

M/s. Ranjeet Mishra & Company
Chartered Accountant

9730135310
8766548007(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Tnkli Sim
Near Rachna Ring Road Metro Station, Nagpur-440036
Regd : 54, Vaishali Nagar, MIDC, Nagpur-440016

caranjeetmishra@gmail.com
Office.caranjeet@gmail.com

FORM 3
CHARTERED ACCOUNTANT'S CERTIFICATE

Date 24-11-2022

To,
M/s Sanjeev Jaiswal
Plot No 04, Khasra No. 17
Ghogli Shankarpur Road, Gotadpanjri
Nagpur 441 108

Subject: Certificate of Financial Progress of Work of "A SINGAPORE LIFE CITY THE UTHOPIA 2" having MahaRERA
Registration Number "NEW APPLICATION" being developed by "SANJEEV ASHOK JAISWAL"

Sir,
This certificate is being issued for RERA compliance for the A SINGAPORE LIFE CITY THE UTHOPIA 1 having MahaRERA
Registration Number "NEW APPLICATION" being developed by SANJEEV ASHOK JAISWAL situated on "PLOT NO 2-B, KH NO
17, GHOGLI SHANKARPUR ROAD, GOTADPANJRI, NAGPUR 441 108" and is based on the records and documents produced
before me and explanations 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
(1)	(2)	(3)
1 (i)	Land Cost :	2,02,07,926.00
	(a) Value of land as ascertained from the Annual Statement of Rate (ASR)	
	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	61,02,522.00
	(b)	-
	(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, registration fees etc.; and	-
	(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.	-
	(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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	(iii) Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
	Sub-Total of Land Cost	2,63,10,448.00
(ii)	Development Cost/ Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	19,46,69,117.00



	(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 (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.	-
	(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 Development Cost	19,46,69,117.00
		Total Cost of the Project (Estimated)	22,09,79,565.00

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

Sr No	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost :	
(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)	2,02,07,926.00
(b)	Incurred Expenditure on Premium 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	61,02,522.00
(c)	Incurred Expenditure on Acquisition cost of TDR (if any)	-
(d)	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	-
(e)	Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
(f)	Under Rehabilitation scheme:	
(i)	Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	
(a)	Incurred Expenditure for construction of rehab building including site development 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)	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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
(iii)	Incurred Expenditure toward ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
(iv)	Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	-
	Sub-Total of Land Cost	2,63,10,448.00
2	Development Cost/ Cost of Construction of Building	
(i)	Expenditure Cost of Construction Minimum of (a) and (b) to be considered	60,40,600.00
(a)	Construction Cost incurred including site development and infrastructure for the same as certified by the engineer	61,31,510.00



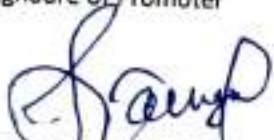
	(b)	Actual Cost of Construction incurred as per books of accounts as verified by CA.	60,40,600.00
	(ii)	Cost incurred on additional items not included as per the books of accounts as verified by CA.	-
	(iii)	Incurred Expenditure for development of entire project excluding cost of construction as per (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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	-
	(v)	Interest 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	
3		Total Cost of the Project (Actual incurred as on date of certificate)	60,40,600.00
		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost	3,23,51,048.00
4		(Table A)	15%
5		Amount which can be withdrawn from the Designated Account	3,23,51,048.00
6		Less Amount Withdrawn till date of this certificate from the Designated Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,23,51,048.00

Date: 24/11/2022

Place: Nagpur

Agreed and accepted by:

