CHHAJED & CO.
Chartered Accountants

FORM 3
(See **Regulation 3)**
CHARTERED ACCOUNTANT'S CERTIFICATE
(To be submitted the time of Registration ol Project and for withdrawal of Money from Designated Account)

Date:30/09/2022

To
Brijmohan Kishan Tiwari
Plot no 83, Prakash nagar, Behind govind lawn, Zingabai Takali, Mankapur, Nagpur 440030

Subject : Certiticate of financial Progress Of work of (project) having maharera registration no.----------(only Applicable after project Registration) being devloped by **Brijmohan Kishan Tiwari proprietor of Nile Properties**

Sir,
This certificate being issued for RERA compliance for the **NILE ESTATE VALLEY** having Maha RERA Registration Number _____(only Applicable After project Registration) being developed by **Brijmohan Kishan Tiwari proprietor of Nile Properties** and is based on record and dacument produce before me and explanation 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	Particulers (2)	Estimated Cost (At the time of Registration of Project (3)
1	**i. Land** Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	**3473000**
	(b) Estimated Amount of Primium 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 A uthority.	0
	(c) Estimated Acquisition cost of I'DR (if any).	0
	(d) Estimated Amounts payable to State Goverment/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfcr charges, registration fees etc; and	**924452**
	(e) Lstimated Land Premium payable as per annual statement of rates (ASR) for redevelopment ot land owned by public authorities.	0
	(f) Under Rehabilitation scheme	0
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified b Em ineer.	0
	ii. Estiiiiatcd Cost towards clearance of land ot all or any encumbrances including cost or removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. overhead cost, amounts payble to slum dwellers . tenants, appartment owners or appropriate authority or goverment or concessionaire which are not refundable and so on.	0
	ii. Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsover payable to any authorities towards and in projeci of rehabilitation.	0
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0
	sub - total of land cost:	**4397452**
	ii. Development Cost/Cost of Construction of Building	0
	(a) Estimated Cost of Construction as certified by Engineer.	0
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0

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	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above , i.e.. salaries, consullants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage. layout roads etc.). absorbed cust (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	21500000
	(d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority	0
	(e) Interest payable to financial instifiitions, scheduled banks, now-banking financial institution (NDFC) or money lenders on construction funding or money borrowed for construction.	0
	Sub-total of Development Cost	**21500000**
	Tolal Cost of the Project (Estimated)	**25897452**

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

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

Sr. no.	Particuler	Amounts (Rs.) incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of land as ascertained from the Annual Statement of Rates (ASR)	3473000
	(b) Incurred Expenditure on Primiums to obtain devlopment rights, FSI , additional FSI, fungible area, and any other incentive/ concession in deficiency under DCR from Local Authority or Stare Government /UT Administration or any Statutory Authority.	0
	(c) Incurred Expenditure for *Acquisition* of TDR (if any)	0
	(b) Amount 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	924452
	(e) Land primium paid for redevelopment of' land owned by public authorities.	0
	Under Rehabilitation scheme:	0
	i. Incurred Expenditure for construction of rehabilitation building minimum of (a) or (b) to be considered	0
	(a) Cost Incurred for construction of rehab building including site devlopment and infrastructure for the same as certified by Engineer.	0
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
	ii. IncurredExpenditure toword clearance ot land of all or any encumbrances including cost ot removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. overhead cost, amounts paid to slum dwellers. tenants, apartment owner or appropriate authority or government ter concessionnaire which are not refundable and so on.	0
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit. or any amount whatsoever paid to any authorities towards and in project of rehabilitation	0
	iv. Any other cost including interest incurred on the borrowing done specifically for construction ol rehabilitation component.	0
	Sub- total cost of land	**4397452**

2	**Development Cost/Cost of Construction**	
	(i) Expenditure tor constriction. Minimum of (a) and (b) to be considered	0
	(a) construction cost inccured including site devlopment and infrastructure for the same as certified by Engineer	0
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(iii) Incurred Expenditure for development of entire project excluding cost of constriction as per (i) above, i.e., salaries, consultants fees, site overheads, devlopment works, cost of services (including water, electricity, sewrage, 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 the project registered.	0
	(iv) Incurred Expenditure towards flaxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority	0
	(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding oi- Money borrowed fot construction	0
	Sub-total of Development Cost	**0**
3	Total Cost of the Project (Actual incurred as on date of certificate)	4397452
4	Proportion of the Cost incurred on land Cost and Construction cost to the total Estimated Cost (Table A)	16.98%
5	Amount which can be withdrawn from the Designated Account.	4397452
6	Less: Amount withdrawn till date of this certificate from the Designation Account	0
7	**Net Amount which can be withdrawn from the Designated bank Account under this certificate**	**4397452**

Pass through charges or indirect taxes not included in incurred cost of the project.

