AA VIRANI & ASSOCIATES
CHARTERED ACCOUNTANTS

Y-8, RAMNATH CITY
KORADI ROAD, BOKHARA
NAGPUR-441111
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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).	5,85,53,700.00
	b)	Estimated Amount of Premuim payable to obtain development rights. FSI, additional FSI, fungible area, and any other incentive*concession in deticiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	90,00,000.00
	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	1,60,00,000.00
	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.	

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	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	**8,35,53,700.00**
ii)	**Development Cost / Cost of Construction:**		
	a)	Estimated Cost of Construction as certified by Engineer	20,89,61,582.00
	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.	1,50,00,000.00
	d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	60,00,000.00
	e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,20,00,000.00
		Sub Total of Development Cost Rs.	**24,19,61,582.00**
		Total of Estimated Cost Rs.	**32,55,15,282.00**

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Table B

Actual Cost Incurred on the Project (as on date of signing)

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).	5,85,53,700.00
	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 Adminisiratit›n or any Statutory Authority.	
	c)	Incurred Expenditure for Acquisition 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	**29,59,260.00**
	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	**6,15,12,960.00**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	**3,88,86,717.00**
	a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	11,49,28,870.00

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Table B

Actual Cost Incurred on the Project (as on date of signing)

SNo		Particulars	Amount (Rs.) Incurrued
(I)		(2)	(3)
1	**Land Cost**		
	a)	Value of the land as ascertained from the annual statement of Rates (ASR).	5,85,53,700.00
	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 Adminisiratit›n or any Statutory Authority.	
	c)	Incurred Expenditure for Acquisition 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	**29,59,260.00**
	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	**6,15,12,960.00**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	**3,88,86,717.00**
	a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	11,49,28,870.00

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	b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	3,88,86,717.00
	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.	16,28,560.56
	iv)	Incurred Expenditure towards taxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority.	32,43,037.00
	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.	52,22,890.00
		Sub Total of Development Cost Rs.	**4,89,81,204.56**
		Total of incurred Cost Rs.	**11,04,94,164.56**
3		Total Cost of the Project (Actual incurred as on date of certificate)	11,04,94,164.56
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	34%
5		Amount which can be withdrawn from the Designated (Account.Total Estimated Cost X Prportion of cost incurred)	3,75,06,565.98
6		Less: Amount withdrawn till date of this certificate from the Designated Account.	1,39,12,562.06
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,35,94,003.92

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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)
1	807	75.076	4490000	51000	4439000
2	808	76.696	4410000	851000	3559000
3	708	76.696	3500000	1551000	1949000
4	408	76.696	4490000	501000	3989000
5	Shop-2	23.069	3700000	551000	3149000
6	Shop-4	27.027	4500000	200000	4300000
7	Shop-8	27.513	4550000	1951000	2599000
8	Shop-3	29.095	4600000	1450000	3150000
9	606	65.535	3300000	100000	3200000
10	602	73.477	5200000	1701000	3499000
11	604	65.423	4400000	51000	4349000
12	208	76.696	4400000	51000	4349000
13	Shop-7	26.336	3900000	2001000	1899000
14	406	65.535	4400000	51000	4349000
15	706	65.535	4450000	51000	4399000
16	308	76.696	4400000	551000	3849000
17	307	75.076	4400000	551000	3849000
18	404	65.423	4311000	100000	4211000
19	402	73.477	5200000	2651000	2549000
20	303	72.55	4300000	51000	4249000
21	507	75.076	4200000	1051000	3149000
22	302	73.477	3650000	900000	2750000
23	508	76.696	4450000	50000	4400000
24	506	65.535	3000000	100000	2900000
25	702	73.477	4000000	51000	3949000
26	607	75.076	3650000	1062000	2588000
27	707	75.076	4400000	51000	4349000
28	207	75.076	4450000	51000	4399000
29	704	65.423	4400000	50000	4350000
29	202	73.477	4400000	51000	4349000
Total			**127501000**	**18433000**	**109068000**

Unsold Inventory

S.No (1)	**Flat** No. (2)	Carpet Area **(in.sq.mtrs)** (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	101	76.897	2799050.8
2	102	73.477	2674562.8
3	103	72.55	2640820
4	104	65.423	2381397.2
5	105	71.016	2584982.4
6	106	65.535	2385474
7	107	75.076	2732766.4
8	108	76.696	2791734.4
9	201	76.897	2799050.8
10	203	72.55	2640820
11	204	65.423	2381397.2
12	205	71.016	2584982.4
13	206	65.535	2385474
14	301	76.897	2799051
15	304	65.423	2381397
16	305	71.016	2584982
17	306	65.535	2385474
18	401	76.897	2799051



19	403	72.55	2640820
20	405	71.016	2584982
21	407	75.076	2732766
22	501	76.897	2799051
23	502	73.477	2674563
24	503	72.55	2640820
25	504	65.423	2381397
26	505	71.016	2584982
27	601	76.897	2799051
28	603	72.55	2640820
29	605	71.016	2584982
30	608	76.696	2791734
31	701	76.897	2799051
32	703	72.55	2640820
33	705	71.016	2584982
34	801	76.897	2799051
35	802	73.477	2674563
36	803	72.55	2640820
37	804	65.423	2381397
38	805	71.016	2584982
39	806	65.535	2385474
Shops			
40	Shop-1	23.697	1078214
41	Shop-5	40.418	1839019
42	Shop-6	27.512	1251796
43	Shop-9	18.954	862407
Total		**2914.965**	**107111011.4**



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)	21,50,21,117.44
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)	10,90,68,000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2,914.97
	(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)	10,71,11,011.40
4	Estimated receivables of ongoing project. [Sum of 2+3 (i i)]	21,61,79,011.40
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account — 70% or l00%. 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.	



Table E Designated Bank .Account Details		
Sr. No	Particulars	Designated Bank Account Details: UCO Bank, A/c No.-20550210002087 Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	1,39,98,602.10
3	Withdrawals	1,39,12,562.06
4	Closing Balance	86,040.04

I hereby certify that required proportion of money, as specified in the act, collected from allottecs 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.



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	3,50,64,487.00	5,24,03,863.50
2	Total Borrowing Funds (Secured)			
	- Drawdown availed till date	4,00,00,000.00	4,00,00,000.00	2,93,41,805.00
3.	Total Borrowing Funds (Unsecured)			
	- Drawdown availed till date	1,00,00,000.00	1,00,00,000.00	97,98,334.00
4.	Customer Receipt used for Project	24,04,50,795.00	24,04,50,795.00	1,89,50,162.06
5.	Total Fund for Project	32,55,15,282.00	32,55,15,282.00	11,04,94,164.56
6.	Total Estimated cost (As per Table A)	32,55,15,282.00	32,55,15,282.00	32,55,15,282.00

Any Comments/Observations of CA	
Sr.No.	Discription
1	This certificate issued for the period till date 31/01/2025
2	The Certificate is issued based on the documentary evidences provided as on the

Yours Faithfully,

FOR M/S. AA VIRANI & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN-0131739W

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

CA ABDUL AZIZ MALIK VIRANI
PROPRIETOR
M.No. 134129
UDIN- 25134129BMMJAG9554

Date: 15-02-2025
Place: Nagpur