K P SAHASRABUDHE & CO.
Chartered Accountants

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number **P50500049636**

To,

Date: 01/04/2025

M/s Kukreja Infrastructure
Nagpur
PAN: AAMFK0684L

Subject : Certificate of Financial Progress of work of **KUKREJA PARIS CITY WING C & D** having MahaRERA Registration Number **P50500049636** being developed by **M/s KUKREJA INFRASTRUCTURE** for FY 2024-25.

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 INFRASTRUCTURE** and is based on 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	Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1		2	3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	88,201,324
	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	74,901,922
	c)	Estimated Acquisition cost of TDR (if any)	16,222,055
	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	4,810,309
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

K.P. SAHASRABUDHE & CO. NAGPUR Chartered Accountants

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Opposite Sakhar Dharmshala, Near Sangam Building, Matatoli, Gondia - 441601

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- NAGPUR
- JABALPUR
- RAIPUR
- CHHINDWARA

	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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	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 of rehabilitation	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost Rs	**184,135,610**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	988,382,198
	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 service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	138,101,016
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	165,919,493.00
		Sub Total of Development Cost	**1,292,402,707**
		Total cost of Project (Estimated)	**1,476,538,317**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

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Table B - Actual Cost Incurred on the project as on 31st December 2024			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	88,201,324
	b	Incurred Expenditure on 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	55,987,247
	c	Incurred Expenditure for acquisition of TDR(if any)	16,222,055
	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	4,440,340
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (a) or (b) to be considered :	-
		(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by engineer.	-
		(b) Incurred expenditure for construction of rehab building as per the books of accounts as verified 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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on,	-
		iii) Incurred expenditure towards 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 estimated on the borrowing done specifically for construction of rehabilitation component.	-
		SUB TOTAL OF LAND COST:	**164,850,966**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	140,494,585
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-



		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	140,494,585
	(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 service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	(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.	18,629,088
		Sub Total of Development Cost	**159,123,673**
3		**Total cost of the project (Actual incurred as on 31/12/2024)**	**323,974,639**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	21.94%
5		**Amount which can be withdrawn from the designated account**	**323,974,639**
6		Less : Amount withdrawn till date of this certificate from the designated account	184,274,521
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**139,700,118**
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;			



Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on 31/12/2024	Balance Receivables
			WING C			
1	3RD FLOOR	503	111.570	8,551,000	3665490	4,885,510
2	3RD FLOOR	504	108.120	9,564,389	5,400,000	4,164,389
3	5TH FLOOR	704	108.120	12,500,000	5,875,000	6,625,000
4	7TH FLOOR	902	120.900	13,320,000	7,198,800	6,121,200
5	8TH FLOOR	1002	120.900	9,500,000	4,171,000	5,329,000
6	8TH FLOOR	1004	108.120	12,650,000	8765000	3,885,000
7	10TH FLOOR	1204	108.120	9100000	7000000	2,100,000
8	11TH FLOOR	1304	108.120	8750000	3162500	5,587,500
9	13TH FLOOR	1501	121.180	9,800,000	5,000,000	4,800,000
10	13TH FLOOR	1502	120.900	9,800,000	5,000,000	4,800,000
11	13TH FLOOR	1503	111.570	13,357,000	6,938,000	6,419,000
12	14TH FLOOR	1602	120.900	13,740,000	8,500,000	5,240,000
13	15TH FLOOR	1702	120.90	10,025,000	3,100,000	6,925,000
14	17TH FLOOR	1904	108.12	13,200,000	7,500,000	5,700,000
15	20TH FLOOR	2202	120.90	10,778,000	500,000	10,278,000
16	22ND FLOOR	2401 & 2402	242.08	25,302,000	18,048,980	7,253,020
17	23RD FLOOR	2501	121.180	10,394,417	10,000,000	394,417
18	23RD FLOOR	2502	120.900	14,600,000	8,600,000	6,000,000
Total (A)			**2,202.60**	**214,931,806.00**	**118,424,770.00**	**96,507,036.00**
			WING- D			
1	4TH FLOOR	601	120.95	30,868,000	18,574,000	12,294,000
2	8TH FLOOR	1004	107.77	9,400,000	1,100,000	8,300,000
3	10TH FLOOR	1203	85.23	8,775,000	1,387,750	7,387,250
4	12TH FLOOR	1403	85.23	14,150,000	8,683,500	5,466,500
5	13TH FLOOR	1502	120.90	15,904,000	7,793,000	8,111,000
6	15TH FLOOR	1701	120.95	9,526,000	2,100,000	7,426,000
7	16TH FLOOR	1801	120.95	10,400,000	996,001	9,403,999
8	18TH FLOOR	2003	85.23	14,355,000	7,200,000	7,155,000
9	19TH FLOOR	2102	120.90	12,801,000	8,061,000	4,740,000
10	19TH FLOOR	2103	85.23	10,141,000	1,000,000	9,141,000
11	22ND FLOOR	2403 & 2404	193.00	9,000,000	6,709,500	2,290,500
12	25TH FLOOR & 26TH FLOOR	2703	193.370	25,500,000	2,245,000	23,255,000
Total (B)			**1,439.71**	**170,820,000.00**	**65,849,751.00**	**104,970,249.00**
Grand Total (A+B)			**3,642.31**	**385,751,806.00**	**184,274,521.00**	**201,477,285.00**

