B P S D & Associates
Chartered Accountants

Nagpur : 3 & 4, Sai Sagar, Hingna Road, Nagpur - 440 036. Tel.: +91 712- 2236686, 2233929 E-mail : bps.chartereds@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 09/08/2022

To,
LCPL INFRASTRUCTURE PRIVATE LIMITED
Block No. 217 & 218, "Shriram Shyam Tower", 2nd Floor,
S V Patel Marg, Kingsway, Nagpur - 440001.

Subject: Certificate of Financial Progress of Work of MAULI NAGAR - 14 Sector (A) Project having MahaRERA Registration Number (unregistered) (Only Applicable after project Registration) being developed by LCPL INFRASTRUCTURE PRIVATE LIMITED

Sir,

This certificate is being issued for RERA compliance for the Work of Mauli Nagar - 14 Sector (A) Project having MahaRERA Registration Number (unregistered) (Only Applicable after project Registration) being developed by LCPL INFRASTRUCTURE PRIVATE LIMITED and is based on the records and documents produced before me and explainations provided to me by the management of the Company.

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

Sr No. (1)		Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1.	**i) Land Cost:**		
	(a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	3,03,75,000
	(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.	-
	(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, resgistration fees etc; and	18,77,145
	(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	-

BPSD & ASSOCIATES ★ NAGPUR FRN 118251W ★ CHARTERED ACCOUNTANTS

Certificate No.	0132

Mumbai : 301-B, 51-C, Yash Avenue, Sector 20, Kharghar, Navi Mumbai - 410 210. Ph. 022-27744489

(1)		(2)	(3)
	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 accomodation or rent in lien of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii.	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-
	iv.	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**3,22,52,145**
	ii) Development Cost / Cost of Construction:		
	(a)	Estimated Cost of Construction as certified by Engineer	1,77,13,000
	(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, consultants fees, site overheads, cost of services (including water, electricity, swerage, drainage, layout roads, etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
	(d)	Estimated Taxes, cess, fees, charges, premiums, interst etc. payable to any Statutory Authority.	-
	(e)	Interst payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-
		Sub Total of DEVELOPMENT COST Rs	**1,77,13,000**
		Total Cost of the Project (Estimated)	**4,99,65,145**

* Pass through charges or indirect taxes not included in estimated cost of project.
** Estimated cost shall be revised through correction application.

LCPL Infrastructure Pvt. Ltd.

Director

Accepted

B P S D & ASSOCIATES
NAGPUR
FRN
118251W
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Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr No.		Particulars	Amount (Rs.) Incurred
(1)		(2)	(3)
1.	**i) Land Cost:**		
	(a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	3,09,51,220
	(b)	Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	(c)	Incurred 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, resgistration fees etc; and	18,77,145
	(e)	Land Premium paid payable for development 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 infrastructure for the same as certified by Engineer.	-
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified 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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on.	-
	iii.	Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever paid to any authorities towards and in project of rehabilitation.	-
	iv.	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**3,28,28,365**



(1)		(2)	(3)
2.	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) or (b) to be considered	-
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(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(ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, swerage, drainage, layout roads, 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 project registered.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc. to any Statutory Authority.	-
	(v)	Incurred Expenditure towards Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of DEVELOPMENT COST Rs	-
3.		**Total Cost of the Project (Actual incurred as on date of certificate)**	**3,28,28,365**
4.		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	65.70%
5.		Amount which can be withdrawn from the Designated Account	NA
6.		Less: Amount withdrawn till date of this certificate from designated bank account	NA
7.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NA

* Pass through charges or indirect taxes not included in estimated cost of project.

LCPL Infrastructure Pvt. Ltd.

Director

Accepted

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Table C

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

Sold Inventory

Sr No	Plot No. / Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment*	Received Amount*	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	NA	NA	NA	NA	NA
	Total	-	-	-	-

*Unit Consideration as per Agreement / Letter of Allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory

Sr No	Plot No. / Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (Rs.)
(1)	(2)	(3)	(4)
1	1	720.4800	88,25,880
2	2	654.7600	80,20,810
3	3	682.9200	83,65,770
4	4	674.5000	82,62,625
5	5	256.8000	31,45,800
6	6	256.8000	31,45,800
7	7	256.8000	31,45,800
8	8	155.6300	19,06,468
9	9	135.3000	16,57,425
10	10	135.3000	16,57,425
11	11	135.3000	16,57,425
12	12	135.3000	16,57,425
13	13	135.3000	16,57,425
14	14	135.3000	16,57,425
15	15	135.3000	16,57,425
16	16	135.3000	16,57,425
17	17	145.7300	17,85,193
18	18	144.9000	17,75,025
19	19	132.0000	16,17,000
20	20	132.0000	16,17,000
21	21	132.0000	16,17,000
22	22	132.0000	16,17,000
23	23	132.0000	16,17,000
24	24	132.0000	16,17,000
25	25	132.0000	16,17,000
26	26	132.0000	16,17,000
27	27	135.0000	16,53,750
28	28	140.2500	17,18,063
29	29	108.7500	13,32,188



30	30	108.7500	13,32,188
31	31	108.7500	13,32,188
32	32	108.7500	13,32,188
33	33	108.7500	13,32,188
34	34	108.7500	13,32,188
35	35	108.7500	13,32,188
36	36	108.7500	13,32,188
37	37	108.7500	13,32,188
38	38	138.2900	16,94,053
	Total	**7480.0100**	**9,16,30,123**



Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	1,71,36,780
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (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)	7480.01 sq. mtrs.
	(ii) Estimated amount of sales procecds in respect of unsold apartnrents (calculated as per ASR multipticd to unsold area as on the date of certificate, to bc calculatcd and certificd by CA (as pcr Table C to this certificate)	9,16,30,123
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	9,16,30,123
5	(To Be Filled for Ongoing Projects only) 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	6,41,41,086

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	As informed, designated bank account not yet opened.
2	Deposits	
3	Withdrawals	
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 LCPL INFRASTRUCTURE PRIVATE LIMITED has utilized the required poportion 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

Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	3,22,52,145	3,28,28,365	3,28,28,365
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts Used For The Project	1,77,13,000	1,77,13,000	-
5	Total Fund For The Project	4,99,65,145	5,05,41,365	3,28,28,365
6	Total Estimated Cost (As per Table A)	4,99,65,145	4,99,65,145	3,28,28,365

Table G
Any Commcnts/Observations of CA

Sr. No.	Comments
1	NA

LCPL Infrastructure Pvt. Ltd.

Director

Accepted

B P S D & ASSOCIATES ★ NAGPUR FRN 118251W ★ CHARTERED ACCOUNTANTS

CA Rohit Aherrao
Partner
Membership No. 131647
UDIN: 22131647AOQKWG1863
For & on behalf of
B P S D & Associates
Chartered Accountants
FRN: 118251W
Nagpur
Date: 09/08/2022

Agreed and Accepted by :

Date: