



R SUBHASH & ASSOCIATES

CHARTERED ACCOUNTANTS

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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)

To: M/s GRA ASSOCIATES, Nagpur.

Subject: Certificate of Financial Progress of Work of "SYMBIOSIS CITY -3", having MahaRERA Registration Number P50500045470 being developed by M/s GRA ASSOCIATES, Proprior Mr. Anand Omprakash Agrawal,

This certificate is being issued for RERA compliance for the "SYMBIOSIS CITY -3" having MahaRERA Registration Number P50500045470 being developed by M/s GRA ASSOCIATES and is based on the records and documents produced before me and explanations provided by the management of the promoter.

For Quarter ending 31st December 2022 (3rd Qtr. F.Y. 2022-23)

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).	₹ 3,90,37,000.00
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.	34,00,000
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	₹ 7,15,680.00
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 accomodation or rent in lien of Transit accomodation, 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	₹ 4,31,52,680.00
ii	Development Cost / Cost of Construction:	
(a)	Estimated Cost of Construction as certified by Engineer	₹ 0.00
(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.	₹ 1,52,10,246.00
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	₹ 0.00
(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	₹ 1,52,10,246.00
	Total Cost of the Project (Estimated)	₹ 5,83,62,926.00



Table B - Actual Cost Incurred on the Project (as on 31/12/2022)		
Sr No.	Particulars	Amount (INR) Incurred
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	3,90,37,000
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.	60,01,172
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	7,15,680
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	4,57,53,852
2	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	-
	(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.	47,78,059
(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	47,78,059
	Total Cost of the Project (Incurred)	5,05,31,911
3	Total Cost of the Project (Actual incurred as on date of certificate)	5,05,31,911
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	86.58%
5	Amount which can be withdrawn from the Designated Account	5,05,31,911
6	Less: Amount withdrawn till date of this certificate from Designated Account	21,99,272
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,83,32,639

*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.	Carpet Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	1	393.287	23,28,338	10,00,000	13,28,338
2	3	185.788	10,99,902	1,00,000	9,99,902
3	4	185.085	10,95,740	3,50,000	7,45,740
4	9	183.150	10,84,284	1,50,000	9,34,284
5	10	183.363	10,85,546	1,50,000	9,35,546
6	14	212.409	12,57,504	3,51,000	9,06,504
7	18	162.800	9,63,809	6,00,000	3,63,809
8	30	169.235	10,01,905	5,00,000	5,01,905
9	34	169.235	10,01,905	2,00,000	8,01,905
10	37	169.235	10,01,905	6,51,000	3,50,905
	TOTAL	2013.587	1,19,20,838	40,52,000	78,68,838

Unsold Inventory			
Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	2	186.491	7,06,801
2	5	184.383	6,98,812
3	6	183.779	6,96,522
4	7	183.452	6,95,283
5	8	183.303	6,94,718
6	11	184.076	6,97,648
7	12	184.917	7,00,835
8	13	185.759	7,04,027
9	15	214.830	8,14,206
10	16	176.273	6,68,075
11	17	163.520	6,19,741
12	19	199.519	7,56,177
13	20	169.235	6,41,401
14	21	169.235	6,41,401
15	22	169.235	6,41,401
16	23	169.235	6,41,401
17	24	169.235	6,41,401
18	25	169.235	6,41,401
19	26	169.235	6,41,401
20	27	169.235	6,41,401
21	28	169.235	6,41,401
22	29	169.235	6,41,401
23	31	407.012	15,42,575
2	32	444.174	16,83,419
5	33	169.235	6,41,401
6	35	169.235	6,41,401
7	36	169.235	6,41,401
8	38	169.235	6,41,401
11	39	169.235	6,41,401
12	40	169.235	6,41,401
13	41	169.235	6,41,401
15	42	169.235	6,41,401
16	43	169.235	6,41,401
17	44	199.519	7,56,177
19	45	383.819	14,54,674
20	46	376.009	14,25,074
21	47	368.193	13,95,451
22	48	360.377	13,65,829
23	49	341.113	12,92,818
24	50	292.792	11,09,682
25	51	237.378	8,99,663
TOTAL		8,856.15	3,35,64,820



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)	78,31,015
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)	78,68,638
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)	8,856.15
	(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	3,35,64,820
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	4,14,33,658
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	2,90,03,561

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date 31.12.2022)
1	Opening balance	-
2	Deposits	28,38,400.00
3	Withdrawals	21,99,272.00
4	Closing balance	6,37,128.00

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that NIVI INFRASTRUCTURE 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.

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	3,97,52,680	3,97,52,680	4,83,32,639
2	Total borrowed funds (secured) Drawdown availed till date	0	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	0	-	-
4	Customer receipts used for project	1,86,10,246	1,86,10,246	21,99,272
5	Total funds for project	5,83,62,926	5,83,62,926	5,05,31,911
6	Total estimated cost (As per Table A)	5,83,62,926	5,83,62,926	5,83,62,926

Table G - Any Comments/ Observations of CA	
1	
2	
3	
4	NA

GRA ASSOCIATES

Signature of Promoter

Name : Anand Agrawal

Date :



Yours Faithfully

R SUBHASH & ASSOCIATES
CHARTERED ACCOUNTANTS

Firm Registration No. 158734W

CA SUBHASH RAHANGDALE

(PARTNER)

M.NO. 153375

DATED :

UDIN: 23153375B9sMPZ 3586