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Chartered Accountants

TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 31/12/2024
		Wing C		
1	2ND FLOOR	403	111.570	4,128,090
2	2ND FLOOR	404	108.120	4,000,440
3	4TH FLOOR	601	121.180	4,483,660
4	4TH FLOOR	602	120.900	4,473,300
5	4TH FLOOR	603	111.570	4,128,090
6	4TH FLOOR	604	108.120	4,000,440
7	5TH FLOOR	701	121.180	4,707,843
8	5TH FLOOR	702	120.900	4,696,965
9	5TH FLOOR	703	111.570	4,334,495
10	6TH FLOOR	801	121.180	4,698,908
11	6TH FLOOR	802	120.900	4,688,050
12	6TH FLOOR	803	111.570	4,326,268
13	6TH FLOOR	804	108.120	4,192,490
14	7TH FLOOR	901	121.180	4,707,843
15	7TH FLOOR	903	111.570	4,334,495
16	7TH FLOOR	904	108.120	4,200,462
17	8TH FLOOR	1001	121.180	4,707,843
18	8TH FLOOR	1003	111.570	4,334,495
19	9TH FLOOR	1101	121.180	4,707,843
20	9TH FLOOR	1102	120.900	4,696,965
21	9TH FLOOR	1103	111.570	4,334,495
22	9TH FLOOR	1104	108.120	4,200,462
23	10TH FLOOR	1201	121.180	4,707,843
24	10TH FLOOR	1202	120.900	4,696,965
25	10TH FLOOR	1203	111.570	4,334,495
26	11TH FLOOR	1301	121.180	4,810,786
27	11TH FLOOR	1302	120.900	4,808,798
28	11TH FLOOR	1303	111.570	4,437,697
29	12TH FLOOR	1401	121.180	4,819,935
30	12TH FLOOR	1402	120.900	4,808,798
31	12TH FLOOR	1403	111.570	4,437,697
32	12TH FLOOR	1404	108.120	4,300,473
33	13TH FLOOR	1504	108.120	4,300,473
34	14TH FLOOR	1601	121.180	4,819,935
35	14TH FLOOR	1603	111.570	4,437,697
36	14TH FLOOR	1604	108.120	4,300,473
37	15TH FLOOR	1701	121.180	4,819,935
38	15TH FLOOR	1703	111.570	4,437,697
39	15TH FLOOR	1704	108.120	4,300,473
40	16TH FLOOR	1801	121.180	4,819,935
41	16TH FLOOR	1802	120.900	4,808,798
42	16TH FLOOR	1803	111.570	4,437,697
43	16TH FLOOR	1804	108.120	4,300,473
44	17TH FLOOR	1901	121.180	4,819,935
45	17TH FLOOR	1902	120.900	4,808,798
46	17TH FLOOR	1903	111.570	4,437,697
47	18TH FLOOR	2001	121.180	4,819,935
48	18TH FLOOR	2002	120.900	4,808,798
49	18TH FLOOR	2003	111.570	4,437,697
50	18TH FLOOR	2004	108.120	4,300,473
51	19TH FLOOR	2101	121.180	4,819,935
52	19TH FLOOR	2102	120.900	4,808,798
53	19TH FLOOR	2103	111.570	4,437,697
54	19TH FLOOR	2104	108.120	4,300,473
55	20TH FLOOR	2201	121.180	4,819,935
56	20TH FLOOR	2203	111.570	4,437,697
57	20TH FLOOR	2204	108.120	4,300,473
58	21ST FLOOR	2301	121.180	4,819,935
59	21ST FLOOR	2302	120.900	4,808,798
60	21ST FLOOR	2303	111.570	4,437,697
61	21ST FLOOR	2304	108.120	4,300,473
62	22ND FLOOR	2403	111.570	4,437,697
63	22ND FLOOR	2404	108.120	4,300,473

