M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Mob. No. +91 7020387041 email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

Ayodhya Estate LLP (3rd Floor, Ayodhya, Central Bazar Road, Bajaj Nagar, Nagpur-440010)

Sub.:- Certificate of Financial Progress of Work of Anandam-4 MahaRERA Registration Number-P50500032042 being developed by Ayodhya Estate LLP .

Sir,

This certificate is being issued for RERA compliance for the Anandam-4 having MahaRERA Registration Number - P50500032042 being developed by Ayodhya Estate LLP and is based on the records and documents produced before me and explanations provided to me by the Partner of the Firm.

For Quarter Ending: 31st March 2023

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	4,31,00,000
	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.	29,09,026
	c) Estimated Acquisition cost of TDR (if any)	-
	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	17,54,000
	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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits or maittenance 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	4,77,63,026
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	3,31,52,084
	(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 services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,24,89,221
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	2,63,04,168
	Sub-Total of DEVELOPMENT COST	7,19,45,473
	Total Cost of The project (Estimated)	11,97,08,499

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	4,31,00,000
	b) Incurred expenditure on Premiums 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.	29,09,026
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	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	17,54,000
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	-
	(a) Cost Incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	4,77,63,026
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	3,31,52,084
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	-
	(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 services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,24,89,221
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	2,63,04,168
	Sub-Total of DEVELOPMENT COST	7,19,45,473
3	Total Cost of The project (Actual incurred as on date of certificate)	11,97,08,499
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	100.00
5	Amount which can be withdrawn from the Designated Account.	11,97,08,499
6	Less: Amount withdrawn till date of this certificate from the Designated Account	12,11,08,280
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-13,99,781

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

CA. Ankit Talreja
Nagpur
12th September 2023
UDIN:23177608BGSMMO9516

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

Date:-12/09/2023
Place:-Nagpur

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	-
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	-
	(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	-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	-
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) (if 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account)	-

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	12,11,20,785
3	Withdrawals	12,11,08,280
4	Closing Balance	12,505

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that M/s Ayodhya Estate LLP has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

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

CA. Ankit Talreja
Nagpur
12th September 2023
UDIN:23177608BGSMMO9516

G.A.D & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

Date:-12/09/2023
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot No.1	937.99	1,61,00,000	1,61,00,000	-
2	Plot No.2	562.92	1,19,97,400	1,19,97,400	-
3	Plot No.3	614.71	75,43,380	75,43,380	-
4	Plot No.4	392.85	84,58,000	84,58,000	-
5	Plot No.5	143.88	20,21,000	20,21,000	-
6	Plot No.6	143.88	29,00,000	29,00,000	-
7	Plot No.7	143.88	27,10,750	27,10,750	-
8	Plot No.8	143.88	29,12,120	29,12,120	-
9	Plot No.9	143.88	29,00,000	29,00,000	-
10	Plot No.10	143.88	17,70,000	17,70,000	-
11	Plot No.11	143.88	28,42,400	28,42,400	-
12	Plot No.12	143.88	29,43,000	29,43,000	-
13	Plot No.13	143.88	29,00,000	29,00,000	-
14	Plot No.14	143.88	24,27,610	24,27,610	-
15	Plot No.15	143.88	27,88,200	27,88,200	-
16	Plot No.16	143.88	28,42,415	28,42,415	-
17	Plot No.17	143.88	28,43,100	28,43,100	-
18	Plot No.18	143.88	28,43,100	28,43,100	-
19	Plot No.19	218.27	44,63,100	44,63,100	-
20	Plot No.20	166.82	32,32,801	32,32,801	-
21	Plot No.21	143.88	27,88,199	27,88,199	-
22	Plot No.22	143.88	27,88,200	27,88,200	-
23	Plot No.23	143.88	29,43,100	29,43,100	-
24	Plot No.24	143.88	18,00,000	18,00,000	-
25	Plot No.25	143.88	28,75,000	28,75,000	-
26	Plot No.26	143.88	16,00,000	16,00,000	-
27	Plot No.27	143.88	20,00,000	20,00,000	-
28	Plot No.28	222.93	28,00,000	28,00,000	-
29	Plot No.29	222.93	27,00,000	27,00,000	-
30	Plot No.30	143.88	21,50,000	21,50,000	-
31	Plot No.31	143.88	23,50,000	23,50,000	-
32	Plot No.32	143.88	22,50,000	22,50,000	-
33	Plot No.33	143.88	28,06,288	28,06,288	-
34	Plot No.34	143.88	28,06,288	28,06,288	-
35	Plot No.35	143.88	27,88,200	27,88,200	-
36	Plot No.36	143.88	27,88,200	27,88,200	-
37	Plot No.37	153.76	29,79,000	29,79,000	-
38	Plot No.38	143.95	28,65,600	28,65,600	-
39	Plot No.39	139.80	28,59,500	28,59,500	-
40	Plot No.40	142.83	13,06,790	13,06,790	-
41	Plot No.41	145.86	13,34,551	13,34,551	-
42	Plot No.42	148.90	30,45,700	30,45,700	-
43	Plot No.43	151.93	31,06,500	31,06,500	-
44	Plot No.44	154.97	31,69,200	31,69,200	-
45	Plot No.45	158.01	19,50,000	19,50,000	-
46	Plot No.46	262.73	51,00,000	51,00,000	-
47	Plot No.47	384.31	50,00,000	50,00,000	-
48	Plot No.48	353.70	43,40,000	43,40,000	-
49	Plot No.49	353.70	63,01,000	63,01,000	-
	TOTAL	**10,062.53**	**17,30,29,692**	**17,30,29,692**	**-**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Project at Plot Area are as follows:

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
Nil			
TOTAL		-	-

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	5,00,00,000	5,00,00,000	-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	6,00,00,000	6,00,00,000	-
4	Customer Receipts under for Project	17,30,29,692	17,30,29,692	11,97,08,499
5	Total Funds for Project	28,30,29,692	28,30,29,692	11,97,08,499
6	Total Estimated Cost (As per Table A)	11,97,08,499	11,97,08,499	11,97,08,499

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:23177608BGSMMQ9516

GAD & ASSOCIATES ★ Chartered Accountants ★ FRN-146550W NAGPUR

Agreed and accepted by:

AYODHYA ESTATE LLP ★ NAGPUR 440010 ★ 119, BAJAJ NAGAR ★

Name: Shri
Partner
M/s Ayodhya Estate LLP
Place: Nagpur
Date:-12/09/2023