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ASHISH AGARWAL
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 24-12-2024

To: Mr. Amarendra Akre, 17/1, Amar Plaza, IT Park, Behind VNIT, Gayatri Nagar, Nagpur - 22.

Subject: Certificate of Financial Progress of Work of AMARNATH NAGRI III having MahaRERA Registration Number P50500033858 being developed by Mr. AMARENDRA GULABRAO AKRE.

Sir,

This certificate is being issued for RERA compliance for the AMARNATH NAGRI III having MahaRERA Registration Number P50500033858 being developed by Mr. AMARENDRA GULABRAO AKRE and is based on the records and documents produced before me and explainations provided by the management of the promoter.

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)(INR)**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,07,12,000
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	52,50,356
	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	1,91,440
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	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 rehabilitation.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost	**1,61,53,796**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	3,36,20,900
	(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.	-
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	-
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**3,36,20,900**
		Total Cost of the Project (Estimated)	**4,97,74,696**



Table B - Actual Cost Incurred on the Project (as on 30/09/2022)			
Sr No.		**Particulars**	**Amount (INR) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,07,12,000
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	17,50,356
	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	1,91,440
	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 books of accounts as verified 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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Incurred expenditure of ASR linked premium, fees, charges 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	**1,26,53,796**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	11,88,144
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(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, 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 project registered.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**11,88,144**
		Total Cost of the Project (Incurred)	**1,38,41,940**

3		Total Cost of the Project (Actual incurred as on date of certificate)	1,38,41,940
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	27.81%
5		Amount which can be withdrawn from the Designated Account	1,38,41,940
6		Less: Amount withdrawn till date of this certificate from Designated Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,38,41,940

*Pass through charges or indirect taxes not included in incurred cost of the project



Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	**Plot No.**	**Plottable Area (Sq. Mtrs)**	**Unit Consideration as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	112	108.08	9,00,000.00	3,00,000.00	6,00,000.00
2	113	108.08	9,00,000.00	3,00,000.00	6,00,000.00
3	15	114.00	7,40,000.00	51,000.00	6,89,000.00
4	45	95.00	7,27,000.00	50,000.00	6,77,000.00
5	47	117.28	15,14,880.00	3,81,000.00	11,33,880.00
6	89	99.38	3,11,000.00	1,00,000.00	2,11,000.00
7	16	114.00	12,88,450.00	51,000.00	12,37,450.00
8	110	108.08	5,00,000.00	4,00,000.00	1,00,000.00
9	108	108.08	6,00,550.00	31,000.00	5,69,550.00
10	86	117.28	10,33,500.00	10,33,500.00	-
11	67	117.28	15,14,880.00	51,000.00	14,63,880.00
12	68	97.50	26,44,715.00	51,000.00	25,93,715.00
13	69	97.50			
14	107	127.38	9,00,000.00	51,000.00	8,49,000.00
15	10	114.00	9,88,350.00	51,000.00	9,37,350.00
16	115	108.08	11,50,000.00	51,000.00	10,99,000.00
Total		**1,751.00**	**1,57,13,325**	**29,52,500**	**1,27,60,825**

Unsold Inventory			
Sr. No	**Plot No.**	**Plottable Area (Sq. Mtrs)**	**Unit Consideration as per ready reckoner rate**
1	1	443.67	13,84,250
2	2	114.00	3,55,680
3	3	114.00	3,55,680
4	4	114.00	3,55,680
5	5	114.00	3,55,680
6	6	114.00	3,55,680
7	7	114.00	3,55,680
8	8	114.00	3,55,680
9	9	114.00	3,55,680
10	11	114.00	3,55,680
11	12	114.00	3,55,680
12	13	142.50	4,44,600
13	14	142.50	4,44,600
14	17	114.00	3,55,680
15	18	114.00	3,55,680
16	19	114.00	3,55,680
17	20	114.00	3,55,680
18	21	114.00	3,55,680
19	22	114.00	3,55,680
20	23	114.00	3,55,680
21	24	114.00	3,55,680
22	25	114.00	3,55,680
23	26	155.55	4,85,316
24	27	117.28	3,65,914
25	28	95.00	2,96,400
26	29	95.00	2,96,400
27	30	95.00	2,96,400
28	31	95.00	2,96,400
29	32	95.00	2,96,400
30	33	95.00	2,96,400
31	34	95.00	2,96,400
32	35	95.00	2,96,400
33	36	101.44	3,16,493
34	37	105.81	3,30,127
35	38	95.00	2,96,400
36	39	95.00	2,96,400
37	40	95.00	2,96,400



