



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 (Quarter : Jan to march 2024)

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) 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 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.	270.31 - - 21.24 - - - - - -	270.31 - - 21.24 - - - - - -
	Sub-Total of LAND COST	291.55	291.55

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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	2,656.10	1,792.87
(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	200.44	200.44
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	2,856.54	1,993.31
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	3,148.09
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		2,284.86
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%)		72.58%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2 * Sr number 5)		2,284.86
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement for this project only.		1,349.56
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Gokul Enclave Wing-A Wing-B		935.30

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: 04/05/2024
Place: Nagpur
UDIN:24128516BKFYDR6851



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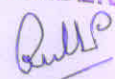
Table C

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory wing B

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	76.782	35.5	30.00	5.50
2	103	76.677	41.0	36.51	4.49
3	106	71.022	38.0	31.82	6.18
4	107	76.673	38.0	33.41	4.59
5	202	76.782	36.0	25.35	10.65
6	203	76.677	36.0	30.61	5.39
7	206	71.022	36.0	30.00	6.00
8	207	76.673	36.0	28.00	8.00
9	208	76.655	28.0	24.65	3.35
10	301	56.152	29.0	26.00	3.00
11	302	76.782	36.0	27.50	8.50
12	303	76.677	36.0	26.00	10.00
13	304	56.531	29.0	23.00	6.00
14	305	56.531	29.0	25.50	3.50
15	306	71.022	36.0	30.00	6.00
16	307	76.673	36.0	32.20	3.80
17	308	76.655	29.0	23.26	5.74
18	401	56.152	29.0	27.49	1.51
19	402	76.782	36.0	28.00	8.00
20	403	76.677	36.0	29.01	6.99
21	404	56.531	28.4	23.75	4.60
22	405	56.531	29.0	24.50	4.50
23	406	71.022	36.0	30.36	5.64
24	407	76.673	36.0	29.50	6.50
25	408	76.655	29.0	20.71	8.29
26	501	56.152	29.0	24.49	4.51
27	502	76.782	36.0	30.00	6.00
28	503	76.677	36.0	30.00	6.00
29	504	56.531	28.0	23.21	4.79
30	505	56.531	29.0	23.50	5.50
31	506	71.022	36.0	30.00	6.00
32	507	76.673	36.0	30.50	5.50
33	508	76.655	29.0	18.12	10.88
34	601	56.152	26.0	21.31	4.69
35	602	76.782	36.0	27.00	9.00
36	603	76.677	36.0	35.00	1.00
37	604	56.531	22.5	20.60	1.90
38	605	56.531	29.0	24.51	4.49
39	606	71.022	36.0	27.00	9.00
40	607	76.673	36.0	30.53	5.47
41	608	76.655	29.0	12.51	16.49
42	701	56.152	29.0	21.21	7.79
43	702	76.782	27.5	26.90	0.60
44	703	76.677	36.0	29.51	6.49
45	704	56.549	28.0	17.52	10.48
46	705	56.531	29.0	13.50	15.50
47	706	71.022	36.0	30.49	5.51
48	707	76.673	34.5	28.25	6.25
49	708	76.655	29.0	24.11	4.89
	Total	3414.10	1602.35	1296.90	305.45

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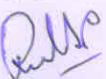

Unsold Inventory wing B

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready
1	101	56.152	17.29
2	104	56.549	17.42
3	105	56.549	17.42
4	108	76.655	23.61
5	201	56.152	17.29
6	204	56.531	17.41
7	205	56.531	17.41
		415.119	127.86

Sold Inventory wing A

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	6.51	35.7
2	102	66.496	42.5	6.51	36.0
3	103	56.13	33.0	10.00	23.0
4	104	57.48	33.5	0.31	33.2
5	105	56.126	33.0	11.09	21.9
6	106	66.496	43.5	14.50	29.0
7	108	57.486	33.0	12.51	20.5
8	201	71.721	41.0	12.51	28.5
9	202	71.721	41.0	0.21	40.8
10	203	51.264	31.0	7.00	24.0
11	204	51.497	31.0	10.50	20.5
12	205	51.264	31.0	10.00	21.0
13	206	71.721	40.0	0.51	39.5
14	208	51.497	31.0	6.20	24.8
15	301	71.721	41.0	12.00	29.0
16	302	71.721	41.0	1.00	40.0
17	303	51.264	32.0	3.00	29.0
18	304	51.497	31.0	7.51	23.5
19	305	51.264	32.0	0.51	31.5
20	308	51.497	31.0	10.51	20.5
21	401	71.721	42.0	0.90	41.1
22	402	71.721	41.0	0.50	40.5
23	403	51.264	32.5	0.50	32.0
24	404	51.497	23.0	2.00	21.0
25	408	51.497	31.0	0.51	30.5
26	501	71.721	41.0	0.11	40.9
27	502	71.721	41.0	1.00	40.0
28	504	51.497	31.0	3.40	27.6
29	508	51.497	30.5	10.27	20.2
30	601	71.721	41.0	1.00	40.0
31	602	71.721	41.0	0.51	40.5
32	604	51.497	32.0	1.00	31.0
33	608	51.497	31.3	4.00	27.3
34	701	71.721	40.5	0.11	40.4
	Total	2058.65	1213.50	168.70	1044.80

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Unsold Inventory wing A

RS.In Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready
1	107	66.496	20.48
2	207	71.721	22.09
3	306	71.721	22.09
4	307	71.721	22.09
5	405	51.264	15.79
6	406	71.721	22.09
7	407	71.721	22.09
8	503	51.264	15.79
9	505	51.264	15.79
10	506	71.721	22.09
11	507	71.721	22.09
12	603	51.264	15.79
13	605	51.264	15.79
14	606	71.721	22.09
15	607	71.721	22.09
16	702	71.721	22.09
17	703	51.264	15.79
18	704	51.497	15.86
19	705	51.264	15.79
20	706	71.721	22.09
21	707	71.721	22.09
22	708	51.49	15.86
	TOTAL	1388.98	427.81

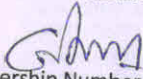
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Table D
Comparison between Balance Cost and Receivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	Amt Rs.In Lacs 863.23
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	1,350.25
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.	1,389.22
(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-	555.74
4. Estimated receivables of on-going project. Sum of 2+3 (ii)-	1,905.99
5. Amount to be deposited in Designated Account – 70% or 100%-	1,465.60
If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.	945
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


Membership Number- 128516
Date: 04/05/2024
Place: Nagpur
UDIN:24128516BKFYDR6851



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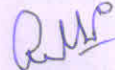

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Table E
Designated Bank Account Details

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	1465.60
3	Withdrawals	1349.56
4	Closing Balance	128.14

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 headrby certify that (M/s.Hare Krishna Builders) has utilized the required proportion of money, as specified I the act collected from allottees for this project only for land

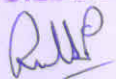
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Table F
Means of Finance

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	213.11
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	1,465.60
5	Total Funds for Project	3,148.09	1,679.01	1,678.71
6	Total Estimated Cost(As Per Table A)	3,148.09	3,148.09	3,148.09

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Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

HARE KRISHNA BUILDERS



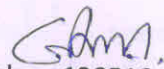
Signature of Promoter **PARTNER**

Name: Mr. Kuldeep Malhotra

M/s. Hare Krishna Builders



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



Membership Number- 128516

Date: 04/05/2024

Place: Nagpur

UDIN: 24128516BKFYDR6851