SHARMA AND BAJAJ
CHARTERED ACCOUNTANTS

Partner:
CA. AMIT ANANDILAL SHARMA

316, Shubh Commercial Complex,
West High Court Road,
Dharampeth, Nagpur-10
Mobile: :7385818807
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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

Date 18/11/2022

To
M/s SOHANLAL REALTY PRIVATE LIMITED

Address : Shop No 4,345/81, Ambedkar Square, Central Avenue, Nagpur-440008

Subject: Certificate of Financial Progress of Work of **MAHALAXMI NAGAR 25 (Sector-3)** (Khasra No 156/3/1 , Mouza Jamtha)having MahaRERA Registration Number _____ being developed by **M/s Sohanlal Realty Private Limited through Director Mr Sushilkumar Sohanlal Agrawal.**

Sir,

This Certificate is being issued for RERA Compliance for the Project **MAHALAXMI NAGAR 25 (Sector-3)** having MahaRERA Registration No _____ being developed by **M/s Sohanlal Realty Private Limited through Director Mr Sushilkumar Sohanlal Agrawal** 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.		**Particulars**	**Estimated Cost (At the time of registration of Project)**
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	5,75,92,500.00
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government 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	35,81,000.00
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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	-
	ii)	Estimated Cost towards clearance of land of all or any encumbrances inciuding cost of removal of legal / iilegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost, amounts payabie to sium dweiiers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-

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	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.	-
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**6,11,73,500.00**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	2,67,20,000.00
	(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	1,08,30,000.00
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**3,75,50,000.00**
2		**Total Cost of the Project (Estimated)**	**9,87,23,500.00**

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

Sr No.		Particulars	Amount (Rs.) Incurred
1	**i) Land Cost:**		
	a)	Vaiue of land as ascertained from the Annual Statement of Rates (ASR).	5,75,92,500.00
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions 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	35,81,000.00
	e)	Estimated Land paid payable as per annual statement of rates (ASR) 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 rehabilitation building including site deveiopment 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.	-

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	ii)	Incurred 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 refunabie and so on	-
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payabie	-
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**6,11,73,500.00**
ii)	**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 incluided 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, cost of services (including water, electricity, swerage), 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.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	-
		Sub Total of Development Cost	-
3		**Total Cost of the Project (Actual Incurred as on date of certificate)**	**6,11,73,500.00**
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	61.96%
5		Amount which can be withdrawn from the Designated Account	6,11,73,500.00
6		Less: Amount withdrawn tili date of this certificate from designated bank account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,11,73,500.00

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TABLE C

STATEMENT FOR CALCULATIONS OF RECEIVABLES FROM THE SALES OF THE REAL ESTATE PROJECT

SOLD INVENTORY

S. No. (1)	Flat No / Plot No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Agreement/letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
Nil					

UNSOLD INVENTORY

S. No. (1)	Flat No / Plot No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	258.526	31,66,944.00
2	2	250.984	30,74,554.00
3	3	126.996	15,55,701.00
4	4	86.892	10,64,427.00
5	5	126.996	15,55,701.00
6	6	135.000	16,53,750.00
7	7	112.500	13,78,125.00
8	8	135.000	16,53,750.00
9	9	173.552	21,26,012.00
10	10	144.917	17,75,233.00
11	11	160.076	19,60,931.00
12	12	440.869	54,00,645.00
13	13	405.501	49,67,387.00
14	14	261.288	32,00,778.00
15	15	261.918	32,08,496.00
16	16	262.692	32,17,977.00
17	17	263.616	32,29,296.00
18	18	264.600	32,41,350.00
19	19	265.546	32,52,939.00
20	20	291.909	35,75,885.00
21	21	485.040	59,41,740.00
22	22	477.075	58,44,169.00
23	23	474.037	58,06,953.00
24	24	471.548	57,76,463.00
25	25	491.421	60,19,907.00
26	26	367.227	44,98,531.00

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27	27	366.687	44,91,916.00
28	28	366.147	44,85,301.00
29	29	365.600	44,78,600.00
30	30	365.054	44,71,912.00
31	31	364.514	44,65,297.00
32	32	388.379	47,57,643.00
33	33	159.701	19,56,337.00
34	34	147.303	18,04,462.00
35	35	147.303	18,04,462.00
36	36	147.303	18,04,462.00
37	37	147.303	18,04,462.00
38	38	155.950	19,10,388.00
39	39	147.767	18,10,146.00
40	40	147.303	18,04,462.00
41	41	147.303	18,04,462.00
42	42	147.303	18,04,462.00
43	43	142.507	17,45,711.00
44	44	258.023	31,60,782.00
45	45	277.991	34,05,390.00
46	46	278.785	34,15,116.00
47	47	264.484	32,39,929.00
48	48	302.126	37,01,044.00
49	49	317.746	38,92,389.00
50	50	318.433	39,00,804.00
51	51	350.225	42,90,256.00
	TOTAL	**13,416.963**	**16,43,57,839.00**

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Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	3,75,50,000.00
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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.	(i)13416.963 Sq. Mtr (ii) 16,43,57,839/-
4	Estimated Receivables of ongoing project. [Sum of 2 + 3(ii)]	16,43,57,839.00
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	-

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date
1	Opening balance	-
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 M/s **SOHANLAL REALTY PRIVATE LIMITED THROUGH DIRECTOR SUSHIL KUMAR SOHANLAL AGRAWAL** 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.

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Table F
MEANS OF FINANCE

Sr No	PARTICULARS	Estimated (at the time of Registration) in Rs.	Proposed/ Estimated (as on date of Certificate) in Rs.	ACTUAL (as on date of Certificate) in Rs.
1	Own Funds (Promotors Fund)	6,11,73,500.00	6,11,73,500.00	6,11,73,500.00
2	Total Borrowed Funds (Secured)	-	-	-
3	Total Borrowed Funds (Unsecured)	-	-	-
4	Customer Receipts used for Project	3,75,50,000.00	3,75,50,000.00	-
5	**Total Funds for Project**	**9,87,23,500.00**	**9,87,23,500.00**	**6,11,73,500.00**
6	**Total Estimated Cost (as per Table A)**	**9,87,23,500.00**	**9,87,23,500.00**	**6,11,73,500.00**

Table G
Any Comments / observations of CA

Sr.	Comments
1	Means of Finance is based on the information provided by the promoter.
2	As Informed to us by the Management, Till Date No Amount is Collected and Deposited from Allottees for the said Project.
3	

UDIN : 22182742BDMACP2283

For M/s Sharma and Bajaj
Chartered Accountants

Sharma and Bajaj CA Nagpur

CA Amit Sharma
M No 182742

Agreed and Accepted By :

Signature of Promoter

M/s SOHANLAL REALTY PRIVATE LIMITED
Shri Sushilkumar Sohanlal Agrawal (Director)

Date : 18/11/2022