MJM ASSOCIATES
CHARTERED ACCOUNTANTS

Janaki Bhavan,
Dharampeth,
Nagpur – 440 010.
Phone Nos. 0712-2547406

UDIN :- 22192179AAAAAK5223

FORM - 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number (For Registration)

[M/s NAYAK BROTHERS PROJECT NAME : NEELKANTH NAGAR]

Sr. No.				Particulars	Amount Rs.	
					Estimated	Incurred
I	i			Land Cost		
		a.		Value of Land as ascertained from the Annual Statement of Rate (Rs.)	39,256,976.00	39,256,976.00
		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	0	0
		c.		Acquisition cost of TDR (if any)	NA	NA
		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	-	-
		f.		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
		g.		Under Rehabilitation scheme:		
			(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
			(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
				Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA	NA
			(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,	NA	NA
			(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.	NA	NA
			(v)	Any other Cost including interest incurred on the borrowing, done specifically for construction of Rehabilitation Component	NA	NA
				TOTAL	39,256,976.00	39,256,976.00



	ii			Development Cost/ Cost of Construction :		
		a.	(i)	Estimated Cost of Construction as certified by Engineer (including cost on additional items)	15,200,000.00	-
			(ii)	Actual Cost of Construction incurred as per the books of Accounts as verified by the CA. (Minimum of (i) and (ii) has to be considered	-	25,080,680
				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.	-	-
		b.		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-	-
		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 ;	-	-
				Sub-Total of Development Cost	15,200,000.00	-
2				**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	54,456,976.00	39,282,656.00
3				**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.**	72.14%	
				6.Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 4)		39,282,656.00
4				**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**		-
5				**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**		39,282,656.00

This certificate is being issued for RERA compliance for the M/s NAYAK BROTHERS (Proprietorship firm) for "NEELKANTH NAGAR" Projects and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Notes

1. ASR rate are considered on the basis of Information available at www.igrmaharashtra.gov.in and Recent Sale Deed made for the same Plot

2. Land is an ancestral Land therefore Cost of Land Incurred is considered to be Rs.Nil.

3. Basic Assumption of estimated cost:-1. Construction cost is arrived at the estimate done by the valuers . 2. Interest cost is estimated @12% till the project completion date

Yours Faithfully
For MJM Associates
Chartered Accountants
FRN: 117305W

MJM ASSOCIATES ★ NAGPUR FRN: 117305W ★ CHARTERED ACCOUNTANTS

(CA KARAN MEHENDIRATTA)
Partner
M.No. 192179
Dated: 13/01/2022

(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)		15,171,320.00
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)		NIL
3	(i)			Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)		7137.63 SQ MTRS
	(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	₹	65,301,443.52
4				Estimated receivables of ongoing project. Sum of 2 + 3(ii)		65,301,443.52
5				Amount to be deposited in Designated Account - 70% or 100%		45,713,110.00
				IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account		0
				IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account		0

This certificate is being issued for RERA compliance for the Company " MR. NAYAK BROTHERS " and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
For MJM Associates
Chartered Accountants
FRN: 117306W



(CA KARAN MEHENDIRATTA)
Partner
M.No. 192179
Dated: 13/01/2022

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 mts)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1			- - NIL - -	0	0
Total Rs.				0	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises

Sr. No.	Flat No.	Carpet Area (in sq mts)	Unit Consideration as per Read Reckoner Rate(ASR)
As per Working Attached			
Total			



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises

PLOT DETAILS

Sr. No.	Plot No.	Carpet Area (in sq.mts)			Unit Consideration as per Read Reckoner Rate(ASR)
1	1	115.91	10.76	1247.67	₹ 1,060,515.40
2	2	73.47	10.76	790.80	₹ 672,181.87
3	3	76.50	10.76	823.46	₹ 699,940.90
4	4	79.53	10.76	856.09	₹ 727,672.47
5	5	82.57	10.76	888.74	₹ 755,431.49
6	6	107.93	10.76	1161.76	₹ 987,494.72
7	7	112.71	10.76	1213.18	₹ 1,031,201.00
8	8	117.49	10.76	1264.61	₹ 1,074,916.42
9	9	122.26	10.76	1316.03	₹ 1,118,622.70
10	10	178.35	10.76	1919.70	₹ 1,631,743.73
11	11	142.06	10.76	1529.07	₹ 1,299,705.91
12	12	120.00	10.76	1291.67	₹ 1,097,917.80
13	13	120.00	10.76	1291.67	₹ 1,097,917.80
14	14	120.00	10.76	1291.67	₹ 1,097,917.80
15	15	120.00	10.76	1291.67	₹ 1,097,917.80
16	16	120.00	10.76	1291.67	₹ 1,097,917.80
17	17	120.00	10.76	1291.67	₹ 1,097,917.80
18	18	326.93	10.76	3518.99	₹ 2,991,139.81
19	19	255.32	10.76	2748.28	₹ 2,336,039.70
20	20	254.849	10.76	2743.17	₹ 2,331,693.78
21	21	252.626	10.76	2719.24	₹ 2,311,354.85
22	22	258.747	10.76	2785.13	₹ 2,367,357.81
23	23	250.195	10.76	2693.07	₹ 2,289,112.87
24	24	519.2	10.76	5588.62	₹ 4,750,324.35
25	25	261.537	10.76	2815.16	₹ 2,392,884.40
26	26	142.5	10.76	1533.86	₹ 1,303,777.39
27	27	142.5	10.76	1533.86	₹ 1,303,777.39
28	28	142.5	10.76	1533.86	₹ 1,303,777.39
29	29	182.364	10.76	1962.95	₹ 1,668,505.68
30	30	123.376	10.76	1328.01	₹ 1,128,805.89
31	31	125.1	10.76	1346.56	₹ 1,144,579.31
32	32	125.1	10.76	1346.56	₹ 1,144,579.31
33	33	125.1	10.76	1346.56	₹ 1,144,579.31
34	34	241.22	10.76	2596.47	₹ 2,206,997.76
35	35	253.716	10.76	2730.97	₹ 2,321,327.60
36	36	282.418	10.76	3039.92	₹ 2,583,931.24
37	37	355.188	10.76	3823.21	₹ 3,249,726.90
38	38	318.396	10.76	3427.18	₹ 2,913,105.30
39	39	269.98	10.76	2906.04	₹ 2,470,132.06
Total		7,137.63			65,304,443.52

ASSOCIATES LLP
CHARTERED ACCOUNTANTS
NAGPUR
FRN 117366W