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 : 31ST DEC 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 iofRates (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**

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.	-
	(i) 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.	-
	(ii) 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	11,50,97,061
	(i) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(ii) 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.	23,10,598
	(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 :-	42,26,536
	Sub-Total of DEVELOPMENT COST	12,16,34,195
3	Total Cost of The project (Actual incurred as on date of certificate)	22,50,43,092
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	73.58
5	Amount which can be withdrawn from the Designated Account.	22,50,43,092
6	Less: Amount withdrawn till date of this certificate from the Designated Account	15,09,43,090
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,41,00,002

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

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Nagpur
15th January 2024
UDIN : 24177608BKBIRI2789

Date:-15/01/2024
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)	8,07,84,990
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)	4,62,29,726
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,974.38
	(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	6,13,26,300
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	10,75,56,026
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 til date)
1	Opening Balance	-
2	Deposits	16,58,13,777
3	Withdrawals	15,09,43,090
4	Closing Balance	30,01,231

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 deposted 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
15th January 2024
UDIN : 24177608BKBIRI2789

Date:-15/01/2024
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	58,38,000	21,62,000
2	701	63.75	44,48,375	37,75,175	6,73,200
3	501	63.75	65,00,000	56,97,910	8,02,090
4	407	90.13	83,00,000	69,91,850	13,08,150
5	101	63.75	44,90,000	38,85,803	6,04,197
6	702	90.13	80,78,725	66,75,261	14,03,464
7	402	90.13	65,00,000	54,42,500	10,57,500
8	205	63.75	62,51,000	60,68,139	1,82,861
9	710	63.75	44,90,000	37,55,931	7,34,069
10	502	90.13	65,00,000	55,32,800	9,67,200
11	302	90.13	84,71,000	66,61,677	18,09,323
12	704	90.13	55,10,000	42,88,000	12,22,000
13	401	63.75	44,90,000	42,67,250	2,22,750
14	106	90.13	70,00,000	53,90,000	16,10,000
15	404	90.13	87,21,250	87,16,249	5,001
16	107	91.75	55,00,000	42,65,000	12,35,000
17	707	90.13	55,10,000	40,87,000	14,23,000
18	706	63.75	44,90,000	31,73,300	13,16,700
19	403	91.75	75,00,000	45,25,000	29,75,000
20	108	90.13	55,00,000	42,65,000	12,35,000
21	504	90.13	80,00,000	67,18,400	12,81,600
22	103	90.13	92,24,250	92,24,250	-
23	109	63.75	72,61,000	54,61,000	18,00,000
24	310	63.75	55,00,000	45,06,500	9,93,500
25	705	63.75	44,90,000	34,93,900	9,96,100
26	203	91.75	54,00,000	47,06,500	6,93,500
27	306	63.75	63,18,000	47,33,900	15,84,100
28	601	63.75	44,90,000	36,00,980	8,89,020
29	307	90.13	50,00,000	41,68,750	8,31,250
30	309	90.13	82,50,000	71,53,500	10,96,500
31	301	63.75	44,90,000	25,20,989	19,69,011
32	304	90.13	55,00,000	25,00,000	30,00,000
33	405	63.75	63,78,750	63,78,750	-
34	409	90.13	55,00,000	47,96,750	7,03,250
35	410	63.75	44,00,000	29,15,000	14,85,000
36	503	91.75	65,00,000	50,00,950	14,99,050
37	508	91.75	55,00,000	38,95,012	16,04,988
38	509	90.13	88,86,350	86,00,000	2,86,350
39	510	63.75	65,00,250	86,00,000	-20,99,750
40	603	91.75	88,00,000	82,06,373	5,93,627
41	606	63.75	61,96,500	57,04,875	4,91,625
42	607	90.13	84,71,100	78,29,850	6,41,250
43	609	90.13	78,00,000	55,00,000	23,00,000
44	709	90.13	80,00,000	73,58,750	6,41,250
	TOTAL	**3,527**	**28,31,06,550**	**23,68,76,824**	**4,62,29,726**

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	19,43,865
2	105	63.75	19,43,865
3	201	63.75	19,43,865
4	202	90.13	27,48,244
5	204	90.13	27,48,244
6	206	63.75	19,43,865
7	207	90.13	27,48,244
8	208	91.75	27,97,519
9	209	90.13	27,48,244
10	210	63.75	19,43,865
11	303	91.75	27,97,519
12	305	63.75	19,43,865
13	308	91.75	27,97,519
14	406	63.75	19,43,865
15	408	91.75	27,97,519
16	505	63.75	19,43,865
17	506	63.75	20,41,058
18	507	90.13	28,85,656
19	602	90.13	28,85,656
20	604	90.13	28,85,656
21	605	63.75	20,41,058
22	608	91.75	29,37,395
23	610	63.75	20,41,058
24	703	91.75	29,37,395
25	708	91.75	29,37,395
TOTAL		**1,974.38**	**6,13,26,300**

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	6,00,00,000	6,00,00,000	61,35,722
2	Total Borrowed Funds (Secured) - Drawdown availed till date	8,00,00,000	8,00,00,000	5,30,93,593
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,50,00,000	3,50,00,000	-
4	Customer Receipts under for Project	16,77,46,798	34,44,32,850	16,58,13,777
5	Total Funds for Project	34,27,46,798	51,94,32,850	22,50,43,092
6	Total Estimated Cost (As per Table A)	30,58,28,082	30,58,28,082	22,50,43,092

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

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

CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 24177608BKBIRI2789

Agreed and accepted by:

Name:- Yashwant Khodke
Director
Nani's Buildcon Private Limited
Place:-Nagpur
Date:-15/01/2024