KOCHAR MEHTA AND CO. LLP
CHARTERED ACCOUNTANTS

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FORM – 3 [See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
ARA HABITATS LLP
Flat no. N- 103 laxmivihar Apartment, Near Air Port Center Point Hotel, Somalwada Nagpur 440025

Subject : Certificate of Financial Progress of Work of **MAHALAXMI NAGAR 28 SECTOR 2** having Maha RERA Registration Number **P50500047463** being developed by **ARA HABITATS LLP.**

Sir,

This certificate is being issued for RERA compliance for the **MAHALAXMI NAGAR 28 SECTOR 2** having Maha RERA Registration Number **P50500047463** being developed by **ARA HABITATS LLP.** and is based on the records and documents produced before me and explanations provided to me by **ARA HABITATS LLP**.

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

31st Mar, 2024.

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
1.	**(i) LAND COST :**	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	2,77,13,000
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)	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.; and	16,92,800
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, overhead cost, amounts payable to slum dwellers, tenants, apartment 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 :	2,94,05,800

31st Mar, 2024.

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
	ii) Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	1,18,30,000
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Nil
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	47,90,000
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	(e) 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 the Development Cost :	1,66,20,000
	Total Cost of the Project (Estimated)**	**4,60,25,800**

* **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

31st Mar, 2024.

Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement or Rates (ASR)	2,77,13,000
(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/UT Administration or any Statutory Authority.	-
(c)	Incurred Expenditure for Acquisition 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	16,93,560
(e)	Land Premium paid for redevelopment of land owned by pubic authorities.	
(f)	Under Rehabilitation scheme;	
	i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	Nil
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil
	(b) Incurred Expenditure for construction 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, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	Nil

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Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
	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.	Nil
	iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost	2,94,06,560
2	**Development Cost/Cost of Construction**	
	(i) Expenditure for construction Minimum of (a) and (b) to be considered.	
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	68,00,000
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	67,81,633
	(ii) Cost incurred on additional items not included in estimated cost. (As per engineer certificate)	Nil
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, 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.	1,18,338
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges premium, interest etc. to any Statutory Authority.	45,04,518
	(v) Incurred Expenditure towards Interest 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	1,14,04,489
3	Total Cost of the Project (Actual incurred as on date of certificate)	4,08,11,049
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	88.67%
5	Amount which can be withdrawn from the Designated Account	4,08,11,049
6	Less : Amount withdrawn till date of this certificate from the Designated Account	5,60,38,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	(1,52,26,951)

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

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TABLE D

Comparison between Balance Cost and Receivables

31st Mar, 2024.

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	52,14,751
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)	10,30,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	0.00
	(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.	-
4	Estimated receivables of ongoing project. (Sum of 2 + 3 (ii)	10,30,000
5	Amount to be deposited in Designated Account - 70% or 100%	
6	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.	10,30,000

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	N.A
2	Deposits	11,04,82,516
3	Withdrawals	11,04,37,834
4	Closing Balance	44,682

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

We hereby certify that required proportion of money, as specified in the Real Estate (Regulation and Development) Act, 2016 ("the Act") collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

We hereby certify that **ARA HABITATS LLP** 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

31st Mar, 2024.

S.No.	Particulars	Estimated (At the time of Registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	2,94,06,560.00	2,94,06,560.00	2,94,06,560.00
2	Total Borrowed Funds (Secured)	-	-	-
	- Drawdown availed till date		-	
3	Total Borrowed Funds (Unsecured)		-	-
	- Drawdown availed till date		-	
4	Customer Receipts used for Project	1,66,20,000.00	1,66,20,000.00	9,34,54,500.00
5	**Total Funds for Project**	**4,60,26,560.00**	**4,60,26,560.00**	**12,28,61,060.00**
6	**Total Estimated Cost (As per Table A)**	**4,60,25,800.00**	**4,60,25,800.00**	**4,08,11,049.00**

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G

31st Mar, 2024.

