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 2022

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

GAD & 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	1,81,47,341
	(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.	8,06,000
	(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 :-	1,00,00,000
	Sub-Total of DEVELOPMENT COST	2,89,53,341
3	Total Cost of The project (Actual incurred as on date of certificate)	7,67,16,367
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	64.09
5	Amount which can be withdrawn from the Designated Account.	7,67,16,367
6	Less: Amount withdrawn till date of this certificate from the Designated Account	4,36,46,906
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,30,69,461

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

CA. Ankit Talreja
Nagpur
12th September 2023
UDIN:23177608BGSMMM8333

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)	4,29,92,132
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)	9,29,69,771
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)	9,29,69,771
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)	6,50,78,840

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	5,60,41,945
3	Withdrawals	4,36,46,906
4	Closing Balance	1,23,95,039

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:23177608BGSMMM8333

GAD & 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	33,98,860	85,98,540
3	Plot No.3	614.71	75,43,380	26,10,000	49,33,380
4	Plot No.4	392.85	84,58,000	84,58,000	-
5	Plot No.5	143.88	20,21,000	2,00,000	18,21,000
6	Plot No.6	143.88	29,00,000	29,00,000	-
7	Plot No.7	143.88	27,10,750	4,00,000	23,10,750
8	Plot No.8	143.88	29,12,120	29,12,120	-
9	Plot No.9	143.88	29,00,000	6,51,000	22,49,000
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	16,50,000	12,93,000
13	Plot No.13	143.88	29,00,000	2,51,000	26,49,000
14	Plot No.14	143.88	24,27,610	2,50,000	21,77,610
15	Plot No.15	143.88	27,88,200	27,88,200	-
16	Plot No.16	143.88	28,42,415	51,000	27,91,415
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	51,000	44,12,100
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	51,000	27,37,200
23	Plot No.23	143.88	29,43,100	29,43,100	-
24	Plot No.24	143.88	18,00,000	21,000	17,79,000
25	Plot No.25	143.88	28,75,000	5,75,000	23,00,000
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	50,000	21,00,000
31	Plot No.31	143.88	23,50,000	50,000	23,00,000
32	Plot No.32	143.88	22,50,000	22,50,000	-
33	Plot No.33	143.88	28,06,288	50,000	27,56,288
34	Plot No.34	143.88	28,06,288	3,00,000	25,06,288
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	51,000	29,28,000
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	2,51,000	48,49,000
47	Plot No.47	384.31	50,00,000	50,00,000	-
48	Plot No.48	353.70	43,40,000	6,51,000	36,89,000
49	Plot No.49	353.70	63,01,000	30,01,000	33,00,000
	TOTAL	**10,062.53**	**17,30,29,692**	**8,00,59,921**	**9,29,69,771**

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	7,67,16,367
5	Total Funds for Project	28,30,29,692	28,30,29,692	7,67,16,367
6	Total Estimated Cost (As per Table A)	11,97,08,499	11,97,08,499	7,67,16,367

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:23177608BGSMMM8333

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

Agreed and accepted by:

AYODHYA ESTATE LLP NAGPUR 440010 ★ 119, BAJAJ NAGAR ★

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