Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(for Quarter Ending as on 30-09-2023)

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To,
Lotus Infraspace Developers,
Nagpur.

Date:09/12/2023

Subject: Certificate of Financial Progress of Work of "Shantam Nagari" having MahaRERA Registration Number -NA being developed by M/s Lotus Infraspace Developers through Partner Mr. Gopal Chandak

Sir/ Madam,

This certificate is being issued for RERA compliance for the "Shantam Nagari" having MahaRERA Registration Number- P50500049184 being developed by M/s Lotus Infraspace Developers 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 (At the time of Registration of Project)
-1	-2	-3
i.	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	42500000.00
(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.	0.00
(c)	Estimated Acquisition cost of TDR (if any).	0.00
(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	5950000.00
(e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
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 licu 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.	0.00
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 ofrehabilitation.	0.00
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
	Sub-Total of Land Cost:	48450000.00
ii.	**Development Cost/Cast of Construction of Building**	
(a)	Estimated Cost of Construction as certified by Engineer.	28500000.00
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
(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.	1000000.00
(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	0.00
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	4000000.00
	Sub-total of Development Cost:	33500000.00
	Total Cost of the Project (Estimated)	81950000.00

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*Pass through charges or indirect taxes not included in estimatedcostofproject
**Estimated cost shall be revised through correction application.

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

-1	-2	-3
	Land Cost	
(a)	Value of the land asascertained from the Annual Statement of Rates (ASR).	42500000.00
(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.	0.00
(c)	Incurred Expenditure for Acquisition of TDR (if any).	0.00
(d)	Amounts paid to State Governmenu/UT Administration or competent authority or any other statutory authority of the State Central Government, towards stamp duty, transfer charges, registration fees etc; and	4192015.00
(e)	Land Premium paid for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
i.	Incurred Expenditure for construction of rehabilitation building Minimum of (a) or (b) to be considered	0.00
(a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
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 licu 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.	0.00
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.	0.00
iv.	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub-Total of Land Cost:	**46692015.00**
2	**Development Cost/Cost of Construction**	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	7839840
(a)	Construction cost incurred including sitedevelopment and infrastructure for the same as certified by Engineer.	7839870
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	7839840
(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 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.	506065
(iv)	Incurred Expenditure towards Taxes, 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 or money borrowed for construction.	2500372
	Sub-total of Development Cost:	10846277
3	Total Cost of the Project (Actual incurred as on date of certificate)	57538292.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	70.21%
5	Amount which can be withdrawn from the Designated Account.	57538292
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	400000.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	57138292

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

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Table C

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

Sold Inventory

S. 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
1	0	0	0	0	0
1	8	170.850	550000	550000	0
2	9	170.640	550000	550000	0
3	11	174.040	1000000	900000	100000
4	16	120.000	600000	90000	510000
5	17	120.000	500000	500000	0
6	18	120.000	500000	500000	0
7	19	127.500	500000	500000	0
8	26	172.450	862250	300000	562250
9	27	173.580	867900	300000	567900
10	28	112.500	400000	400000	0
11	29	112.500	500000	193000	307000
12	30	112.500	375000	336000	39000
13	31	112.500	560000	560000	0
14	32	112.500	400000	400000	0
15	34	112.500	485000	485000	0
16	35	112.500	480000	480000	0
17	36	112.500	500000	500000	0
18	37	112.500	450000	450000	0
19	40	120.000	600000	300000	300000
20	43	133.200	550000	550000	0
21	44	132.980	600000	600000	0
22	45	132.530	550000	550000	0
23	46	132.300	550000	550000	0
24	47	132.080	550000	550000	0
25	48	131.850	700000	700000	0
26	49	132.080	625000	625000	0
27	50	132.300	500000	500000	0
28	51	132.530	500000	500000	0
29	54	133.200	575000	575000	0
30	55	226.100	825000	825000	0
31	57	135.000	675000	150000	525000
32	59	135.000	675000	500000	175000
33	71	135.000	675000	500000	175000
34	72	135.000	500000	300000	375000
35	73	120.000	400000	500000	0
36	74	120.000	550000	400000	0
37	76	135.000	350000	550000	0
38	77	135.000	450000	350000	0
39	78	135.000	450000	450000	0
40	79	135.000	675000	450000	0
41	80	135.000	675000	50000	625000
42	81	135.000	1059150	450000	225000
43	82	211.830	790000	100000	959150
44	83	218.200	675000	790000	0
45	84	135.000	675000	400000	275000
46	85	135.000	600000	400000	275000
47	87	135.000	675000	600000	0
48	88	135.000	675000	40000	635000
49	89	135.000	600000	40000	635000
50	92	120.000	500000	500000	100000
51	93	120.000	800000	500000	0
52	95	196.380	1024680	800000	0
53	96	117.380	601900	1024680	0
54	97	120.380	500000	350000	251900
55	98	123.380	700000	500000	0
56	99	126.000	450000	250000	450000
57	100	126.190	450000	450000	0
58	101	124.310	600000	450000	0
59	102	122.440	445000	600000	0
60	103	120.380	400000	445000	0
61	104	118.310		400000	0



