



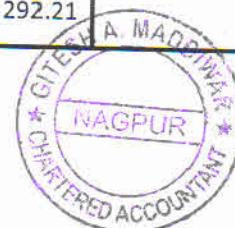
FORM- 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500034061

Sr. No	Particulars	Amount (Rs. In Lacs) Estimated (Table A)	Amount (Rs. In Lacs) Incurred (Table B)
1 i.	Land cost :		
	a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Including transfer fees)	271.06	271.06
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c. Acquisition cost of TDR (if any)	-	-
	d. Amounts payable to State Government of Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc, and	21.14	21.14
	e. Land premium payable as per annual statements 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) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any other amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of LAND COST	292.21	292.21



Sr. No	Particulars	Amount (Rs. In Lacs) Estimated (Table A)	Amount (Rs. In Lacs) Incurred (Table B)
	ii. Development Cost, Cost of construction:		
	a. Cost of Construction		
	(i) Estimated Cost of Construction as certified by Engineer	1,207.90	1,026.72
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA	-	-
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) On-site expenditure of development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services including water, electricity, sewerage, drainage, layout roads, etc.), cost of machineries and equipments including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest, etc to any statutory authority	90.29	90.29
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
	Sub-total of Development Cost	1,298.19	1,117.00
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	1,590.40
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		1,409.21
4	% completion of Construction Work (as per Project Architect's Certificate) %		As per Annexure
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2%)		88.61%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		1,409.21
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1251.43
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Gokul Enclave Wing C and Wing D		157.78

This certificate being issued is based on the records and documents produced before us and explanations provided to us by the management of the Company. It is pertinent to mention that the estimated costs in this certificate are based on engineer's certificate and management estimate. We don't vouch for accuracy of the same. Incurred costs in this certificate are as per the generally accepted accounting principles in India and we have obtained sufficient necessary supportings for issuance of this certificate but we have not verified the costs in entirety considering the voluminous transactions of the company.

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



Membership Number- 128516

Date:03/11/2023

Place: Nagpur

UDIN:23128516BGWNWC8175



Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
--------	---------	------------------------------	---	--------------------	-----------------------

Table C

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Wing D

Rs In Lacs

Sr. No.	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	101	70.187	33.0	6.67	26.3
2	102	70.187	30.0	4.00	26.0
3	103	55.946	25.0	4.01	21.0
4	104	55.946	33.0	1.00	32.0
5	105	70.187	32.0	7.00	25.0
6	106	70.187	42.0	15.60	26.4
7	107	55.946	33.0	5.01	28.0
8	108	55.946	23.0	5.01	18.0
9	201	70.409	38.0	19.62	18.4
10	202	70.49	39.0	15.00	24.0
11	203	56.06	30.0	10.00	20.0
12	204	56.06	25.0	8.00	17.0
13	206	70.409	38.0	0.51	37.5
14	207	55.946	29.5	5.00	24.5
15	208	55.946	30.0	14.50	15.5
16	301	70.409	38.5	14.81	23.7
17	302	70.49	30.0	15.41	14.6
18	303	56.06	30.0	9.51	20.5
19	304	56.06	30.0	1.00	29.0
20	306	70.409	31.0	0.21	30.8
21	307	55.946	38.0	18.43	19.6
22	308	55.946	30.0	3.01	27.0
23	401	70.409	28.8	3.91	24.9
24	402	70.49	39.0	1.00	38.0
25	403	56.06	40.0	0.21	39.8
26	406	70.409	38.0	20.50	17.5
27	407	55.946	30.0	0.00	30.0
28	408	55.946	30.0	6.51	23.5
29	501	70.409	39.0	0.30	38.7
30	502	70.409	35.0	22.00	13.0
31	506	70.409	38.0	0.51	37.5
32	601	70.409	39.0	0.51	38.5
Total			1064.8	238.76	826.0

UNSOLD INVENTORY WING D

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per
1	104	55.946	17.23
2	205	70.409	21.69
3	305	70.409	21.69
4	404	56.06	17.27
5	405	70.409	21.69
6	503	56.06	17.27
7	504	56.06	17.27
8	505	70.409	21.69
9	507	55.946	17.23
10	508	55.946	17.23
11	602	70.409	21.69
12	603	56.06	17.27
13	604	56.06	17.27
14	605	70.409	21.69
15	607	55.946	17.23
16	608	55.946	17.23
17	701	70.409	21.69
18	702	70.409	21.69
19	703	56.06	17.27
20	704	56.06	17.27
21	705	70.409	21.69
22	706	70.409	21.69
23	707	55.946	17.23
24	708	55.946	17.23
		1488.13	458.34



