M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601
Mob. No. +91 7020387041 email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
The Partners,

Kukreja Infrastructures

Sub.:- Certificate of Financial Progress of Work of Kukreja Paris City-Wing C having MahaRERA Registration Number P50500049636 being developed by M/s Kukreja Infrastructures

Sir,

This certificate is being issued for RERA compliance for the Kukreja Paris City-Wing C having MahaRERA Registration Number P50500049636 being developed by M/s Kukreja Infrastructures and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

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

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	5,71,48,534
	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.	3,72,33,744
	c) Estimated Acquisition cost of TDR (if any)	44,92,735
	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	30,44,449
	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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	10,19,19,462
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	49,81,27,214
	(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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	8,66,95,437
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	9,00,624
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	6,57,52,792
	Sub-Total of DEVELOPMENT COST	65,14,76,067
	Total Cost of The project (Estimated)	75,33,95,529



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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	5,71,48,534
	b) Incurred expenditure on Premiums 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.	1,72,65,865
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	44,92,735
	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	30,44,449
	e) Land Premium paid for redevelopment 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 rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	-
	(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 payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	8,19,51,582
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	-
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred Expenditure for development of entire project excludng cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	-
3	Total Cost of The project (Actual incurred as on date of certificate)	8,19,51,582
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	10.88
5	Amount which can be withdrawn from the Designated Account.	8,19,51,582
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	8,19,51,582

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
01st October 2023
UDIN 23177608BGSMPL9351

Date:-01/10/2023
Place:-Nagpur

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	67,14,43,947
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)	11,126.96
	(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 Table C to this certificate	47,87,84,088
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	47,87,84,088
5	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)	67,14,43,947

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	-
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 Kukreja Infrastructures has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
01st October 2023
UDIN 23177608BGSMPC9357

Date:-01/10/2023
Place:-Nagpur

Table C

Statement for 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)
NIL					
	TOTAL		-	-	-

Unsold Inventory

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101	138.90	56,53,393
2	102	138.90	56,53,393
3	201	138.90	56,53,393
4	202	138.90	56,53,393
5	203	138.90	56,53,393
6	204	138.90	56,53,393
7	301	138.90	56,53,393
8	302	138.90	56,53,393
9	303	138.90	56,53,393
10	304	138.90	56,53,393
11	401	138.90	56,53,393
12	402	138.90	56,53,393
13	403	138.90	56,53,393
14	404	138.90	56,53,393
15	501	138.90	59,36,062
16	502	138.90	59,36,062
17	503	138.90	59,36,062
18	601	138.90	59,36,062
19	602	138.90	59,36,062
20	603	138.90	59,36,062
21	604	138.90	59,36,062
22	701	138.90	59,36,062
23	702	138.90	59,36,062
24	703	138.90	59,36,062
25	704	138.90	59,36,062
26	801	138.90	59,36,062
27	802	138.90	59,36,062
28	803	138.90	59,36,062
29	804	138.90	59,36,062

30	901	138.90	59,36,062
31	902	138.90	59,36,062
32	903	138.90	59,36,062
33	1001	138.90	59,36,062
34	1002	138.90	59,36,062
35	1003	138.90	59,36,062
36	1004	138.90	59,36,062
37	1101	138.90	60,77,397
38	1102	138.90	60,77,397
39	1103	138.90	60,77,397
40	1104	138.90	60,77,397
41	1201	138.90	60,77,397
42	1202	138.90	60,77,397
43	1203	138.90	60,77,397
44	1204	138.90	60,77,397
45	1301	138.90	60,77,397
46	1302	138.90	60,77,397
47	1303	138.90	60,77,397
48	1401	138.90	60,77,397
49	1402	138.90	60,77,397
50	1403	138.90	60,77,397
51	1404	138.90	60,77,397
52	1501	138.90	60,77,397
53	1502	138.90	60,77,397
54	1503	138.90	60,77,397
55	1504	138.90	60,77,397
56	1601	138.90	60,77,397
57	1602	138.90	60,77,397
58	1603	138.90	60,77,397
59	1604	138.90	60,77,397
60	1701	138.90	60,77,397
61	1702	138.90	60,77,397
62	1703	138.90	60,77,397
63	1801	138.90	60,77,397
64	1802	138.90	60,77,397
65	1803	138.90	60,77,397
66	1804	138.90	60,77,397
67	1901	138.90	60,77,397
68	1902	138.90	60,77,397
69	1903	138.90	60,77,397
70	1904	138.90	60,77,397
71	2001	138.90	60,77,397
72	2002	138.90	60,77,397
73	2003	138.90	60,77,397
74	2004	138.90	60,77,397
75	2101	138.90	62,18,732
76	2102	138.90	62,18,732
77	2103	138.90	62,18,732
78	2201	108.59	48,61,485
79	2202	108.59	48,61,485
80	2203	108.59	48,61,485
81	2204	108.59	48,61,485
Total		**11,126.96**	**47,87,84,088**