38	41	95.00	2,96,400
39	42	95.00	2,96,400
40	43	95.00	2,96,400
41	44	95.00	2,96,400
42	46	117.28	3,65,914
43	48	96.25	3,00,300
44	49	96.25	3,00,300
45	50	96.25	3,00,300
46	51	96.25	3,00,300
47	52	96.25	3,00,300
48	53	96.25	3,00,300
49	54	96.25	3,00,300
50	55	96.25	3,00,300
51	56	103.44	3,22,733
52	57	107.81	3,36,367
53	58	96.25	3,00,300
54	59	96.25	3,00,300
55	60	96.25	3,00,300
56	61	96.25	3,00,300
57	62	96.25	3,00,300
58	63	96.25	3,00,300
59	64	96.25	3,00,300
60	65	96.25	3,00,300
61	66	117.28	3,65,914
62	70	97.50	3,04,200
63	71	97.50	3,04,200
64	72	97.50	3,04,200
65	73	97.50	3,04,200
66	74	97.50	3,04,200
67	75	97.50	3,04,200
68	76	105.44	3,28,973
69	77	109.81	3,42,607
70	78	97.50	3,04,200
71	79	97.50	3,04,200
72	80	97.50	3,04,200
73	81	97.50	3,04,200
74	82	97.50	3,04,200
75	83	97.50	3,04,200
76	84	97.50	3,04,200
77	85	97.50	3,04,200
78	87	117.28	3,65,914
79	88	99.38	3,10,066
80	90	99.38	3,10,066
81	91	99.38	3,10,066
82	92	99.38	3,10,066
83	93	99.38	3,10,066
84	94	99.38	3,10,066
85	95	99.38	3,10,066
86	96	102.38	3,19,426
87	97	106.81	3,33,247
88	98	99.38	3,10,066
89	99	99.38	3,10,066
90	100	99.38	3,10,066
91	101	99.38	3,10,066
92	102	99.38	3,10,066
93	103	99.38	3,10,066
94	104	99.38	3,10,066
95	105	99.38	3,10,066
96	106	117.28	3,65,914
97	109	108.08	3,37,210
98	111	108.08	3,37,210
99	114	108.08	3,37,210
100	116	118.35	3,69,252
Total		**10,742.850**	**3,35,17,692**



Table D - Comparison between Balance cost and receivables		
Sr No.	**Particulars**	**Amount (INR) Incurred**
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	3,59,32,756
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)	1,27,60,825
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 Mtrs)	10,742.85
	(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	3,35,17,692
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	4,62,78,517
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	70%

Table E - Designated Bank Account details		
Sr No.	**Particulars**	**Actual Amount till date (From start of bank account to till date)**
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing balance	-

I hereby certify that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has not been deposited in Designated Bank account.

I hereby certify that Mr. AMARENDRA GULABRAO AKRE has utilised 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 time of registration) (In Rs.) (proposed and indicative)**	**Proposed/ Estimated (As on the date of Certificate) (In Rs.)**	**Actual (As on the date of Certificate) (In Rs.)**
1	Own funds	2,10,28,491	2,10,28,491	1,08,89,440
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	2,87,46,205	2,87,46,205	29,52,500
5	Total funds for project	4,97,74,696	4,97,74,696	1,38,41,940
6	Total estimated cost (As per Table A)	4,97,74,696	4,97,74,696	4,97,74,696

Table G - Any Comments/ Observations of CA	
1	For Quarter ending September 2022. This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
3	We have relied on management for information provided in Table E.
4	

Yours Faithfully

For, Ashish Agarwal
Chartered Accountant



CA Ashish Agarwal
M. No. 186994
UDIN:25186994BMGYNL2076

Agreed and Accepted by:

FOR AMARNATH INFRATECH

PROPRIETOR

Authorized signatory
Date: 24-12-2024