Signature of Promoter



Name: Sanjeev Ashok Jaiswal

Date: 24/11/2022



For M/s. Ranjeet Mishra & Company
Chartered Accountant



Proprietor

Mem No: 150503

FRN 155145W

UDIN: 22150503BEPGRH1409

Date: 24/11/2022

Table C
Statement of calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

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

Unsold Inventory WING-A & WING-B

Sr No	Flat No	Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101 Wing-A	59.60	36,53,480.00
2	102 Wing-A	59.60	36,53,480.00
3	103 Wing-A	59.60	36,53,480.00
4	104 Wing-A	59.60	36,53,480.00
5	201 Wing-A	59.60	36,53,480.00
6	202 Wing-A	59.60	36,53,480.00
7	203 Wing-A	59.60	36,53,480.00
8	204 Wing-A	59.60	36,53,480.00
9	301 Wing-A	59.60	36,53,480.00
10	302 Wing-A	59.60	36,53,480.00
11	303 Wing-A	59.60	36,53,480.00
12	304 Wing-A	59.60	36,53,480.00
13	401 Wing-A	59.60	36,53,480.00
14	402 Wing-A	59.60	36,53,480.00
15	403 Wing-A	59.60	36,53,480.00
16	404 Wing-A	59.60	36,53,480.00
17	501 Wing-A	59.60	36,53,480.00
18	502 Wing-A	59.60	36,53,480.00
19	503 Wing-A	59.60	36,53,480.00
20	504 Wing-A	59.60	36,53,480.00
21	601 Wing-A	59.60	36,53,480.00
22	602 Wing-A	59.60	36,53,480.00
23	603 Wing-A	59.60	36,53,480.00
24	604 Wing-A	59.60	36,53,480.00
25	701 Wing-A	59.60	36,53,480.00
26	702 Wing-A	59.60	36,53,480.00
27	703 Wing-A	59.60	36,53,480.00
28	704 Wing-A	59.60	36,53,480.00
29	101 Wing-B	59.60	36,53,480.00
30	102 Wing-B	59.60	36,53,480.00
31	103 Wing-B	59.60	36,53,480.00
32	104 Wing-B	59.60	36,53,480.00



33	201 Wing-B	59.60	36,53,480.00
34	202 Wing-B	59.60	36,53,480.00
35	203 Wing-B	59.60	36,53,480.00
36	204 Wing-B	59.60	36,53,480.00
37	301 Wing-B	59.60	36,53,480.00
38	302 Wing-B	59.60	36,53,480.00
39	303 Wing-B	59.60	36,53,480.00
40	304 Wing-B	59.60	36,53,480.00
41	401 Wing-B	59.60	36,53,480.00
42	402 Wing-B	59.60	36,53,480.00
43	403 Wing-B	59.60	36,53,480.00
44	404 Wing-B	59.60	36,53,480.00
45	501 Wing-B	59.60	36,53,480.00
46	502 Wing-B	59.60	36,53,480.00
47	503 Wing-B	59.60	36,53,480.00
48	504 Wing-B	59.60	36,53,480.00
49	601 Wing-B	59.60	36,53,480.00
50	602 Wing-B	59.60	36,53,480.00
51	603 Wing-B	59.60	36,53,480.00
52	604 Wing-B	59.60	36,53,480.00
53	701 Wing-B	59.60	36,53,480.00
54	702 Wing-B	59.60	36,53,480.00
55	703 Wing-B	59.60	36,53,480.00
56	704 Wing-B	59.60	36,53,480.00
Total		3,337.60	20,45,94,880.00

Date: 24/11/2022

Place: Nagpur

Agreed and accepted by:

Signature of Promoter



Name: Sanjeev Ashok Jaiswal

Date: 24/11/2022

For M/s. Ranjeet Mishra & Company

Chartered Accountant




Proprietor

Mem No: 150503

FRN 155145W

UDIN: 22150503BEPGRH1409

Date: 24/11/2022

Table D
Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	18,86,28,517.00
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)	0
	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	3337.60
3	(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,	20,45,94,880.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	20,45,94,880.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	NA
	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	NA
	If 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	NA

Table E
Designated Bank Account Details

S No	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening Balance	0
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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 KIRAN CONSTRUCTION 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.

Date: 24/11/2022

Place: Nagpur

Agreed and accepted by:

Signature of Promoter



Name: Sanjeev Ashok Jaiswal

Date: 24/11/2022



For M/s. Ranjeet Mishra & Company
Chartered Accountant



Proprietor

Mem No: 150503

FRN 155145W

UDIN: 22150503BEPGRH1409

Date: 24/11/2022

Table F
Means of Finance

S No	Particulars	Estimated (At 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	3,00,00,000.00	3,00,00,000.00	2,63,10,448.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	0
4	Customer Receipts used for Project	19,09,79,565.00	19,09,79,565.00	-
5	Total Funds for Project	22,09,79,565.00	22,09,79,565.00	2,63,10,448.00
6	Total Estimated Cost (As Per Table A)	22,09,79,565.00	22,09,79,565.00	22,09,79,565.00

Table G
Any Comments/Observation of CA

1	
2	
3	
4	

Date: 24/11/2022

Place: Nagpur

Agreed and accepted by:

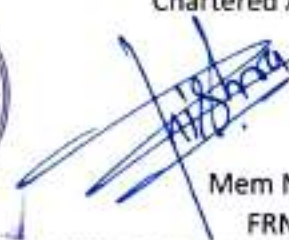
Signature of Promoter



Name: Sanjeev Ashok Jaiswal

Date: 24/11/2022

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor

Mem No: 150503

FRN 155145W

UDIN: 22150503BEPGRH1409

Date: 24/11/2022