Any Comments/Observations of CA

1	Amount of Rs.2,77,13,000/- in point no.1(i)(a) of Table A being "Value of the land as ascertained from the Annual Statement of Rates (ASR)" is as certified by the promoter. It is further noted that there had been error in the calculation of ASR Rate. Actual ASR is higher than the ASR mentioned in this certificate.
2	Consideration per unit as per Ready Recknor Rate shown under Unsold Inventory in Table C are as informed and certified by the promoter
3	Means of Finance is based on the information provided by the promoter
4	Funds brought in by the promotors and then withdrawn from the receipts of the project has not been considered in the clause 2 & 3 of the Table F
5	RL - i.e. occupancy certificate for partial units has been issued by the relevant authorities. Accordingly, 3 units are yet to be completed and 32 units has procured the status of OC as per the said certificate. Receipts and withdrawals from this completed units are not considered for arriving at the value mentioned in point no 6 of the Table B. Higher of the amount pertaining to the balance units or towards payment for land to the promotors has been considered in point no 6 of Table B
6	Withdrawl limit to be determined as per Clause 7 of Table B.

Yours Faithfully,

For Kochar Mehta & Co. LLP
Chartered Accountants

KOCHAR MEHTA & CO. FRN: W 100328 Chartered Accountants

CA Nikhil Kochar
Partner
M.NO. 171255
Place : Nagpur
UDIN : 24171255BKGEFQ3527

Agreed and accepted by :

ARA HABITATS LLP
Date : 08-04-2024

TABLE C

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

SOLD INVENTORY

PROJECT NAME : MAHALAXMI NAGAR 28 SECTOR 2
RERA REG. NO. : P50500047463

Sr. No. **31st Mar, 2024.**

Sr. No.	Plot No.	Carpet Area (in Sq.Mtr.)	*Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
1	1	138.280	22,32,000	22,32,000	-
2	2	131.410	21,32,000	21,32,000	-
3	3	152.140	25,38,000	25,38,000	-
4	4	172.870	27,91,000	27,91,000	-
5	5	193.560	31,25,000	31,25,000	-
6	6	214.230	35,16,000	35,16,000	-
7	7	296.850	36,00,000	36,00,000	-
8	8	256.280	41,37,000	41,37,000	-
9	9	253.650	40,95,000	40,95,000	-
10	10	177.840	25,51,000	15,21,000	10,30,000
11	11	162.000	25,72,000	25,72,000	-
12	12	162.000	25,90,000	25,90,000	-
13	13	162.000	21,16,000	21,16,000	-
14	14	162.000	26,31,000	26,31,000	-
15	15	162.000	26,15,000	26,15,000	-
16	16	162.000	26,15,000	26,15,000	-
17	17	162.000	25,98,000	25,98,000	-
18	18	160.650	25,76,500	25,76,500	-
19	19	160.560	26,27,000	26,27,000	-
20	20	120.000	19,31,000	19,31,000	-
21	21	120.000	19,37,000	19,37,000	-
22	22	120.000	19,21,000	19,21,000	-
23	23	120.000	19,17,000	19,17,000	-
24	24	163.500	26,40,000	26,40,000	-
25	25	226.160	39,56,000	39,56,000	-
26	26	181.750	29,25,000	29,25,000	-
27	27	180.330	29,11,000	29,11,000	-
28	28	178.910	31,29,000	31,29,000	-
29	29	189.390	30,57,000	30,57,000	-
30	30	149.070	48,46,000	48,46,000	-
31	31	156.210			
32	32	144.990	23,41,000	23,41,000	-



PROJECT NAME : MAHALAXMI NAGAR 28 SECTOR 2
RERA REG. NO. : P50500047463

Sr. No. **31st Mar, 2024.**

Sr. No.	Plot No.	Carpet Area (in Sq.Mtr.)	*Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
33	33	**150.290**	24,26,000	24,26,000	-
34	34	**152.080**	24,56,000	24,56,000	-
35	35	**143.620**	24,34,000	24,34,000	-
Total :		**5,938.620**	**9,44,84,500**	**93454500**	**10,30,000**

Notes :

* Unit consideration is as per Agreement/ Letter of Allotment/Booking Form.

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UNSOLD INVENTORY

PROJECT NAME : MAHALAXMI NAGAR 28 SECTOR 2
RERA REG. NO. : P50500047463

31st Mar, 2024.

SR. NO.	PLOT NO.	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
0	0	0.000	-
	Total :	0.000	-

Note :

(1) Ready Recknor Rate (ASR) as per Promoter is 3,740/- per sq mtrs.

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