FORM-3

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost:		
	a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.	95,20,838.00	95,20,838.00
	b. Amount paid for Acquisition/ purchase of TDR (if any)	12,23,500.00	12,23,500.00
	c. Amount paid to the competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.	8,22,474.00	8,22,474.00
	Sub – Total of Land Cost	1,15,66,812.00	1,15,66,812.00
	ii. Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA **Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)** (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.	27,53,000.00	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking		

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	financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
Sub – Total of Development Cost		27,53,000.00
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	1,43,19,812.00
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	1,15,66,812.00
	4. Percentage completion of construction work (as per Project Architect's Certificate)	-
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	80.77%
	6. Proportion of the Cost incurred on Construction Cost to the Total Estimated Cost.	80.77%
	7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)	27,53,000.00
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
	9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	27,53,000.00

This certificate is being issued for the project Nagpur with RERA Registration No. ..... in compliance of the provisions of section 4(2) (1) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the management of the company.

Vanshika

(Membership Number 425963)
CA Vanshika Thawani
Plot no 4, Popular Society,
Opp Octroi No 10,
Wadi, Nagpur-440023
Date: 30/11/2022

(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	27,53,000.00
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	37,70,166.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,043.96
	(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 Annexure A to this certificate	2,45,77,000.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,83,47,166.00
5.	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account . IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	1,98,43,000.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Vanshika

FRN: 140127W

(Membership Number 425963)
CA Vanshika Thawani
Plot no 4, Popular Society,
Opp Octroi No 10,
Wadi, Nagpur-440023
Date: 30/11/2022

Annexure A

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

1. **Sold Inventory**

Sr. No.	Plot No.	Plot Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	3	197.32	955,778.00	955,778.00	-
2	5	139.35	720,000.00	670,000.00	50,000.00
3	6	139.35	540,000.00	540,000.00	-
4	7	139.35	637,500.00	636,500.00	1,000.00
5	9	134.02	596,396.00	596,396.00	-
6	10	111.48	496,104.00	496,104.00	-
7	11	111.48	540,000.00	260,750.00	279,250.00
8	12	111.48	492,000.00	307,000.00	185,000.00
9	14	154.22	747,000.00	436,000.00	311,000.00
10	20	113.95	674,602.00	291,534.00	383,068.00
11	21	111.48	1,032,000.00	1,032,000.00	-
12	23	111.48	444,000.00	-	444,000.00
13	25	115.22	545,028.00	257,028.00	288,000.00
14	26	120.67	545,538.00	345,538.00	200,000.00
15	28	111.48	528,000.00	525,000.00	3,000.00
16	29	111.48	660,000.00	100,000.00	560,000.00
17	30	111.48	660,000.00	660,000.00	-
18	31	94.60	560,049.00	165,000.00	395,049.00
19	44	97.55	451,500.00	451,500.00	-
20	45	97.55	451,500.00	441,500.00	10,000.00
21	48	127.75	618,795.00	593,795.00	25,000.00
22	50	97.47	556,055.00	177,500.00	378,555.00
23	51	97.47	545,563.00	490,563.00	55,000.00
24	52	97.47	472,122.00	400,000.00	72,122.00
25	53	97.47	472,122.00	347,000.00	125,122.00
26	55	97.47	645,234.00	640,234.00	5,000.00
Total		**3,050.09**	**15,586,886.00**	**11,816,720.00**	**3,770,166.00**

2. **Unsold Inventory Valuation**

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises

Sr. No.	Plot No.	Plot Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	104.73	845,000.00
2	2	125.95	1,017,000.00
3	4	158.86	1,282,000.00
4	8	146.38	1,182,000.00
5	13	111.02	896,000.00
6	15	83.61	675,000.00
7	16	83.61	675,000.00
8	17	97.11	784,000.00
9	18	96.02	775,000.00
10	19	142.31	1,149,000.00
11	22	111.48	900,000.00
12	24	111.48	900,000.00
13	27	111.48	900,000.00
14	32	123.81	1,000,000.00
15	33	109.63	885,000.00
16	34	126.31	1,020,000.00
17	35	109.47	884,000.00
18	36	99.30	802,000.00
19	37	93.24	753,000.00
20	38	65.28	527,000.00
21	39	50.58	408,000.00
22	40	86.63	699,000.00
23	41	97.55	788,000.00
24	42	97.55	788,000.00
25	43	97.55	788,000.00
26	46	97.55	788,000.00
27	47	68.24	551,000.00
28	49	81.23	656,000.00
29	54	97.47	787,000.00
30	56	58.53	473,000.00
Total (Rs)		**3,043.96**	**24,577,000.00**

