RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE QUARTER ENDED 31st MARCH 2024

ORBIT APARTMENT– Project Registration No. P50500034744

Date: 23rd October 2024

To,
M/S. DHUNI CONSTRUCTIONS PVT. LTD.
FS – 11, 1st Floor, Building No. 1, Vidharbha Premium,
Opp. Gandhisagar Lake, Nagpur – 440018.

Subject: **Certificate of Financial Progress of Work of "ORBIT APARTMENT",** at Plot No. bearing 2, 3, 4, 5 and 31, 32, 33, 34, CTS No. 177, Kh. No. 84, 85, Mouza - Jaitala, Layout – Praful Pradhan & Others. Mouza – Jaitala, Taluka – Nagpur, Distt. – Nagpur, Pin Code – 440036; **being developed by M/S. DHUNI CONSTRUCTIONS PVT. LTD.**

Sir,

This certificate is being issued for RERA compliance for the project **"ORBIT APARTMENT",** at Plot No. bearing 2, 3, 4, 5 and 31, 32, 33, 34, CTS No. 177, Kh. No. 84, 85, Mouza - Jaitala, Layout – Praful Pradhan & Others, Mouza – Jaitala, Taluka – Nagpur, Distt. – Nagpur, Pin Code – 440036; **being developed by M/S. DHUNI CONSTRUCTIONS PVT. LTD.** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 4,00,00,000/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other	Rs. 1,25,00,000/-

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

	incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	
c.	Acquisition of Cost of TDR (if any)	Rs. 60,00,000/-
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.	Rs. 25,20,000/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL
	(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 lieu of Transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		**Rs. 6,10,20,000/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 9,46,00,000/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs. 75,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 10,21,00,000/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		**Rs. 16,31,20,000/-**

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 4,00,00,000/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	Rs. 1,61,08,457/-
c.	Incurred expenditure for Acquisition of TDR (if any)	Rs. 52,91,352/-

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANTS

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.	Rs. 43,49,708/-
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
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 constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(iii) Incurred expenditure towards 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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		**Rs. 6,57,49,517/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

2.	**DEVELOPMENT COST / COST OF CONSTRUCTION**	
i.	Expenditure for construction. Minimum of (a) and (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 the books of accounts as verified by the C.A.	Rs. 5,86,00,000/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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.	Rs. 58,00,000/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 6,44,00,000/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 13,01,49,517/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**79.78%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 13,01,49,517/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**Rs. 5,00,00,000/-**
7.	Net Amount which can be withdrawn from the Designated Account.	**Rs. 8,01,49,517/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No.	Plot No.	Area (Sq. Mtrs)	Sale Deed Amount	Received Amount	Balance Amount
1	SHOP - 2	20.823	30,00,000	30,00,000	NIL
2	SHOP - 1	24.398	55,00,000	51,95,000	3,05,000
3	SHOP - 3	26.033	40,00,000	33,30,000	6,70,000
4	SHOP - 4	26.033	64,40,000	57,50,000	6,90,000
5	SHOP - 5	20.865	35,00,000	30,50,000	4,50,000
6	SHOP - 6	24.398	55,00,000	52,29,000	2,71,000
7	OFFICE-1	24.138	25,00,000	18,00,000	7,00,000
8	OFFICE-2	45.306	45,00,000	43,00,000	2,00,000
9	OFFICE-3	17.081	28,50,000	26,50,000	2,00,000
10	OFFICE-4	17.081	12,00,000	5,00,000	7,00,000
11	OFFICE-5 & OFFICE-6	17.081 17.081	24,00,000	24,00,000	NIL
12	OFFICE-7	45.306	52,00,000	50,00,000	2,00,000
13	OFFICE-8	20.934	19,00,000	17,00,000	2,00,000
14	FLAT 201	73.605	45,00,000	43,00,000	2,00,000
15	FLAT 202	73.605	45,00,000	42,96,000	2,04,000
16	FLAT 203	55.834	45,00,000	42,65,000	2,35,000
17	FLAT 204	55.834	45,00,000	39,00,000	6,00,000
18	FLAT 206	69.851	45,00,000	41,00,000	4,00,000
19	FLAT 301	73.605	45,00,000	43,84,000	1,16,000
20	FLAT 302	73.605	45,00,000	42,75,000	2,25,000
21	FLAT 303	55.834	40,00,000	38,14,000	1,86,000
22	FLAT 304	55.834	45,00,000	42,00,000	3,00,000
23	FLAT 305	69.851	45,00,000	43,00,000	2,00,000
24	FLAT 306	69.851	44,00,000	30,21,000	13,79,000

