



FORM- 3

 CHARTERED ACCOUNTANT'S CERTIFICATE
 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500032921

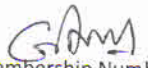
Sr. No	Particulars	Amount (Rs.In Lacs) Estimated (Table A)	Amount (Rs.In Lacs) Incurred (Table B)
1 i.	Land cost :		
	a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Including transfer fees)	270.31	270.31
	b. 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	21.24	21.24
	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	291.55	291.55



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	1,302.42	1,041.94
(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	84.74	84.74
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	1,387.16	1,126.68
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	1,678.71
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		1,418.23
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%)		84.48%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		1,418.23
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		1,344.10
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Gokul Enclave Wing-A Wing-B		74.13

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:23128516BGWNWB6741

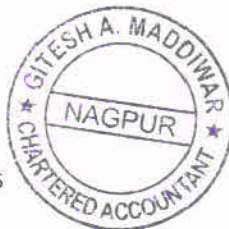


Table- C
Sold Inventory
Sold Inventory Wing A

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	66.496	42.3	0.51	41.7
2	102	66.496	42.5	0.51	42.0
3	106	66.496	43.5	14.50	29.0
4	108	57.486	33.0	0.31	32.7
5	201	71.721	41.0	12.51	28.5
6	203	51.264	31.0	1.00	30.0
7	204	51.497	31.0	0.50	30.5
8	205	51.264	31.0	7.00	24.0
9	208	51.497	31.0	0.20	30.8
10	301	71.721	41.0	12.00	29.0
11	304	51.497	31.0	0.51	30.5
12	308	51.497	31.0	0.51	30.5
13	404	51.497	23.0	2.00	21.0
14	408	51.497	31.0	0.51	30.5
15	504	51.497	31.0	0.51	30.5
16	508	51.497	30.5	10.27	20.2
17	602	71.721	41.0	0.51	40.5
18	608	51.497	31.3	1.00	30.3
Total			617.00	64.86	552.14

Unsold Inventory wing A

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready
1	103	56.13	17.29
2	104	57.486	17.71
3	105	56.126	17.29
4	107	66.496	20.48
5	206	71.721	22.09
6	207	71.721	22.09
7	302	71.721	22.09
8	303	51.264	15.79
9	305	51.264	15.79
10	306	71.721	22.09
11	307	71.721	22.09
12	402	71.721	22.09
13	403	51.264	15.79
14	405	51.264	15.79
15	406	71.721	22.09
16	407	71.721	22.09
17	501	71.721	22.09
18	502	71.721	22.09
19	503	51.264	15.79
20	505	51.264	15.79
21	506	71.721	22.09
22	507	71.721	22.09
23	601	71.721	22.09
24	603	51.264	15.79
25	604	51.497	15.86
26	605	51.264	15.79
27	606	71.721	22.09
28	607	71.721	22.09
29	701	71.721	22.09
30	702	71.721	22.09
31	703	51.264	15.79
32	704	51.497	15.86
33	705	51.264	15.79
34	706	71.721	22.09
35	707	71.721	22.09
36	708	51.49	15.86
TOTAL		2266.06	697.95



Closing Balance

Withdrawals

Table C

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

Sold Inventory

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	102	70.673	35.5	30.00	5.50
2	103	70.684	41.0	36.51	4.49
3	106	70.684	38.0	28.82	9.18
4	107	70.673	38.0	33.41	4.59
5	202	70.673	36.0	25.35	10.65
6	203	70.684	36.0	30.61	5.39
7	206	70.684	36.0	26.00	10.00
8	207	70.673	36.0	28.00	8.00
9	208	56.529	28.0	24.65	3.35
10	301	56.547	29.0	23.11	5.89
11	302	70.673	36.0	27.50	8.50
12	303	70.684	36.0	26.00	10.00
13	304	56.549	29.0	23.00	6.00
14	305	56.549	29.0	25.50	3.50
15	306	70.684	36.0	30.00	6.00
16	307	70.673	36.0	32.20	3.80
17	308	56.529	29.0	23.26	5.74
18	401	56.547	29.0	27.02	1.98
19	402	70.673	36.0	28.00	8.00
20	403	70.684	36.0	29.01	6.99
21	404	56.549	28.4	23.75	4.60
22	405	56.549	29.0	24.50	4.50
23	406	70.684	36.0	30.60	5.40
24	407	70.673	36.0	29.00	7.00
25	408	56.529	29.0	17.21	11.79
26	501	56.547	29.0	23.39	5.61
27	502	70.673	36.0	30.00	6.00
28	503	70.684	36.0	27.00	9.00
29	504	56.549	28.0	23.21	4.79
30	505	56.549	29.0	23.50	5.50
31	506	70.684	36.0	26.00	10.00
32	507	70.673	36.0	30.50	5.50
33	508	56.529	29.0	18.12	10.88
34	601	56.547	26.0	21.31	4.69
35	602	70.673	36.0	24.00	12.00
36	603	70.684	36.0	30.00	6.00
37	604	56.549	22.5	20.60	1.90
38	605	56.549	29.0	24.51	4.49
39	606	70.684	36.0	27.00	9.00
40	607	70.673	36.0	30.53	5.47
41	608	56.529	29.0	7.51	21.49
42	701	56.547	29.0	16.21	12.79
43	702	70.673	27.5	26.90	0.60
44	703	70.684	36.0	25.61	10.39
45	704	56.549	28.0	17.52	10.48
46	705	56.549	29.0	18.00	11.00
47	706	70.684	36.0	30.49	5.51
48	707	70.673	34.5	28.25	6.25
49	708	56.529	29.0	0.11	28.89
Total			1602.35	1233.28	369.07

Unsold Inventory wing B

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready
1	101	56.547	17.42
2	104	56.549	17.42
3	105	56.549	17.42
4	108	56.529	17.41
5	201	56.547	17.42
6	204	56.549	17.42
7	205	56.549	17.42
		395.819	121.91



Table D
Comparison between Balance Cost and Receivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Amt Rs.In Lacs
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	260.48
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	921.21
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.	2,661.88
(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-	819.86
4. Estimated receivables of on-going project. Sum of 2+3 (ii)-	1,741.07
5. Amount to be deposited in Designated Account – 70% or 100%-	1,298.14
If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.	645
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

Gitesh A. Maddiwar

Membership Number- 128516

Date:03/11/2023

Place: Nagpur

UDIN:23128516BGWNWB6741



Table E
Designated Bank Account Details

Rs. In Lacs

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	12.09
2	Deposits	1395.71
3	Withdrawals	1344.10
4	Closing Balance	63.70

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

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	388.30	388.30	388.30
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	1,290.71	1,290.71	1,233.28
5	Total Funds for Project	1,678.71	1,679.01	1,621.58
6	Total Estimated Cost(As Per Table A)	1,678.71	1,678.71	1,678.71

Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

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



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

G. Maddiwar
Membership Number- 128516
Date: 03/11/2023
Place: Nagpur
UDIN: 23128516BGWNWB6741