CHARTERED ACCOUNTANTS CERTIFICATE

Cost of Real Estate Project : **Nanik's Ashtavinayak Bhakti -4 of M/s Nanik Enterprises**

RERA Registration Number: **P50500045432**

Project Name : **Nanik's Ashtavinayak Bhakti -4 (As on 31.03.2025)**

Sr. No	Particulars		Amount (in Crores)	
			Estimated (Column - A)	Incurred & Paid (Column - 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	1.91	1.91
	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	2.58	2.58
	c	Acquisition cost of TDR (if any)	0.00	0.00
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	0.00	0.00
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0.00	0.00
	f	**Under Rehabilitation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer **(in Column-A)**	0.00	0.00
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	0.00	0.00
	(iii)	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.	0.00	0.00

'KRISHNA' B-4, Sita Sankul, Oppo Aakarnagar Ground, Katol Road, Nagpur 440013
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Sr. No	Particulars		Amount (in Crores)	
			Estimated (Column - A)	Incurred & Paid (Column - B)
	(iv)	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.	0.00	0.00
	Sub-Total of Land Cost		**4.49**	**4.49**
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	40.99	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		38.92
	a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, **site overheads/ Contingencies**, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the Construction of the entire phase of the project registered.	2.04	1.74
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. **Marketing & admin cost**	5.49	5.39
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction: State Bank Of India TL A/c *(Interest till 31.01.2025 since inception of loan)*	10.00	6.49
	Sub-Total of Development Cost		**58.52**	**52.54**

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	63.01
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred (Column – B)	57.03
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project Dated 12/04/2025)	94.93%
5		Proportion of the Cost incurred on Land. Cost and Construction Cost to the Total Estimated Cost. (3/2)	91%
6		Amount which can be withdrawn from the Designated loan Account (Total cost incurred i.e. Rs. 57.03 crore – customer advance received i.e. Rs. 11.97 crore approx = Rs. 45.06 crore) **91% of Rs. 45.06 crore – Rs. 41.00 crore Capped at 30Crores**	30.00
7	**Less:**	Amount withdrawn / disbursed till date of this certificate as per the Books of Accounts and Bank Statement	**Rs. 26.46**
8		Net Amount which can be withdrawn/ disbursed from the Designated Bank loan Account under this certificate.	**Rs. 3.54**

*Company planning to withdraw around Rs. 3 crores till Oct 2025

This certificate is being issued for RERA compliance / loan disbursement for funded residential project **Nanik's Ashtavinayak Bhakti -4** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Sidharth Gupta & Company

Chartered Accountants



FCA Sidharth Gupta

Proprietor



Membership No.: 301295

FRN No.: 160358W

UDIN: 25301295BMNRAR7918

Date: 14th April 2025