AA VIRANI & ASSOCIATES
CHARTERED ACCOUNTANTS

Y-8, RAMNATH CITY
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ANNEXURE-D

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF PROJECT AND OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)

To,
The **M/s. Blackrock Buildcon Pvt.Ltd, 107,Ulhas Nagar,Manewada Road,Nagpur 440027**

Subject : Certificate of Financial Progress of work of **Central Annex** having MahaRERA Registration Number **P50500033794** being developed by **M/s. Blackrock Buildcon Pvt. Ltd.**

Sir,
This certificate being issued for RERA compliance for the **Central Annex** having MahaRERA Registration number **P50500033794** being developed by **M/s. Blackrock Buildcon Pvt. Ltd** and is based on the records and documents produced before me and explainations provided to me by the management of the company.

Table A
Estimated cost of the project (at the time of Registration of Project)

Sr No.		Particulars	Estimated Cost (At the time of Registration of Project) Amounts
1	Land Cost:		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,50,02,780.00
	b)	Estimated Amount of Premuim payable to obtain development rights. PSI, additional PSI, fungible area, and any other incentive*concession in deticiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	
	c)	Estimated Acquisition cost of TDR (if any).	0
	d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Centeral Government, towards stamp duty, transfer charges, registration fees etc; and	0
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment ot 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.	

A.A. VIRANI & ASSOCIATES FRN-131739W CHARTERED ACCOUNTANTS

	ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost or removal of legal/illegal occupants, cost for providing temporary transit accomndation overhead cost, amounts payable to slum dwellers. Tenants, apartment owners or appropriate authority or government or consessionaire which are not refundable and so no.	
	iii)	Estimated 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 rehabilination.	
	iv)	Any other cost including interest estimated on the borrowing done Specifically for construction of rehabilitation componen.	
		Sub Total of Land Cost Rs	**1,50,02,780.00**
ii)	**Development Cost / Cost of Construction:**		
	a)	Estimated Cost of Construction as certified by Engineer	10,69,20,250.00
	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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage. layout Roads etc.). absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	48,00,000.00
	d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	43,34,919.00
	e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub Total of Development Cost Rs.	**11,60,55,169.00**
		Total of Estimated Cost Rs.	**13,10,57,949.00**

Table B

Actual Cost Incurred on the Project (as on

SNo		Particulars	Amount (Rs.) Incurrued
(1)		(2)	(3)
1	**Land Cost**		
	a)	Value of the land as ascertained from the annual statement of Rates (ASR).	1,50,02,780.00
	b)	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concession in deficiency under DCR from Local Authority or Stare Government/UT Adminisiratitɔn or any Statutory Authority.	
	c)	Incurred Expenditure for Acquisition of TDR (if any).	

A. A. VIRANI & ASSOCIATES * CHARTERED ACCOUNTANTS * FRN. 131739W

	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	-
	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 infrastructure for the same as certified by Engineer.	
		(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	ii)	Incurred Expenditure towards clearance of land of all or any encumbrances including cost ot removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. overhead cost, amounts paid to slum dwellers. tenants, apartment owners or appropriate authority or government or concessionaire which are next refundable and so on.	
	iii)	Incurred Expenditure toward ASR linked premium, fees, chargers and security deposits or maintenance deposit. or any amount whatsoever paid 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	**1,50,02,780.00**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	**2,84,67,962.00**
	a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	4,81,14,112.53
	b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,84,67,962.00
	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 constriction as per (i) above, i.c.. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage. layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	13,44,354.06
	iv)	Incurred Expenditure towards taxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority.	6,42,037.00

A. A. VIRANI & ASSOCIATES ★ FRN-131739W ★ CHARTERED ACCOUNTANTS

	v)	Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or Money borrowed for construction.	28,59,207.00
		Sub Total of Development Cost Rs.	**3,33,13,560.06**
		Total of incurred Cost Rs.	**4,83,16,340.06**
3		Total Cost of the Project (Actual incurred as on date of certificate)	4,83,16,340.06
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	37%
5		Amount which can be withdrawn from the Designated (Account.Total Estimated Cost X Prportion of cost incurred)	4,83,16,340.00
6		Less: Amount withdrawn till date of this certificate from the Designated Account.	1,05,62,596.00
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,77,53,744.00

A. A. VIRANI & ASSOCIATES * CHARTERED ACCOUNTANTS * FRN-131739W

Table C

Statement for calculacion of Receivables from the Sums of the Real estate Project

Sold Inventory

S. No. (1)	Flat No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Cosideralion as per Agreement/letter of allotment (4)	Received Amount* (5)	Balance Receivables (6)
			Nil		NIL
Total		0	0	0	0

*Unit consideration as per agreement/letter of allotment and amount received does not include pass throughcharges and indirect taxes

