FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

Kukreja Infrastructures (Plot No.17 Kukreja House, Opp SBI ATM, Jaripatka Ring Road, Sugat Nagar Nagpur-440014)

Sub.:- Certificate of Financial Progress of Work of Kukreja Paris City-Wing C & D 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 & D 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 Partners of the Firm.

For Quarter Ending 31st March 2024

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).	8,82,01,324
	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.	7,49,01,922
	c) Estimated Acquisition cost of TDR (if any)	1,72,22,055
	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	50,10,309
	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	18,53,35,610
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	88,81,86,820
	(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.	13,81,01,016
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	15,51,795
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	16,59,19,493
	Sub-Total of DEVELOPMENT COST	1,19,37,59,124
	Total Cost of The project (Estimated)	1,37,90,94,734

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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).	8,82,01,324
	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.	4,05,67,485
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	1,62,22,055
	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	48,10,309
	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	14,98,01,173
	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	3,19,76,865
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) Incurred 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.	-
	(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 :-	1,35,66,972
	Sub-Total of DEVELOPMENT COST	4,55,43,837
3	Total Cost of The project (Actual incurred as on date of certificate)	19,53,45,010
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	14.16
5	Amount which can be withdrawn from the Designated Account.	19,53,45,010
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,07,80,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	18,45,65,010

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

CA. Ankit Talreja
Nagpur
12 June 2024
UDIN:24177608BKBJCC1048

Date:- 12-06-2024
Place:-Nagpur

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
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Table C

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

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	3RD FLOOR-504	108.12	9564389.00	5400000.00	4164389.00
2	23TH FLOOR-2501	121.18	10394417.00	10000000.00	394417.00
	TOTAL	**229.30**	**1,99,58,806**	**1,54,00,000**	**45,58,806**

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Residential Project

at Carpet Area for Apartment are as follows:

1st to 4th Floor	37000
5th to 10 th Floor	38850
11th Floor and above	39775

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
	WING C		
1	2ND FLOOR -403	111.570	41,28,090.00
2	2ND FLOOR -404	108.120	40,00,440.00
3	3RD FLOOR-503	111.570	41,28,090.00
4	4TH FLOOR-601	121.180	44,83,660.00
5	4TH FLOOR-602	120.900	44,73,300.00
6	4TH FLOOR-603	111.570	41,28,090.00
7	4TH FLOOR-604	108.120	40,00,440.00
8	5TH FLOOR-701	121.180	47,07,843.00
9	5TH FLOOR-702	120.900	46,96,965.00
10	5TH FLOOR-703	111.570	43,34,494.50
11	5TH FLOOR-704	108.120	42,00,462.00
12	6TH FLOOR-801	120.950	46,98,907.50
13	6TH FLOOR-802	120.900	46,96,965.00
14	6TH FLOOR-803	111.570	43,34,494.50
15	6TH FLOOR-804	108.120	42,00,462.00
16	7TH FLOOR-901	121.180	47,07,843.00
17	7TH FLOOR-902	120.900	46,96,965.00
18	7TH FLOOR-903	111.570	43,34,494.50
19	7TH FLOOR-904	108.120	42,00,462.00
20	8TH FLOOR-1001	121.180	47,07,843.00
21	8TH FLOOR-1002	120.900	46,96,965.00
22	8TH FLOOR-1003	111.570	43,34,494.50
23	8TH FLOOR-1004	108.120	42,00,462.00
24	9TH FLOOR-1101	121.180	47,07,843.00
25	9TH FLOOR-1102	120.900	46,96,965.00
26	9TH FLOOR-1103	111.570	43,34,494.50
27	9TH FLOOR-1104	108.120	42,00,462.00
28	10TH FLOOR-1201	121.180	47,07,843.00
29	10TH FLOOR-1202	120.900	46,96,965.00
30	10TH FLOOR-1203	111.570	43,34,494.50
31	10TH FLOOR-1204	108.120	42,00,462.00
32	11TH FLOOR-1301	120.950	48,10,786.25
33	11TH FLOOR-1302	120.900	48,08,797.50
34	11TH FLOOR-1303	111.570	44,37,696.75
35	11TH FLOOR-1304	108.120	43,00,473.00
36	12TH FLOOR-1401	121.180	48,19,934.50
37	12TH FLOOR-1402	120.900	48,08,797.50
38	12TH FLOOR-1403	111.570	44,37,696.75
39	12TH FLOOR-1404	108.120	43,00,473.00
40	13TH FLOOR-1501	121.180	48,19,934.50
41	13TH FLOOR-1502	120.900	48,08,797.50
42	13TH FLOOR-1503	111.570	44,37,696.75
43	13TH FLOOR-1504	108.120	43,00,473.00
44	14TH FLOOR-1601	121.180	48,19,934.50
45	14TH FLOOR-1602	120.900	48,08,797.50
46	14TH FLOOR-1603	111.570	44,37,696.75
47	14TH FLOOR-1604	108.120	43,00,473.00
48	15TH FLOOR-1701	121.180	48,19,934.50
49	15TH FLOOR-1702	120.900	48,08,797.50