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in. Sq. MTr)	Unit consideration as per agreement / letter of allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	0	0	0	0	0
2	0	0	0	0	0
3	0	0	0	0	0
	Total	0	0	0	0

*Unit consideration as per agreement/letter ot" allotment and amount received does not include pass through chargcs and indirect taxes

Unsold Inventory

Sr. no	Flat No.	Carpet Area (in. Sq. MTr)	Unit consideration as per ready reckoner rate
1	1	482.17	867906
2	2	454.75	818550
3	3	454.75	818550
4	4	454.75	818550
5	5	454.75	818550
6	6	454.75	818550
7	7	535.1	963180
8	8	456.67	822006
9	9	501.4	902520
10	10		

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11	11	470.25	846450
12	12	457.2	822960
13	13	467.83	842094
14	14	456.19	821142
15	15	450.84	811512
16	16	453.27	815886
17	17	452.63	814734
18	18	460.7	829260
19	19	462.96	833328
20	20	254.13	457434
21	21	127.5	229500
22	22	127.5	229500
23	23	127.5	229500
24	24	127.5	229500
25	25	127.5	229500
26	26	127.5	229500
27	27	127.5	229500
28	28	127.5	229500
29	29	127.5	229500
30	30	130.83	235494
31	31	150.35	270630
32	32	140	252000
33	33	140	252000
34	34	140	252000
35	35	140	252000
36	36	140	252000
37	37	140	252000
38	38	151.55	272790
39	39	141.9	255420
40	40	141.9	255420
41	41	141.9	255420
42	42	141.9	255420
43	43	141.9	255420
44	44	141.9	255420
45	45	141.9	255420
46	46	141.9	255420
47	47	141.9	255420
48	48	141.9	255420
49	49	141.9	255420
50	50	141.9	255420
51	51	141.9	255420
52	52	139.43	250974
53	53	161.59	290862
54	54	108.5	195300
55	55	108.5	195300
56	56	108.5	195300
57	57	155	279000
58	58	155	279000
59	59	116.25	209250
60	60	116.25	209250
61	61	116.25	209250
62	62	187.85	338130
63	63	190.56	343008
64	64	108.5	195300
65	65	108.5	195300
66	66	108.5	195300
67	67	155	279000
68	68	155	279000
69	69	108.5	195300
70	70	108.5	195300
71	71	108.5	195300
72	72	163.91	295038
73	73	156.55	281790
74	74	104.63	188334
75	75	104.63	188334
76	76	104.63	188334
77	77	147.25	265050

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78	78	155	279000
79	79	108.5	195300
80	80	108.5	195300
81	81	108.5	195300
82	82	189.4	340920
83	83	189.18	340524
84	84	156.5	281700
85	85	156.5	281700
86	86	156.5	281700
87	87	156.5	281700
88	88	156.5	281700
89	89	156.5	281700
90	90	152.2	273960
	Total	**18711.33**	**33680394**

Table D

Comparison between Balance **Cost and** Receivables

Sr. No.	Particuler	Amount
(1)	(2)	(3)
1	Estimated Balance Cost of Complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	21500000
2	Balance amount of receivables from sold apartments as per Table C ot this certificate (as certified by Chartered Accountant as verify from the records and books of Accounts)	0
3	(i) balance Unsold area (to be certified by Managcmcnt and to be verified by CA from the records and books of accounts),	18711.33
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied io unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	33680394
4	Estimated receivables of ongoing project [sum of 2+3(ii)]	33680394
5	(to be filled for ongoing project only) amount to be deposited in Designated account - 70% or 100%	0
	If 4 is greater than 1 , then 70% of the balance receivable of ongoing project will be deposited in Designated account	70%
	If 4 less than 1, then 100% of the balance receivable of ongoing project will be deposited in designated accounts	0

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Table E
Designated Bank Account Details

Sr. no.	Particuler	Bank Of Maharashtra- A/c No 60420076951 IFSC Code: MAHB0000005 Branch-Sitabuldi
		Actual Amt till date (from start of bank account to till date
1	Opening Balance	1696
2	Deposited	0
3	Withdrawals	0
4	Closing balance	1696

I hereby certified 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 RERA bank account

I hereby certified that (name of pramoter) has utilized the required proportion on 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.	Particuler	Estimated (At time of registration) (in. Rs.) (proposed and indicative)	Proposed Estimated(as on date of certified)(In. Rs.)	Actual (As on date of certified) (In. Rs.)
	Own Fund	80,00,000.00	80,00,000.00	43,97,452.00
1	Total Borrowed fund (secured) Drawdown Availed Till date	0	0	0
2	Total Borrowed fund (unsecured) Drawdown Availed Till date	0	0	0
3	Customer Receipt use for project	3,00,00,000.00	3,00,00,000.00	0
4	Total fund for project	3,80,00,000.00	3,80,00,000.00	43,97,452.00
5	Total Estimated cost (as per table A)	2,58,97,452.00	2,58,97,452.00	2,58,97,452.00

Table G
Any Comments / observation Of CA

1	
2	
3	
4	

For CHHAJED & CO.
Chartered Accountant
FRN No: 138175W

CA Saurabh Kumar Goyal
Partner
Mem No : 403183
UDIN NO: 22403183AXYCGE2843
Date: 30/09/2022

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Agree and Accepted By

Signature Of Promoter
Name: Brijmohan Kishan Tiwari
Date: 30/09/2022