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Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 31/12/2024
64	23RD FLOOR	2503	111.570	4,437,697
65	23RD FLOOR	2504	108.120	4,300,473
66	24TH FLOOR	2601	121.180	4,819,935
67	24TH FLOOR	2602	120.900	4,808,798
68	24TH FLOOR	2603	111.570	4,437,697
69	24TH FLOOR	2604	108.120	4,300,473
70	25TH FLOOR	2701	198.490	7,894,940
71	25TH FLOOR	2702	198.520	7,896,133
72	25TH FLOOR	2703	193.370	7,691,292
73	25TH FLOOR	2704	198.710	7,903,690
Total			**8,723.04**	**342,985,541**
WING D				
1	2ND FLOOR	403	85.23	3,153,510
2	2ND FLOOR	404	107.77	3,987,490
3	3RD FLOOR	503	85.23	3,153,510
4	3RD FLOOR	504	107.77	3,987,490
5	4TH FLOOR	602	120.90	4,473,300
6	4TH FLOOR	603	85.23	3,153,510
7	4TH FLOOR	604	107.77	3,987,490
8	5TH FLOOR	701	120.95	4,698,908
9	5TH FLOOR	702	120.90	4,696,965
10	5TH FLOOR	703	85.23	3,311,186
11	5TH FLOOR	704	107.77	4,186,865
12	6TH FLOOR	801	120.95	4,698,908
13	6TH FLOOR	802	120.90	4,696,965
14	6TH FLOOR	803	85.23	3,311,186
15	6TH FLOOR	804	107.77	4,186,865
16	7TH FLOOR	901	120.95	4,698,908
17	7TH FLOOR	902	120.90	4,696,965
18	7TH FLOOR	903	85.23	3,311,186
19	7TH FLOOR	904	107.77	4,186,865
20	8TH FLOOR	1001	120.95	4,698,908
21	8TH FLOOR	1002	120.90	4,696,965
22	8TH FLOOR	1003	85.23	3,311,186
23	9TH FLOOR	1101	120.95	4,698,908
24	9TH FLOOR	1102	120.90	4,696,965
25	9TH FLOOR	1103	85.23	3,311,186
26	9TH FLOOR	1104	107.77	4,186,865
27	10TH FLOOR	1201	120.95	4,698,908
28	10TH FLOOR	1202	120.90	4,696,965
29	10TH FLOOR	1204	107.77	4,186,865
30	11TH FLOOR	1301	120.95	4,810,786
31	11TH FLOOR	1302	120.90	4,808,798
32	11TH FLOOR	1303	85.23	3,390,023
33	11TH FLOOR	1304	107.77	4,286,552
34	12TH FLOOR	1401	120.95	4,810,786
35	12TH FLOOR	1402	120.90	4,808,798
36	12TH FLOOR	1404	107.77	4,286,552
37	13TH FLOOR	1501	120.95	4,810,786
38	13TH FLOOR	1503	85.23	3,390,023
39	13TH FLOOR	1504	107.77	4,286,552
40	14TH FLOOR	1601	120.95	4,810,786
41	14TH FLOOR	1602	120.90	4,808,798
42	14TH FLOOR	1603	85.23	3,390,023
43	14TH FLOOR	1604	107.77	4,286,552
44	15TH FLOOR	1702	120.90	4,808,798
45	15TH FLOOR	1703	85.23	3,390,023
46	15TH FLOOR	1704	107.77	4,286,552
47	16TH FLOOR	1802	120.90	4,808,798
48	16TH FLOOR	1803	85.23	3,390,023
49	16TH FLOOR	1804	107.77	4,286,552
50	17TH FLOOR	1901	120.95	4,810,786
51	17TH FLOOR	1902	120.90	4,808,798