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50	15TH FLOOR-1703	111.570	44,37,696.75
51	15TH FLOOR-1704	108.120	43,00,473.00
52	16TH FLOOR-1801	120.950	48,10,786.25
53	16TH FLOOR-1802	120.900	48,08,797.50
54	16TH FLOOR-1803	111.570	44,37,696.75
55	16TH FLOOR-1804	108.120	43,00,473.00
56	17TH FLOOR-1901	121.180	48,19,934.50
57	17TH FLOOR-1902	120.900	48,08,797.50
58	17TH FLOOR-1903	111.570	44,37,696.75
59	17TH FLOOR-1904	108.120	43,00,473.00
60	18TH FLOOR-2001	121.180	48,19,934.50
61	18TH FLOOR-2002	120.900	48,08,797.50
62	18TH FLOOR-2003	111.570	44,37,696.75
63	18TH FLOOR-2004	108.120	43,00,473.00
64	19TH FLOOR-2101	121.180	48,19,934.50
65	19TH FLOOR-2102	120.900	48,08,797.50
66	19TH FLOOR-2103	111.570	44,37,696.75
67	19TH FLOOR-2104	108.120	43,00,473.00
68	20TH FLOOR-2201	121.180	48,19,934.50
69	20TH FLOOR-2202	120.900	48,08,797.50
70	20TH FLOOR-2203	111.570	44,37,696.75
71	20TH FLOOR-2204	108.120	43,00,473.00
72	21TH FLOOR-2301	120.950	48,10,786.25
73	21TH FLOOR-2302	120.900	48,08,797.50
74	21TH FLOOR-2303	111.570	44,37,696.75
75	21TH FLOOR-2304	108.120	43,00,473.00
76	22TH FLOOR-2401	121.180	48,19,934.50
77	22TH FLOOR-2402	120.900	48,08,797.50
78	22TH FLOOR-2403	111.570	44,37,696.75
79	22TH FLOOR-2404	108.120	43,00,473.00
80	23TH FLOOR-2502	120.900	48,08,797.50
81	23TH FLOOR-2503	111.570	44,37,696.75
82	23TH FLOOR-2504	108.120	43,00,473.00
83	24TH FLOOR-2601	121.180	48,19,934.50
84	24TH FLOOR-2602	120.900	48,08,797.50
85	24TH FLOOR-2603	111.570	44,37,696.75
86	24TH FLOOR-2604	108.120	43,00,473.00
87	25TH FLOOR-2701	198.490	78,94,939.75
88	25TH FLOOR-2702	198.520	78,96,133.00
89	25TH FLOOR-2703	193.370	76,91,291.75
90	25TH FLOOR-2704	198.710	79,03,690.25
	Total Wing-C	**10,695.42**	**42,06,47,061.50**
	WING D		
91	2ND FLOOR -403	85.23	31,53,510.00
92	2ND FLOOR -404	107.77	39,87,490.00
93	3RD FLOOR-503	85.23	31,53,510.00
94	3RD FLOOR-504	107.77	39,87,490.00
95	4TH FLOOR-601	120.95	44,75,150.00
96	4TH FLOOR-602	120.90	44,73,300.00
97	4TH FLOOR-603	85.23	31,53,510.00
98	4TH FLOOR-604	107.77	39,87,490.00
99	5TH FLOOR-701	120.95	46,98,907.50
100	5TH FLOOR-702	120.90	46,96,965.00
101	5TH FLOOR-703	111.57	43,34,494.50
102	5TH FLOOR-704	107.77	41,86,864.50
103	6TH FLOOR-801	120.95	46,98,907.50
104	6TH FLOOR-802	120.90	46,96,965.00
105	6TH FLOOR-803	111.57	43,34,494.50
106	6TH FLOOR-804	107.77	41,86,864.50
107	7TH FLOOR-901	120.95	46,98,907.50
108	7TH FLOOR-902	120.90	46,96,965.00
109	7TH FLOOR-903	111.57	43,34,494.50
110	7TH FLOOR-904	107.77	41,86,864.50
111	8TH FLOOR-1001	120.95	46,98,907.50