Unsold Inventory

S.No (1)	Flat No. (2)	Carpet Area(in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	101	71.829	3229000.866
2	102	71.829	3229000.866
3	103	55.558	2497554.332
4	104	55.744	2505915.776
5	105	56.741	2550734.914
6	106	56.268	2529471.672
7	107	55.744	2505915.776
8	108	55.744	2505915.776
9	201	71.829	3229000.866
10	202	71.829	3229000.866
11	203	55.558	2497554.332
12	204	55.744	2505915.776
13	205	56.741	2550734.914
14	206	56.268	2529471.672
15	207	55.744	2505915.776
16	208	55.744	2505915.776
17	301	71.829	3229000.866
18	302	71.829	3229000.866
19	303	55.558	2497554.332
20	304	55.744	2505915.776
21	305	56.741	2550734.914
22	306	56.268	2529471.672
23	307	55.744	2505915.776
24	308	55.744	2505915.776
25	401	71.829	3229000.866
26	402	71.829	3229000.866
27	403	55.558	2497554.332
28	404	55.744	2505915.776
29	405	56.741	2550734.914
30	406	56.268	2529471.672
31	407	55.744	2505915.776
32	408	55.744	2505915.776
33	501	71.829	3229000.866
34	502	71.829	3229000.866
35	503	55.558	2497554.332
36	504	55.744	2505915.776
37	505	56.741	2550734.914
38	506	56.268	2529471.672
39	507	55.744	2505915.776



40	508	55.744	2505915.776
41	601	71.829	3229000.866
42	602	71.829	3229000.866
43	603	55.558	2497554.332
44	604	55.744	2505915.776
45	605	56.741	2550734.914
46	606	56.268	2529471.672
47	607	55.744	2505915.776
48	608	55.744	2505915.776
49	701	71.829	3229000.866
50	702	71.829	3229000.866
51	703	55.558	2497554.332
52	704	55.744	2505915.776
53	705	56.741	2550734.914
54	706	56.268	2529471.672
55	707	55.744	2505915.776
56	708	55.744	2505915.776
57	801	71.829	3229000.866
58	802	71.829	3229000.866
59	803	55.558	2497554.332
60	804	55.744	2505915.776
61	805	56.741	2550734.914
62	806	56.268	2529471.672
63	807	55.744	2505915.776
64	808	55.744	2505915.776
Shops			
1	1	19.535	1097847.465
2	2	15.775	886539.225
3	3	13.246	744411.954
4	4	13.95	783976.05
5	5	20.907	1174952.493
6	6	15.898	893451.702
7	7	15.467	869229.933
8	8	20.476	1150730.724
9	9	22.12	1243121.88
10	10	15.94	895812.06
11	11	9.023	507083.577
12	12	9.023	507083.577
Total		**4027.016**	**183182320.5**

A.A. VIRANI & ASSOCIATES
FRN-131739W
CHARTERED ACCOUNTANTS

Table D Comparison between Balance Cost and Receivables		
Sr.No.	**Particulars**	**Amount**
1	Estimated Balance Cost to Complete the real Estate Project (Difference of total Estimated Project cost less Cost incurred)	8,27,41,608.94
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	4,027.02
	(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)	18,31,82,320.46
4	Estimated receivables of ongoing project. [Sum of 2+3 (i i)]	18,31,82,320.46
5	(To Be Filled for Ongoing Projects only) 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.	

A. A. VIRANI & ASSOCIATES * CHARTERED ACCOUNTANTS * FRN-131739W

Table E Designated Bank .Account Details		
		Designated Bank Account Details
Sr. No	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	1,08,35,335.34
3	Withdrawals	1,05,62,596.00
4	Closing Balance	2,72,739.34

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 I **M/s. Blackrock Buildcon Pvt. Ltd.** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

A. A. VIRANI & ASSOCIATES
FRN-131739W
CHARTERED ACCOUNTANTS

Table F
Means of Finance

Sr.no.	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed and indjactive)	Proposed/ Estimated (As on the date of the of Certificate) (In. Rs.)	Actual (As on the date of the of Certificate) (In. Rs.)
1	Own Funds	3,50,64,487.00	5,85,53,700.00	1,50,02,780.00
2	Total Borrowing Funds (Secured)			
	- Drawdown availed till date	4,00,00,000.00	4,00,00,000.00	2,04,08,590.00
3.	Total Borrowing Funds (Unsecured)			
	- Drawdown availed till date	-	1,00,00,000.00	92,98,334.00
4.	Customer Receipt used for Project	5,59,93,462.00	2,25,04,249.00	1,48,72,000.00
5.	Total Fund for Project	13,10,57,949.00	13,10,57,949.00	5,95,81,704.00
6.	Total Estimated cost (As per Table A)	13,10,57,949.00	13,10,57,949.00	13,10,57,949.00

A. A. VIRANI & ASSOCIATES
FRN-131739W
CHARTERED ACCOUNTANTS

Any Comments/Observations of CA	
Sr.No.	Discription
1	This certificate issued for the period till date 30.06.2024
2	The Certificate is issued based on the documentary evidences provided
3	

Yours Faithfully,
FOR M/S. AA VIRANI & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN-131739W

PROPRIETOR
M.No. 134129

A.A. VIRANI & ASSOCIATES * FRN-131739W * CHARTERED ACCOUNTANTS

Date: 09-09-2024
Place: Nagpur

UDIN- 24134129BKCKDW3670