M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

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email id - cagadassociates@gmail.com,
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FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
INTEGRATED INFRACON
SUGAT CHOWK JARIPATKA NAGPUR

Sub.:- Certificate of Financial Progress of Work of The Empire MahaRERA Registration Number : P50500034373 being developed by **INTEGRATED INFRACON**

Sir,

This certificate is being issued for RERA compliance for the **The Empire** having MahaRERA Registration Number : P50500034373 being developed by **INTEGRATED INFRACON** is based on the records and documents produced before me and explanations provided to me by the Partners.

FOR THE QUARTER ENDED : 30TH SEPTEMBER 2022

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

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	30,000,000
	b) 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.	38,978,242
	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	2,160,640
	e) Estimated Land Premium payable as per annual statement 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)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, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linked premium, fees, charges artd security deposits ot maittenance 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	71,138,882
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	283,833,453
	(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 fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	18,663,022
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	425,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	30,654,013
	Sub-Total of DEVELOPMENT COST	333,575,488
	Total Cost of The project (Estimated)	**404,714,370**

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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	30,000,000
	b) Incurred expenditure on Premiums 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.	38,978,242
	c) Incurred Expenditure for Acquisition cost 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	2,160,640
	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 infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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 payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	71,138,882
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	36,657,826
	(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 fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	382,384
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	37,040,210
3	Total Cost of The project (Actual incurred as on date of certificate)	108,179,092
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	26.73
5	Amount which can be withdrawn from the Designated Account.	108,179,092
6	Less: Amount withdrawn till date of this certificate from the Designated Account	9,821,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	108,179,092

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
20TH JULY 2023
UDIN : 23177608BGSMKU3288

Date:-20/07/2023
Place:-Nagpur

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	296,535,278
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	8,042.36
	(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	240,096,473
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	240,096,473
5	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

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	9,821,000
3	Withdrawals	9,821,000
4	Closing Balance	-

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 Integrated Infracon has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
20TH JULY 2023
UDIN : 23177608BGSMKU3288

Date:-20/07/2023
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	1801	128.75	8,380,697.00	475,000.00	7,905,697.00
2	1702	126.56	7,335,367.00	800,000.00	6,535,367.00
3	1902	126.56	7,335,367.00	2,280,000.00	5,055,367.00
4	1802	126.56	7,335,367.00	950,000.00	6,385,367.00
5	1901	128.75	8,380,697.00	2,280,000.00	6,100,697.00
6	1001	128.75	7,500,000.00	712,500.00	6,787,500.00
7	902	126.56	7,282,000.00	1,140,000.00	6,142,000.00
8	1601	128.75	12,147,500.00	490,000.00	11,657,500.00
9	901	128.75	5,556,000.00	1,805,000.00	3,751,000.00
10	1701	128.75	9,000,000.00	1,282,500.00	7,717,500.00
11	1102	126.56	8,500,000.00	295,000.00	8,205,000.00
12	1402/1502	253.12	14,670,734.00	1,520,000.00	13,150,734.00
	TOTAL	**1,658.41**	**103,423,729.00**	**14,030,000.00**	**89,393,729.00**

Unsold Inventory

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101	128.75	3,843,703
2	102	126.56	3,778,233
3	103	127.71	3,812,714
4	104	127.55	3,807,788
5	201	128.75	3,843,703
6	202	126.56	3,778,233
7	203	127.71	3,812,714
8	204	127.55	3,807,788
9	301	128.75	3,843,703
10	302	126.56	3,778,233
11	303	127.71	3,812,714
12	304	127.55	3,807,788
13	401	128.75	3,843,703
14	402	126.56	3,778,233
15	403	127.71	3,812,714
16	404	127.55	3,807,788
17	501	128.75	3,843,703
18	502	126.56	3,778,233
19	503	127.71	3,812,714
20	504	127.55	3,807,788
21	601	128.75	3,843,703
22	602	126.56	3,778,233
23	603	127.71	3,812,714
24	604	127.55	3,807,788
25	701	128.75	3,843,703
26	702	126.56	3,778,233

27	703	127.71	3,812,714
28	704	127.55	3,807,788
29	801	128.75	3,843,703
30	802	126.56	3,778,233
31	803	127.71	3,812,714
32	804	127.55	3,807,788
33	903	127.71	3,812,714
34	904	127.55	3,807,788
35	1002	126.56	3,778,233
36	1003	127.71	3,812,714
37	1004	127.55	3,807,788
38	1101	128.75	3,843,703
39	1103	127.71	3,812,714
40	1104	127.55	3,807,788
41	1201	128.75	3,843,703
42	1202	126.56	3,778,233
43	1203	127.71	3,812,714
44	1204	127.55	3,807,788
45	1301	128.75	3,843,703
46	1302	126.56	3,778,233
47	1303	127.71	3,812,714
48	1304	127.55	3,807,788
49	1401	128.75	3,843,703
50	1403	127.71	3,812,714
51	1404	127.55	3,807,788
52	1501	128.75	3,843,703
53	1503	127.71	3,812,714
54	1504	127.55	3,807,788
55	1602	126.56	3,778,233
56	1603	127.71	3,812,714
57	1604	127.55	3,807,788
58	1703	127.71	3,812,714
59	1704	127.55	3,807,788
60	1803	127.71	3,812,714
61	1804	127.55	3,807,788
62	1903	127.71	3,812,714
63	1904	127.55	3,807,788
		8,042.36	**240,096,473**



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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	60,000,000	60,000,000	34,149,092
2	Total Borrowed Funds (Secured) - Drawdown availed till date	100,000,000	100,000,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	70,000,000	70,000,000	60,000,000
4	Customer Receipts under for Project	329,490,202	329,490,202	14,030,000
5	Total Funds for Project	559,490,202	559,490,202	108,179,092
6	Total Estimated Cost (As per Table A)	404,714,370	404,714,370	108,179,092

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 23177608BGSMKU3288

Agreed and accepted by:

Name:- Rajesh Batwani
Place:-Nagpur
Date:-20/07/2023