# 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 30th SEPTEMBER 2023]**
**[KESHAV, Project Registration No. P50500023199]**

**Date: 5th October 2023**

**To,**
**M/s. Shri Parasnath Properties**
**Plot No. 25, Red Cross Road, Sadar,**
**Nagpur - 440001**

**Subject: Certificate of Financial Progress of Work of "KESHAV", at** Plot No. 2 & 3, Kh. No. 124/3, Mouza – Zingabai Takli, Adivasi G.N.S. Society, Nagpur - 440030; total admeasuring 578.74 Sq. Mtrs.; **being developed by M/s. Shri Parasnath Properties.**

**Sir,**

This certificate is being issued for RERA compliance for the project **"KESHAV", at** Plot No. 2 & 3, Kh. No. 124/3, Mouza – Zingabai Takli, Adivasi G.N.S. Society, Nagpur - 440030; total admeasuring 578.74 Sq. Mtrs.; **being developed by M/s. Shri Parasnath Properties** 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. 1,24,00,000/- |
| b. | Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / | NIL |

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| | | |
|---|---|---|
| | UT Administration or any Statutory Authority | |
| c. | Acquisition of Cost of TDR (if any) | NIL |
| 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. 9,60,000/- |
| 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. 1,33,60,000/-** |
| | | |

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| | | |
|---|---|---|
| **(ii) DEVELOPMENT COST / COST OF CONSTRUCTION** | | |
| a. | Estimated cost of development as Certified by Engineer | Rs. 4,00,00,000/- |
| 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. 50,00,000/- |
| d. | Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority. | Rs. 35,38,016/- |
| e. | Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction | Rs. 85,00,000/- |
| **Sub – Total of DEVELOPMENT COST** | | **Rs. 5,70,38,016/-** |
| **TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)** | | **Rs. 7,03,98,016/-** |

**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. 1,24,00,000/- |
| 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 | NIL |
| c. | Incurred expenditure for Acquisition of TDR (if any) | NIL |
| d. | | |

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| | | |
|---|---|---|
| e. | 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. 9,60,000/- |
| f. | Land Premium paid for redevelopment of land owned by public authorities | NIL |
| g. | Under Rehabilitation Scheme | |
| | (i) Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.<br>(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.<br>(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. 1,33,60,000/-** |

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| | | |
|---|---|---|
| **2.** | **DEVELOPMENT COST / COST OF CONSTRUCTION** | |
| i. | Expenditure for construction. Minimum of (a) and (b) to be considered.<br>(a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer.<br>(b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A. | Rs. 2,25,00,000/- |
| 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. 25,00,000/- |
| iv. | Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority. | Rs. 35,38,016/- |
| v. | Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction. | Rs. 7,00,000/- |
| **Sub – Total of DEVELOPMENT COST** | | **Rs. 2,92,38,016/-** |
| **3.** | Total Cost of the Project (Actual incurred as on date of Certificate) | **Rs. 4,25,98,016/-** |
| **4.** | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A). | **60.51%** |
| **5.** | Amount which can be withdrawn from the Designated Account. | **Rs. 4,25,98,016/-** |
| **6.** | Less: Amount withdrawn till date of this Certificate from the Designated Account. | **NIL** |
| **7.** | Net Amount which can be withdrawn from the Designated Account. | **Rs. 4,25,98,016/-** |

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## TABLE C

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

**SOLD INVENTORY**

| Sr. No. | Plot No. | Area (in Sq. Mtrs.) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivables |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| N.A. | | | | | |

**UNSOLD INVENTORY**

| Sr. No. | Flat No. | Carpet Area (in Sq. Mtrs.) | Unit Consideration as per Ready Reckoner Rate |
|---|---|---|---|
| (1) | (2) | (3) | (4) |
| 1 | 101 | 57.472 | Rs. 22,52,327.68/- |
| 2 | 102 | 57.472 | Rs. 22,52,327.68/ |
| 3 | 103 | 57.472 | Rs. 22,52,327.68/ |
| 4 | 201 | 57.472 | Rs. 22,52,327.68/ |
| 5 | 202 | 57.472 | Rs. 22,52,327.68/ |
| 6 | 203 | 57.472 | Rs. 22,52,327.68/ |
| 7 | 301 | 57.472 | Rs. 22,52,327.68/ |
| 8 | 302 | 57.472 | Rs. 22,52,327.68/ |
| 9 | 303 | 57.472 | Rs. 22,52,327.68/ |
| 10 | 401 | 57.472 | Rs. 22,52,327.68/ |
| 11 | 402 | 57.472 | Rs. 22,52,327.68/ |
| 12 | 403 | 57.472 | Rs. 22,52,327.68/ |
| 13 | 501 | 57.472 | Rs. 22,52,327.68/ |
| 14 | 502 | 57.472 | Rs. 22,52,327.68/ |
| 15 | 503 | 57.472 | Rs. 22,52,327.68/ |
| 16 | 601 | 57.472 | Rs. 22,52,327.68/ |



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| | | | |
|---|---|---|---|
| 17 | 602 | 57.472 | Rs. 22,52,327.68/ |
| 18 | 603 | 57.472 | Rs. 22,52,327.68/ |
| | | **1034.46 Sq. Mtrs.** | **Rs. 4,05,40,048/-** |

**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. 2,78,00,000/-** |
| 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) | **NIL** |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),<br>(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)<br>as per Table C to this certificate | **1034.46 Sq. Mtrs.**<br>**Rs. 4,05,40,048/-** |
| 4 | Estimated receivables of ongoing project [Sum of 2 + 3(ii)] | **Rs. 4,05,40,048/-** |
| 5 | (To be Filled for Ongoing Projects only) Amount to be deposited in Designated Account – 70 % or 100%. | |

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| | | |
|---|---|---|
| | IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.<br>IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. | **70%** |

## 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 | NIL |
| 3 | Withdrawals | NIL |
| 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. Shri Parasnath Properties** 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.

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## 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. 2,53,98,016/- | Rs. 2,53,98,016/- | Rs. 2,50,98,016/- |
| 2 | Total Borrowed Funds (Secured) - Drawdown availed till date | Rs. 3,50,00,000/- | Rs. 3,50,00,000/- | Rs. 1,75,00,000/- |
| 3 | Total Borrowed Funds (Unsecured) Drawdown availed till date | Rs. 50,00,000/- | Rs. 50,00,000/- | NIL |
| 4 | Customer Receipts used for Project | Rs. 50,00,000/- | Rs. 50,00,000/- | **NIL** |
| 5 | Total Funds for Project | **Rs. 7,03,98,016/-** | **Rs. 7,03,98,016/-** | **Rs. 4,25,98,016/-** |
| 6 | **Total Estimated Cost (As per Table A)** | **Rs. 7,03,98,016/-** | **Rs. 7,03,98,016/-** | **Rs. 4,25,98,016/-** |

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**TABLE G**

**Any Comments / Observations of C.A.**

| | |
|---|---|
| 1. | The above figures are collect from the unaudited books of accounts. |
| 2. | The above amounts are verified by the limited information provided by the client with respect to the above project only. |

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 23130169BGYZY5135)
Name: C.A. Rishi Ravindra Lashkare

**Yours Faithfully**
**Agreed and accepted by:**
**Signature of Promoter**

FOR SHRI PARASNATH PROPERTIES
Parag R Lashkare.
PARTNER/AUTHORIZED SIGNATORY

**M/s. Shri Parasnath Properties**

**Date: 5th October 2023**
**Place: Nagpur**