M B AGRAWAL & ASSOCIATES
Chartered Accountants

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Khamla, Nagpur - 440025. Ph. : 9075220128.
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Annexure D

FORM 3

(See Regulation 3)

Date: 02/05/2022

To,

M/s GRA ASSOCIATES,

Mr. Anand Omprakash Agrawal (Partner)

Subject : Certificate of Financial Progress of Work of **"SYMBIOSIS CITY -3", situated at Land bearing survey no. 22/B/2, Mauza Tarodi (BU), PH. No. 33, Tahsil : Kamtee, District : Nagpur,** having MahaRERA Registration Number NA (Only Applicable after project Registration) being developed by **M/s GRA ASSOCIATES, Partners Mr Anand Omprakash Agrawal and others.**

Sir,

This certificate is being issued for RERA compliance for the **"SYMBIOSIS CITY -3"** having MahaRERA Registration Number NA (Only Applicable after project Registration) being developed by **M/s GRA ASSOCIATES, Partners Mr Anand Omprakash Agrawal and others.** and is based on the record and documents produced before me and explanations provided to me by the management of the Company.

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Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr.No. (1)	Particulars (2)	Estimated cost (At the time of Registration of project) (3)
1.	**I. Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	3,90,37,000
	b) Incurred 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.	34,00,000
	c) Estimated Acquisition cost of TDR (if any).	NA
	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	7,15,680
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
	f) Under Rehabilitation scheme:	NA
	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, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	NA
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatever payable to any authorities towards and in project of rehabilitation.	NA
	iv. Any other cost including Internet estimated on the borrowing done specifically for construction or rehabilitation component	NA
	Sub - Total of Land Cost:	**4,31,52,680**

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	II. Development Cost/Cost of Construction of Building a. Estimated Cost of Construction as certified by Engineer.	NA
	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, to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	1,52,10,246
	d. Estimated Taxes, cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority.	0
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	Sub-total of development Cost:	**1,52,10,246**
	Total Cost of the Project (Estimated)	**5,83,62,926**

GRA ASSOCIATES

PARTNER

M.B. Agrawal & Associates Nagpur Chartered Accountants

For M. B. Agrawal & Associates
Chartered Accountants
(FRN No. 139478W)

C. A. Subhash Rahangdale
Partner
M. No. 153375

Table B - Actual Cost Incurred on the Project (as on the date of Certificate)

S.No.	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1.	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	3,90,37,000
	(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 State Government/UT Administration or any Statutory Authority.	0
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0
	(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	7,15,680
	(e) Land Premium paid for redevelopment of land owned by public authorities.	NA
	(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.	NA
	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.	NA
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to authorities towards and in project of rehabilitation.	NA
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	NA
	Sub - Total of Land Cost:	**3,97,52,680**
2.	**Development Cost/Cost of Construction** (i) Expenditure for construction. Minimum of (a) and (b) to be Considered (a) Construction COST incurred including development and infrastructure for the same as certified by Engineer	00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	00
	(II) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	00

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	(ii) Incurred Expenditure for development of entire project excluding cost of construction as per (1) above, ie, 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. (iv) Incurred Expenditure towards Taxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority. (v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction finding or money borrowed for construction. **Sub-total of Development Cast:**	00 00 00 00
3.	Total Cost of the Project (Actual incurred as on date of certificate)	3,97,52,680
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	5,83,62,926
5.	Amount which can be withdrawn from the Designated Account.	3,97,52,680
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,97,52,680

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Nagpur
Chartered Accountants

Table C

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

Sold Inventory

Sr. No. (1)	Plot No. (2)	Carpet Area (In.Sq.Mtrs.) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1					
2					
3					
	Total				

- Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No.	Plot No.	Carpet Area	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	1	393.287	1,490,558
2	2	186.491	706,801
3	3	185.788	704,137
4	4	185.085	701,472
5	5	184.383	698,812
6	6	183.779	696,522
7	7	183.452	695,283
8	8	183.303	694,718
9	9	183.150	694,139
10	10	183.363	694,946
11	11	184.076	697,648
12	12	184.917	700,835
13	13	185.759	704,027
14	14	212.409	805,030
15	15	214.830	814,206
16	16	176.273	668,075
17	17	163.520	619,741

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18	18	162.800	617,012
19	19	199.519	756,177
20	20	169.235	641,401
21	21	169.235	641,401
22	22	169.235	641,401
23	23	169.235	641,401
24	24	169.235	641,401
25	25	169.235	641,401
26	26	169.235	641,401
27	27	169.235	641,401
28	28	169.235	641,401
29	29	169.235	641,401
30	30	169.235	641,401
31	31	407.012	1,542,575
32	32	444.174	1,683,419
33	33	169.235	641,401
34	34	169.235	641,401
35	35	169.235	641,401
36	36	169.235	641,401
37	37	169.235	641,401
38	38	169.235	641,401
39	39	169.235	641,401
40	40	169.235	641,401
41	41	169.235	641,401
42	42	169.235	641,401
43	43	169.235	641,401
44	44	199.519	756,177
45	45	383.819	1,454,674
46	46	376.009	1,425,074



47	47	368.193	1,395,451
48	48	360.377	1,365,829
49	49	341.113	1,292,818
50	50	292.792	1,109,682
51	51	237.378	899,663
	TOTAL	10869.740	41,196,315

Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	1,86,10,246
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	4,11,96,315
4	Estimated receivables of ongoing project. (Sum 2 + 3 (ii)]	4,11,96,315
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	NA

Table E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details Bank Name : HDFC Bank Branch Name: Telephone Exchange Sq., Nagpur Account No : 50200067684952 IFSC Code : HDFC0000502
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	00
2.	Deposits	00
3.	Withdrawals	00
4.	Closing Balance	00

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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 (Name of The Promoter) 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* (As time of Registration) (In Rs.) (Proposed and Indicative)	Proposed/Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	3,97,52,680	3,97,52,680	3,97,52,680
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	00	00	00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	00	00	00
4.	Customer Receipts used for Project	1,86,10,246	1,86,10,246	00
5.	Total Funds for Project	5,83,62,926	5,83,62,926	3,97,52,680
6.	Total Estimated Cost (As per Table A)	5,83,62,926	5,83,62,926	5,83,62,926

Table G

Any Comments/Observation of CA

1.	
2.	
3.	
4.	

GRA ASSOCIATES

PARTNER

M.B. Agrawal & Associates * Nagpur * Chartered Accountants

For MB Agrawal Associates
Chartered Accountants
(FRN No. 139478W)

CA Subhash Rahangdale
Partner
(Mem. No. 153375)
UDIN:- 22153375AIHNRY6175

Agreed and accepted by:

Signature of Promoter
Name :
Date : 02/05/2022