M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
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FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,
The Nani's Buildcon Pvt Ltd
Nagpur

Sub.:- Certificate of Financial Progress of Work of VEDANT BERYL MahaRERA Registration Number-P50500033335 being developed by Nani's Buildcon Private Limited

Sir,

This certificate is being issued for RERA compliance for the VEDANT BERYL having MahaRERA Registration Number - P50500024420 being developed by **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 company.

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)
I	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	7,80,00,000
	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.	2,05,15,497
	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	48,93,400
	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 ot 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	10,34,08,897
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	18,61,64,532
	(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.	59,79,653
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,50,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	1,01,25,000
	Sub-Total of DEVELOPMENT COST	20,24,19,185
	Total Cost of The project (Estimated)	**30,58,28,082**

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).	7,80,00,000
	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.	2,05,15,497
	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	48,93,400
	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	10,34,08,897
	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	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	2,66,13,944
	(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.	7,90,980
	(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 :-	-
	Sub-Total of DEVELOPMENT COST	2,74,04,924
3	Total Cost of The project (Actual incurred as on date of certificate)	13,08,13,821
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	42.77
5	Amount which can be withdrawn from the Designated Account.	13,08,13,821
6	Less: Amount withdrawn till date of this certificate from the Designated Account	2,66,19,998
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10,41,93,823

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

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

CA. Ankit Talreja
Nagpur
16TH NOVEMBER 2022
UDIN : 23177608BGSMCP7974

Date:-16/11/2022
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)	17,50,14,261
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)	5,27,43,006
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,397.80
	(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	13,68,13,756
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	18,95,56,762
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)	70

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	38,002
2	Deposits	1,99,01,766
3	Withdrawals	1,90,00,000
4	Closing Balance	9,39,768

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 **NANI'S BUILDCON PVT LTD** 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
16TH NOVEMBER 2022
UDIN : 23177608BGSMCP7974

Date:-16/11/2022
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)
1	102	90.13	80,00,000	35,58,000	44,42,000
2	701	63.75	44,48,375	22,12,859	22,35,516
3	501	63.75	65,00,000	42,12,200	22,87,800
4	407	90.13	83,00,000	26,40,000	56,60,000
5	101	63.75	44,90,000	30,63,000	14,27,000
6	702	90.13	80,78,725	38,45,225	42,33,500
7	402	90.13	65,00,000	45,25,000	19,75,000
8	205	63.75	44,50,000	51,000	43,99,000
9	710	63.75	44,90,000	23,11,810	21,78,190
10	502	90.13	65,00,000	26,52,000	38,48,000
11	302	90.13	84,71,000	37,00,000	47,71,000
12	704	90.13	65,00,000	5,00,000	60,00,000
13	509	90.13	88,86,000	31,00,000	57,86,000
14	510	63.75	65,00,000	30,00,000	35,00,000
	TOTAL	**1,104**	**9,21,14,100**	**3,93,71,094**	**5,27,43,006**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential

premises Rs .30492 per sm. at Carpet Area *(Cost at carpet Area = 1.1

of Cost at Built up area (i.e. Rs 27720 per sm.)

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	103	90.13	27,48,244
2	104	63.75	19,43,865
3	105	63.75	19,43,865
4	106	90.13	27,48,244
5	107	91.75	27,97,519
6	108	90.13	27,48,244
7	109	63.75	19,43,865
8	201	63.75	19,43,865
9	202	90.13	27,48,244
10	203	91.75	27,97,519
11	204	90.13	27,48,244
12	206	63.75	19,43,865
13	207	90.13	27,48,244
14	208	91.75	27,97,519
15	209	90.13	27,48,244
16	210	63.75	19,43,865

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17	301	63.75	19,43,865
18	303	91.75	27,97,519
19	304	90.13	27,48,244
20	305	63.75	19,43,865
21	306	63.75	19,43,865
22	307	90.13	27,48,244
23	308	91.75	27,97,519
24	309	90.13	27,48,244
25	310	63.75	19,43,865
26	401	63.75	19,43,865
27	403	91.75	27,97,519
28	404	90.13	27,48,244
29	405	63.75	19,43,865
30	406	63.75	19,43,865
31	408	91.75	27,97,519
32	409	90.13	27,48,244
33	410	63.75	19,43,865
34	503	91.75	29,37,395
35	504	90.13	28,85,656
36	505	63.75	20,41,058
37	506	63.75	20,41,058
38	507	90.13	28,85,656
39	508	91.75	29,37,395
40	601	63.75	20,41,058
41	602	90.13	28,85,656
42	603	91.75	29,37,395
43	604	90.13	28,85,656
44	605	63.75	20,41,058
45	606	63.75	20,41,058
46	607	90.13	28,85,656
47	608	91.75	29,37,395
48	609	90.13	28,85,656
49	610	63.75	20,41,058
50	703	91.75	29,37,395
51	705	63.75	20,41,058
52	706	63.75	20,41,058
53	707	90.13	28,85,656
54	708	91.75	29,37,395
55	709	90.13	28,85,656
TOTAL		**4,398**	**13,68,13,756**

GAD & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants