



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)**

Project (Vedant Beryl)

Location: Nagpur

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.	7,80,00,000	2,65,00,000
	b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	2,05,15,497	2,05,15,497
	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	48,93,400	48,93,400
	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	10,34,08,897	5,19,08,897



*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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ii	Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	18,61,64,532	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		-
	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.	59,79,653	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,50,000	-
	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 ;	1,01,25,000	-
	Sub-Total of DEVELOPMENT COST	20,24,19,185	-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		30,58,28,082
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		5,19,08,897
4	% completion of Construction Work % (as per Project Architect's Certificate)		NA



Subud



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5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	16.97%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	5,19,08,897
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.	5,19,08,897

This certificate is being issued for RERA compliance for the Company **Nani's Buildcon Pvt. Ltd.** 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 G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit
CA. Ankit Talreja
MRN-177608
Nagpur
25th December 2021
UDIN 22177608AAAAAC8079



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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)	25,39,19,185
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)	5,498.34
	(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	16,77,46,798
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,77,46,798
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	16,77,46,798

This certificate is being issued for RERA compliance for the Company Nani's Buildcon Pvt. Ltd. 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 G A D & ASSOCIATES
MRN - 177608
FRN-146550W
UDIN 22177608AAAAAC8079

CA. Ankit Talreja
Nagpur
25th December 2021

Date:-25/12/2021
Place:-Nagpur

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 30,492 per sq. m. at Carpet Area * (Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 27,720 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	63.75	19,43,865
2	102	90.13	27,48,244
3	103	90.13	27,48,244
4	104	63.75	19,43,865
5	105	63.75	19,43,865
6	106	90.13	27,48,244
7	107	91.75	27,97,519
8	108	90.13	27,48,244
9	109	63.75	19,43,865
10	201	63.75	19,43,865
11	202	90.13	27,48,244
12	203	91.75	27,97,519
13	204	90.13	27,48,244
14	205	63.75	19,43,865
15	206	63.75	19,43,865
16	207	90.13	27,48,244
17	208	91.75	27,97,519
18	209	90.13	27,48,244
19	210	63.75	19,43,865
20	301	63.75	19,43,865
21	302	90.13	27,48,244
22	303	91.75	27,97,519
23	304	90.13	27,48,244
24	305	63.75	19,43,865
25	306	63.75	19,43,865
26	307	90.13	27,48,244
27	308	91.75	27,97,519
28	309	90.13	27,48,244
29	310	63.75	19,43,865
30	401	63.75	19,43,865
31	402	90.13	27,48,244
32	403	91.75	27,97,519
33	404	90.13	27,48,244
34	405	63.75	19,43,865
35	406	63.75	19,43,865
36	407	90.13	27,48,244
37	408	91.75	27,97,519
38	409	90.13	27,48,244
39	410	63.75	19,43,865
40	501	63.75	19,43,865
41	502	90.13	27,48,244
42	503	91.75	27,97,519
43	504	90.13	27,48,244
44	505	63.75	19,43,865
45	506	63.75	19,43,865
46	507	90.13	27,48,244
47	508	91.75	27,97,519
48	509	90.13	27,48,244
49	510	63.75	19,43,865
50	601	63.75	19,43,865
51	602	90.13	27,48,244
52	603	91.75	27,97,519
53	604	90.13	27,48,244
54	605	63.75	19,43,865
55	606	63.75	19,43,865
56	607	90.13	27,48,244
57	608	91.75	27,97,519
58	609	90.13	27,48,244
59	610	63.75	19,43,865
60	701	63.75	19,43,865
61	702	90.13	27,48,244
62	703	91.75	27,97,519
63	704	90.13	27,48,244
64	705	63.75	19,43,865
65	706	63.75	19,43,865
66	707	90.13	27,48,244
67	708	91.75	27,97,519
68	709	90.13	27,48,244
69	710	63.75	19,43,865
TOTAL		5,498.34	16,77,46,798