	105	116.440	500000	500000	0
	106	140.720	703600	350000	353600
	107	162.510	812550	550000	262550
	108	112.500	400000	400000	0
	109	112.500	600000	600000	0
	110	112.500	280000	280000	0
	111	112.500	400000	400000	0
	112	112.500	562500	500000	62500
	113	112.500	400000	400000	0
	114	112.500	350000	350000	0
	115	112.500	350000	350000	0
	116	132.380	661900	300000	361900
	117	175.490	500000	250000	250000
	118	134.950	400000	400000	0
	122	125.800	500000	500000	0
	123	122.200	450000	450000	0
	124	116.170	500000	475000	25000
	125	80.700	300000	300000	0
	126	97.990	270000	270000	0
80	Total	10568.240	45116430	35733680	9382750

*Unit consideration as per agreement/letter of allotment and amount received does not include pass throughcharges and indirect taxes

Unsold Inventory

S. No.	Plot No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	1	364.600	1823000
2	2	177.010	885050
3	3	175.250	876250
4	4	174.040	870200
5	5	172.760	863800
6	6	171.600	858000
7	7	171.060	855300
8	10	171.910	859550
9	12	176.200	881000
10	13	205.710	1028550
11	14	132.380	661900
12	15	120.000	600000
13	20	127.500	637500
14	21	120.000	600000
15	22	120.000	600000
16	23	120.000	600000
17	24	120.000	600000
18	25	120.000	600000
19	33	112.500	562500
20	38	126.380	631900
21	39	162.000	810000
22	41	336.080	1680400
23	42	133.430	667150
24	52	132.750	663750
25	53	132.980	664900
26	56	254.200	1271000
27	58	135.000	675000
28	60	135.000	675000
29	61	135.000	675000
30	62	135.000	675000
31	63	135.000	675000
32	64	135.000	675000
33	65	135.000	675000
34	66	135.000	675000
35	67	120.000	600000
36	68	120.000	600000
37	69	273.990	1369950
38	70	255.750	1278750
39	75	135.000	675000
40	86	135.000	675000
41	90	135.000	675000
42	91	135.000	675000
43	94	254.250	1271250
44	119	133.600	668000

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45	120	131.800	659000
46	121	129.480	647400
47	127	152.250	761250
48	128	156.820	784100
128	Total	7678.28	38391400.00

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)	22653723.00
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)	9382750.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	7678.28
	(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	38391400.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))]	47774150.00
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	0.00

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	465500.00
3	Withdrawals	400000.00
4	Closing Balance	65500.00

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 not been deposited in Designated RERA Bank Account

I hereby certify that M/s Lotus Infraspace Developers 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

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	10000000.00	26340836.68	26340836.68
2	Total Borrowed Funds (Secured)	0.00	15437509.00	15437509.00
	less: Drawdown availed till date	0.00	0.00	-
3	Total Borrowed Funds (Unsecured)	13000000.00	10600746.00	10600746.00
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	58950000.00	29570908.32	5159200.320
5	Total Funds for Project	81950000.00	81950000.00	57538292.00
6	Total Estimated Cost (As per Table A)	81950000.00	81950000.00	81950000.00

Table G

Any Comments/Observations of CA

1	As per promoter, due to technical dificulties in designated bank account the promoter has deposited money in other bank account 70% of the amount received has been used for project devlopment only.

Agreed & Accepted By-
Lotus Infraspace Developers

Mr Gopal Chandak (Partner)

For Lohiya Agrawal & Associates
Chartered Accountants

CA Arpan Lohiya
M No 144542
UDIN No.23144542BGUXYO8638
Date: 09/12/2023

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