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 December 2024

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).	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	23,21,64,532
	(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.	84,79,653
	(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	25,09,19,185
	Total Cost of The project (Estimated)	**35,43,28,082**

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	17,86,37,653
	(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.	30,75,393
	(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 :-	45,96,900
	Sub-Total of DEVELOPMENT COST	18,63,09,946
3	Total Cost of The project (Actual incurred as on date of certificate)	28,97,18,843
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	81.77
5	Amount which can be withdrawn from the Designated Account.	28,97,18,843
6	Less: Amount withdrawn till date of this certificate from the Designated Account	26,35,97,188
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,61,21,655

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



CA. Ankit Talreja
Nagpur
14-01-2025
UDIN :25177608BMGXTI4550

Date:-14/01/2025
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)	**6,46,09,239**
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)	**1,90,12,896**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**399.51**
	(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	**1,26,93,759**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**3,17,06,654**
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)	**100**

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	**26,66,78,338**
3	Withdrawals	**26,51,37,763**
4	Closing Balance	**15,40,575**

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
14-01-2025
UDIN :25177608BMGXTI4550

Date:-14/01/2025
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	401	63.75	44,90,000	42,67,250	2,22,750
2	207	90.13	55,00,000	51,98,612	3,01,388
3	302	90.13	84,71,000	84,71,000	-
4	102	90.13	80,00,000	73,83,000	6,17,000
5	701	63.75	44,48,375	43,29,575	1,18,800
6	106	90.13	70,00,000	66,15,000	3,85,000
7	404	90.13	87,21,250	87,16,249	5,001
8	405	63.75	63,78,750	63,78,750	-
9	107	91.75	55,00,000	51,55,000	3,45,000
10	603	91.75	88,00,000	82,06,373	5,93,627
11	301	63.75	44,90,000	44,90,000	-
12	303	91.75	84,80,000	84,80,000	-
13	209	90.13	80,00,000	73,58,750	6,41,250
14	203	91.75	54,00,000	47,06,500	6,93,500
15	508	91.75	55,00,000	41,70,012	13,29,988
16	707	90.13	55,10,000	53,80,000	1,30,000
17	706	63.75	44,90,000	43,70,300	1,19,700
18	308	91.75	60,00,000	58,97,750	1,02,250
19	409	90.13	55,00,000	52,71,750	2,28,250
20	407	90.13	83,00,000	81,39,150	1,60,850
21	505	63.75	44,00,000	42,96,050	1,03,950
22	108	90.13	55,00,000	51,55,000	3,45,000
23	101	63.75	44,90,000	43,83,377	1,06,623
24	703	91.75	70,00,000	67,85,000	2,15,000
25	306	63.75	63,18,000	52,56,400	10,61,600
26	504	90.13	80,00,000	77,84,000	2,16,000
27	609	90.13	78,00,000	69,75,000	8,25,000
28	702	90.13	80,78,725	73,40,261	7,38,464
29	402	90.13	65,00,000	60,72,500	4,27,500
30	501	63.75	65,00,000	64,02,910	97,090
31	503	91.75	65,00,000	65,00,000	-
32	210	63.75	64,00,000	63,15,840	84,160
33	601	63.75	44,90,000	41,55,380	3,34,620
34	205	63.75	62,51,000	60,68,139	1,82,861
35	606	63.75	61,96,500	57,61,665	4,34,835
36	103	90.13	92,24,250	92,24,249	1
37	604	90.13	49,99,900	48,68,802	1,31,098
38	605	63.75	40,11,500	39,04,238	1,07,262
39	105	63.75	44,91,000	43,95,960	95,040
40	710	63.75	44,90,000	42,50,931	2,39,069
41	305	63.75	40,00,000	40,00,000	-
42	607	90.13	84,71,100	79,07,811	5,63,289
43	608	91.75	85,73,100	84,18,659	1,54,441
44	307	90.13	50,00,000	41,68,750	8,31,250
45	410	63.75	44,00,000	41,03,000	2,97,000
46	109	63.75	72,61,000	69,36,000	3,25,000
47	204	90.13	49,99,900	49,99,900	-
48	206	63.75	44,00,000	44,00,000	-
49	502	90.13	65,00,000	63,44,000	1,56,000
50	704	90.13	55,10,000	53,60,000	1,50,000
51	310	63.75	55,00,000	49,81,500	5,18,500
52	509	90.13	88,86,350	86,00,000	2,86,350
53	510	63.75	65,00,250	65,00,000	250
54	403	91.75	75,00,000	70,25,000	4,75,000
55	705	63.75	44,90,000	43,70,000	1,20,000
56	201	63.75	44,90,000	44,90,000	-
57	202	90.13	60,00,000	59,40,001	59,999
58	208	91.75	70,00,000	70,00,000	-
59	406	63.75	44,90,000	40,54,400	4,35,600
60	610	63.75	44,90,000	37,07,900	7,82,100
61	304	90.13	55,00,000	48,70,300	6,29,700
62	408	91.75	91,50,000	88,89,360	2,60,640
63	709	90.13	80,00,000	73,58,750	6,41,250
64	309	90.13	82,50,000	76,63,000	5,87,000
	TOTAL	**5,102**	**39,99,81,950**	**38,09,69,054**	**1,90,12,896**





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	506	63.75	20,41,058
3	507	90.13	28,85,656
4	708	91.75	29,37,523
5	602	90.13	28,85,656
TOTAL		**399.51**	**1,26,93,758.62**





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	2,42,50,536
2	Total Borrowed Funds (Secured) - Drawdown availed till date	8,00,00,000	8,00,00,000	1,23,09,054
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	41,26,75,709	25,31,59,253
5	Total Funds for Project	34,27,46,798	58,76,75,709	28,97,18,843
6	Total Estimated Cost (As per Table A)	35,43,28,082	35,43,28,082	28,97,18,843

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

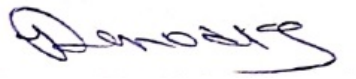
Yours Faithfully,
For G A D & Associates
FRN - 146550W





CA. Ankit Talreja
Partner
M. no. 177608
UDIN :25177608BMGXTI4550

Agreed and accepted by:



Name:- Yashwant Khodke
Director
Nani's Buildcon Private Limited
Place:-Nagpur
Date:-14/01/2025