Table C

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Wing C

Rs In Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	103	72.473	29.00	12.50	16.50
2	104	72.473	38.00	27.43	10.57
3	105	51.499	29.50	20.39	9.11
4	107	72.473	39.00	26.53	12.47
5	108	72.473	30.00	26.53	3.47
6	203	71.721	27.50	11.50	16.00
7	204	71.721	35.00	33.21	1.79
8	205	51.264	28.50	20.11	8.39
9	207	71.721	36.00	23.36	12.64
10	208	71.721	35.25	28.61	6.64
11	301	51.497	28.00	12.71	15.29
12	302	51.497	23.51	13.86	9.65
13	303	71.721	38.00	1.00	37.00
14	304	71.721	36.00	25.61	10.39
15	305	51.264	28.50	14.40	14.10
16	306	51.264	29.00	18.50	10.50
17	307	71.721	36.00	21.31	14.69
18	308	71.721	29.00	23.61	5.39
19	401	51.497	28.50	21.11	7.39
20	402	51.497	28.00	17.01	10.99
21	403	71.721	35.50	25.51	9.99
22	404	71.721	36.00	23.81	12.19
23	405	51.264	23.00	13.50	9.50
24	406	51.264	28.50	21.01	7.49
25	407	71.721	36.00	0.31	35.69
26	408	71.721	37.00	25.25	11.75
27	501	51.497	22.50	14.51	7.99
28	502	51.497	28.50	24.11	4.39
29	503	71.721	36.00	21.81	14.19
30	504	71.721	36.00	20.25	15.75
31	505	51.264	23.00	15.00	8.00
32	506	51.264	29.00	23.21	5.79
33	507	71.721	36.00	22.35	13.65
34	508	71.721	35.50	28.50	7.00
35	601	51.497	28.50	19.45	9.05
36	602	51.497	29.00	26.11	2.89
37	603	71.721	36.00	24.27	11.73
38	604	71.721	36.00	32.91	3.09
39	605	51.264	29.00	20.02	8.98
40	606	51.264	29.25	2.11	27.14
41	607	71.721	35.00	24.35	10.65
42	608	71.721	36.00	25.51	10.49
43	702	51.497	28.25	13.94	14.31
44	703	71.721	36.00	30.21	5.79
45	704	71.721	36.50	1.00	35.50
46	707	51.264	36.00	27.51	8.49
47	708	71.721	36.00	30.00	6.00
Total			1,506.26	955.81	550.45

Unsold Inventory wing C

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment
1	101	51.733	15.93
2	102	51.733	15.93
3	106	51.499	15.86
4	201	51.497	15.86
5	202	51.497	15.86
6	206	51.264	15.79
7	701	51.497	15.86
8	705	51.264	15.79
9	706	51.264	15.79
Total		463.25	142.68



Table D
Comparison between Balance Cost and Receivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Rs. In Lacs
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	181.19
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	1,376.49
3 i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)- in sq mt.	1,951.38
(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 Annexure A to this certificate-	601.03
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	1,977.52
5. Amount to be deposited in Designated Account – 70% or 100%-	70%
If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.	420.72
If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited i designated Account%.	-
This certificate is being issued for RERA compliance to Nirman Superstructures. and is based on the records and documents produced before me and explanations provided to me by the management of the firm.	

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



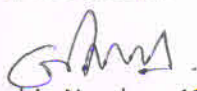

Membership Number- 128516
Date:03/11/2023
Place: Nagpur
UDIN:23128516BGWNWC8175

Table E
Designated Bank Account Details

S.NO.	Particulars	Rs. In Lacs
		Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	0.00
2	Deposits	1300.83
3	Withdrawals	1251.43
4	Closing Balance	49.40

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 (M/s. Hare Krishna Builders) 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

S. NO.	Particulars	Rs. In Lacs		
		Estimated (At time of Registration) (proposed and indicative)	Proposed (As on the date of the Certificate)	Actual (As on the date of certificate)
1	Own Funds	384.62	384.62	338.97
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	1,205.78	1,205.78	1,251.43
5	Total Funds for Project	1,590.40	1,590.40	1,590.40
6	Total Estimated Cost (As Per Table A)	1,590.40	1,590.40	1,590.40



Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

Signature of Promoter
M/s. Hare Krishna Builders
Name: Mrs. Kuldeep Malhotra



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant


Membership Number-
Date: 03/11/2023
Place: Nagpur

UDIN: 23128516BGWNWC8175