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112	8TH FLOOR-1002	120.90	46,96,965.00
113	8TH FLOOR-1003	111.57	43,34,494.50
114	8TH FLOOR-1004	107.77	41,86,864.50
115	9TH FLOOR-1101	120.95	46,98,907.50
116	9TH FLOOR-1102	120.90	46,96,965.00
117	9TH FLOOR-1103	111.57	43,34,494.50
118	9TH FLOOR-1104	107.77	41,86,864.50
119	10TH FLOOR-1201	120.95	46,98,907.50
120	10TH FLOOR-1202	120.90	46,96,965.00
121	10TH FLOOR-1203	111.57	43,34,494.50
122	10TH FLOOR-1204	107.77	41,86,864.50
123	11TH FLOOR-1301	120.95	48,10,786.25
124	11TH FLOOR-1302	120.90	48,08,797.50
125	11TH FLOOR-1303	111.57	44,37,696.75
126	11TH FLOOR-1304	107.77	42,86,551.75
127	12TH FLOOR-1401	120.95	48,10,786.25
128	12TH FLOOR-1402	120.90	48,08,797.50
129	12TH FLOOR-1403	111.57	44,37,696.75
130	12TH FLOOR-1404	107.77	42,86,551.75
131	13TH FLOOR-1501	120.95	48,10,786.25
132	13TH FLOOR-1502	120.90	48,08,797.50
133	13TH FLOOR-1503	111.57	44,37,696.75
134	13TH FLOOR-1504	107.77	42,86,551.75
135	14TH FLOOR-1601	120.95	48,10,786.25
136	14TH FLOOR-1602	120.90	48,08,797.50
137	14TH FLOOR-1603	111.57	44,37,696.75
138	14TH FLOOR-1604	107.77	42,86,551.75
139	15TH FLOOR-1701	120.95	48,10,786.25
140	15TH FLOOR-1702	120.90	48,08,797.50
141	15TH FLOOR-1703	111.57	44,37,696.75
142	15TH FLOOR-1704	107.77	42,86,551.75
143	16TH FLOOR-1801	120.95	48,10,786.25
144	16TH FLOOR-1802	120.90	48,08,797.50
145	16TH FLOOR-1803	111.57	44,37,696.75
146	16TH FLOOR-1804	107.77	42,86,551.75
147	17TH FLOOR-1901	120.95	48,10,786.25
148	17TH FLOOR-1902	120.90	48,08,797.50
149	17TH FLOOR-1903	111.57	44,37,696.75
150	17TH FLOOR-1904	107.77	42,86,551.75
151	18TH FLOOR-2001	120.95	48,10,786.25
152	18TH FLOOR-2002	120.90	48,08,797.50
153	18TH FLOOR-2003	111.57	44,37,696.75
154	18TH FLOOR-2004	107.77	42,86,551.75
155	19TH FLOOR-2101	120.95	48,10,786.25
156	19TH FLOOR-2102	120.90	48,08,797.50
157	19TH FLOOR-2103	111.57	44,37,696.75
158	19TH FLOOR-2104	107.77	42,86,551.75
159	20TH FLOOR-2201	120.95	48,10,786.25
160	20TH FLOOR-2202	120.90	48,08,797.50
161	20TH FLOOR-2203	111.57	44,37,696.75
162	20TH FLOOR-2204	107.77	42,86,551.75
163	21TH FLOOR-2301	120.95	48,10,786.25
164	21TH FLOOR-2302	120.90	48,08,797.50
165	21TH FLOOR-2303	111.57	44,37,696.75
166	21TH FLOOR-2304	107.77	42,86,551.75
167	22TH FLOOR-2401	120.95	48,10,786.25
168	22TH FLOOR-2402	120.90	48,08,797.50
169	22TH FLOOR-2403	111.57	44,37,696.75
170	22TH FLOOR-2404	107.77	42,86,551.75
171	23TH FLOOR-2501	120.95	48,10,786.25
172	23TH FLOOR-2502	120.90	48,08,797.50
173	23TH FLOOR-2503	111.57	44,37,696.75
174	23TH FLOOR-2504	107.77	42,86,551.75
175	24TH FLOOR-2601	120.95	48,10,786.25
176	24TH FLOOR-2602	120.90	48,08,797.50
177	24TH FLOOR-2603	111.57	44,37,696.75
178	24TH FLOOR-2604	107.77	42,86,551.75
179	25TH & 26TH FLOOR-2701	198.49	78,94,939.75
180	25TH & 26TH FLOOR-2702	198.52	78,96,133.00
181	25TH & 26TH FLOOR-2703	193.37	76,91,291.75
182	25TH & 26TH FLOOR-2704	198.71	79,03,690.25
	Total Wing-B	**10,833.74**	**42,60,74,545.25**
	Total Kukreja Paris City Wing C and D	**21,529.16**	**84,67,21,606.75**

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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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)	1,18,37,49,724
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)	45,58,806
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	21,529.16
	(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	84,67,21,607
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	85,12,80,413
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)	85,12,80,413

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	1,07,80,000
3	Withdrawals	1,07,80,000
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

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA Ankit Talreja
Nagpur
12 June 2024
UDIN:24177608BKBJCC1048

Date:- 12-06-2024
Place:-Nagpur

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	20,00,00,000.00	20,00,00,000.00	17,99,45,010.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	50,00,00,000.00	50,00,00,000.00	-
4	Customer Receipts under for Project	85,57,42,003.25	86,66,80,412.75	1,54,00,000.00
5	Total Funds for Project	1,55,57,42,003.25	1,56,66,80,412.75	19,53,45,010.00
6	Total Estimated Cost (As per Table A)	1,37,90,94,734.00	1,37,90,94,734.00	19,53,45,010.00

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:24177608BKBJCC1048

Agreed and accepted by:

Name:- Shri. Shravan Kukreja
Kukreja Infrastructures
Place:-Nagpur
Date:- **12-06-2024**