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

25	FLAT 401	73.605	45,00,000	40,12,500	4,87,500
26	FLAT 402	73.605	45,00,000	43,00,000	2,00,000
27	FLAT 403	55.834	40,00,000	37,00,000	3,00,000
28	FLAT 404	55.834	38,00,000	34,25,000	3,75,000
29	FLAT 405	69.851	45,00,000	44,48,390	51,610
30	FLAT 406	69,851	45,00,000	41,10,000	3,90,000
31	FLAT 501	73.605	45,00,000	42,89,990	2,10,010
32	FLAT 502	73.605	45,00,000	41,50,000	3,50,000
33	FLAT 503	55.834	45,00,000	43,00,000	2,00,000
34	FLAT 504	55.834	45,00,000	39,00,000	6,00,000
35	FLAT 505	69.851	45,00,000	42,74,000	2,26,000
36	FLAT 506	69.851	45,00,000	40,00,000	5,00,000
37	FLAT 601	73.605	54,00,000	52,25,000	1,75,000
38	FLAT 602	73.605	60,00,000	53,50,000	6,50,000
39	FLAT 603	55.834	40,00,000	37,69,000	2,31,000
40	FLAT 604	55.834	45,00,000	40,00,000	5,00,000
41	FLAT 605	69.851	55,00,000	49,00,000	6,00,000
42	FLAT 606	69.851	45,00,000	39,00,000	6,00,000
	TOTAL	**72,033.68 Sq. Mtrs.**	**Rs. 18,00,90,000/-**	**Rs. 16,48,12,880/-**	**Rs. 1,52,77,120/-**

UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
1	DEPT. STORE - 1	153.302	1,10,45,265
2	DEPT. STORE - 2	153.302	1,10,45,265
3	FLAT 205	69.851	30,69,209
	Total	**376.45 Sq. Mtrs.**	**Rs. 2,51,59,739/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

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)	**Rs. 3,29,70,483/-**
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)	**Rs. 1,52,77,120/-**
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	**393.536 Sq. Mtrs.** **Rs. 2,51,59,739/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 4,04,36,859/-**
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.	**100%**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

TABLE E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	Rs. 10,000/-
2	Deposits	Rs. 16,48,12,880/-
3	Withdrawals	Rs. 16,48,12,880/-
4	Closing Balance	Rs. 10,000/-

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. DHUNI CONSTRUCTIONS 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 time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 15,31,20,000/-	Rs. 15,31,20,000/-	NIL
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds	NIL	NIL	NIL

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

	(Unsecured) - Drawdown availed till date			
4	Customer Receipts used for Project	Rs. 1,00,00,000/-	Rs. 1,00,00,000/-	Rs. 16,48,12,880/-
5	Total Funds for Project	**Rs. 16,31,20,000/-**	**Rs. 16,31,20,000/-**	**Rs. 13,01,49,517/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 16,31,20,000/-**	**Rs. 16,31,20,000/-**	**Rs. 13,01,49,517/-**

TABLE G

Any Comments / Observations of C.A.

1.	All the above figures are taken as per the limited data provided by the client with respect to the project only
2.	All the above figures are taken from the un-audited books of accounts as provided by the client.

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 24130169BKAAJY1669)
Name: C.A. Rishi Ravindra Lashkare

Agreed and accepted by:

Dhuni Constructions Pvt. Ltd.
Directors

Signature of Promoter
Name: M/S. DHUNI CONSTRUCTIONS PVT. LTD
Date: 23rd October 2024
Place: Nagpur