance				
Sr. No.	**Particulars**	**Estimated (At time of registration) (In Rs.) (Proposed and indicative)**	**Proposed/Estimated (As on the date of the certificate) (In Rs.)**	**Actual (As on the date 30/09/2024) (In Rs.)**
1	Own Funds	12,00,48,150.86	10,20,91,242.30	10,78,23,339.25
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4	Customer Receipts used for project	1,06,29,11,421.34	1,08,08,68,329.90	59,82,53,003.00
5	Total funds for project	1,18,29,59,572.20	1,18,29,59,572.20	70,60,76,342.25
6	Total Estimated cost (As per Table A)	1,18,29,59,572.20	1,18,29,59,572.20	70,60,76,342.25
Note: Reasonable assumptions have been made to derive at above mentioned values.				

Table G Any Comments/Observations of CA	
Sr. No.	**Comments/Observations of CA**
1	Refer relevants notes mentioned in respective tables.

FOR K.P. Sahasrabudhe & Co.
Chartered Accountants
FRN: 117298W

K.P. SAHASRABUDHE & CO. NAGPUR Chartered Accountants

CA Girish Atlani
Partner
(M.NO. 164494)
UDIN: 25164494BMOVSN1418
Date: **15/04/2025**

Agreed and accepted by:
For Kukreja Infrastructure

Kukreja Infrastructures

Partner

Designation: Authorised Signatory