M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

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,
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.

For the Quarter Ended : 30th June 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).	78,000,000
	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.	20,515,497
	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	4,893,400
	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 linied 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	103,408,897
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	186,164,532
	(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.	5,979,653
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	150,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	10,125,000
	Sub-Total of DEVELOPMENT COST	202,419,185
	Total Cost of The project (Estimated)	**305,828,082**

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).	78,000,000
	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.	20,515,497
	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	4,893,400
	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	103,408,897
	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	74,321,159
	(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.	1,237,034
	(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 :-	3,801,650
	Sub-Total of DEVELOPMENT COST	79,359,843
3	Total Cost of The project (Actual incurred as on date of certificate)	182,768,740
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	59.76
5	Amount which can be withdrawn from the Designated Account.	182,768,740
6	Less: Amount withdrawn till date of this certificate from the Designated Account	96,023,458
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	86,745,282

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



CA. Ankit Talreja
Nagpur
25th August 2023
UDIN : 23177608BGSMNT3671

Date:-25/08/2023
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)	123,059,342
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)	69,635,330
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,865.14
	(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	89,513,544
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	159,148,874
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	-
2	Deposits	98,654,409
3	Withdrawals	96,023,458
4	Closing Balance	2,630,951

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
25th August 2023
UDIN : 23177608BGSMNT3671

Date:-25/08/2023
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	8,000,000	3,558,000	4,442,000
2	701	63.75	4,448,375	2,191,175	2,257,200
3	501	63.75	6,500,000	4,001,590	2,498,410
4	407	90.13	8,300,000	2,528,750	5,771,250
5	101	63.75	4,490,000	3,032,819	1,457,181
6	702	90.13	8,078,725	3,852,963	4,225,762
7	402	90.13	6,500,000	3,542,500	2,957,500
8	205	63.75	6,251,000	4,720,200	1,530,800
9	710	63.75	4,490,000	2,288,692	2,201,308
10	502	90.13	6,500,000	3,952,000	2,548,000
11	302	90.13	8,471,000	6,186,677	2,284,323
12	704	90.13	5,510,000	4,288,000	1,222,000
13	509	90.13	8,886,350	7,600,000	1,286,350
14	510	63.75	6,500,250	6,500,000	250
15	401	63.75	4,490,000	3,502,475	987,525
16	106	90.13	7,000,000	5,390,000	1,610,000
17	404	90.13	8,721,250	8,716,249	5,001
18	107	91.75	5,500,000	2,840,000	2,660,000
19	707	90.13	5,510,000	4,087,000	1,423,000
20	706	63.75	4,490,000	3,173,300	1,316,700
21	409	90.13	5,500,000	3,500,000	2,000,000
22	403	91.75	6,500,000	3,200,000	3,300,000
23	108	90.13	5,500,000	2,840,000	2,660,000
24	504	90.13	8,000,000	5,624,000	2,376,000
25	103	90.13	9,224,250	6,600,000	2,624,250
26	109	63.75	7,261,000	5,461,000	1,800,000
27	310	63.75	6,000,000	4,506,500	1,493,500
28	705	63.75	4,490,000	3,493,900	996,100
29	203	91.75	5,400,000	1,315,950	4,084,050
30	306	63.75	6,318,000	4,733,900	1,584,100
31	601	63.75	4,490,000	3,600,980	889,020
32	307	90.13	5,000,000	4,168,750	831,250
33	309	90.13	8,250,000	5,937,500	2,312,500
	TOTAL	**2,636**	**210,570,200**	**140,934,870**	**69,635,330**

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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	104	63.75	1,943,865
2	105	63.75	1,943,865
3	201	63.75	1,943,865
4	202	90.13	2,748,244
5	204	90.13	2,748,244
6	206	63.75	1,943,865
7	207	90.13	2,748,244
8	208	91.75	2,797,519
9	209	90.13	2,748,244
10	210	63.75	1,943,865
11	301	63.75	1,943,865
12	303	91.75	2,797,519
13	304	90.13	2,748,244
14	305	63.75	1,943,865
15	308	91.75	2,797,519
16	405	63.75	1,943,865
17	406	63.75	1,943,865
18	408	91.75	2,797,519
19	410	63.75	1,943,865
20	503	91.75	2,937,395
21	505	63.75	2,041,058
22	506	63.75	2,041,058
23	507	90.13	2,885,656
24	508	91.75	2,937,395
25	602	90.13	2,885,656
26	603	91.75	2,937,395
27	604	90.13	2,885,656
28	605	63.75	2,041,058
29	606	63.75	2,041,058
30	607	90.13	2,885,656
31	608	91.75	2,937,395
32	609	90.13	2,885,656
33	610	63.75	2,041,058
34	703	91.75	2,937,395
35	708	91.75	2,937,395
36	709	90.13	2,885,656
TOTAL		**2,865**	**89,513,544**



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	60,000,000	60,000,000	24,587,422
2	Total Borrowed Funds (Secured) - Drawdown availed till date	80,000,000	80,000,000	59,526,909
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	35,000,000	35,000,000	-
4	Customer Receipts under for Project	167,746,798	300,083,744	98,654,409
5	Total Funds for Project	342,746,798	475,083,744	182,768,740
6	Total Estimated Cost (As per Table A)	305,828,082	305,828,082	182,768,740

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 : 23177608BGSMNT3671

Agreed and accepted by:

Name:- Yashwant Khodke
Director
Nani's Buildcon Private Limited
Place:-Nagpur
Date:-25/08/2023