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Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 31/12/2024
52	17TH FLOOR	1903	85.23	3,390,023
53	17TH FLOOR	1904	107.77	4,286,552
54	18TH FLOOR	2001	120.95	4,810,786
55	18TH FLOOR	2002	120.90	4,808,798
56	18TH FLOOR	2004	107.77	4,286,552
57	19TH FLOOR	2101	120.95	4,810,786
58	19TH FLOOR	2104	107.77	4,286,552
59	20TH FLOOR	2201	120.95	4,810,786
60	20TH FLOOR	2202	120.90	4,808,798
61	20TH FLOOR	2203	85.23	3,390,023
62	20TH FLOOR	2204	107.77	4,286,552
63	21ST FLOOR	2301	120.95	4,810,786
64	21ST FLOOR	2302	120.90	4,808,798
65	21ST FLOOR	2303	85.23	3,390,023
66	21ST FLOOR	2304	107.77	4,286,552
67	22ND FLOOR	2401	120.95	4,810,786
68	22ND FLOOR	2402	120.90	4,808,798
69	23RD FLOOR	2501	120.95	4,810,786
70	23RD FLOOR	2502	120.90	4,808,798
71	23RD FLOOR	2503	85.23	3,390,023
72	23RD FLOOR	2504	107.77	4,286,552
73	24TH FLOOR	2601	120.95	4,810,786
74	24TH FLOOR	2602	120.90	4,808,798
75	24TH FLOOR	2603	85.23	3,390,023
76	24TH FLOOR	2604	107.77	4,286,552
77	25TH FLOOR & 26TH FLOOR	2701	198.490	7,894,940
78	25TH FLOOR & 26TH FLOOR	2702	198.520	7,896,133
79	25TH FLOOR & 26TH FLOOR	2704	198.710	7,903,690
Total B.			**8,867.23**	**348,516,958**
Total A+B			**17,590.27**	**691,502,499**

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Table D		
Comparision between Balance Cost and Receivables		
Sr. No	Particulars	Amount
1	Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	1,152,563,677
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	201,477,285
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	17,590.27
	(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	691,502,499
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	892,979,784
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.	**100.00%**

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated Bank Account Details	
		Actual amount till date (from start of bank account till the 31/12/2024)	
1	Opening Balance	0.00	
2	Deposits	184,274,521.00	
3	Withdrawals	184,274,521.00	
4	Closing Balance	0.00	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.



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 the certificate) (In Rs.)**	**Actual (As on the date 31/12/2024) (In Rs.)**
1	Own Funds	200,000,000.00	478,487,697.98	139,700,118.14
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	500,000,000.00	-	-
4	Customer Receipts used for project	855,742,003.25	1,077,254,305.27	184,274,521.00
5	Total funds for project	1,555,742,003.25	1,555,742,003.25	323,974,639.14
6	Total Estimated cost (As per Table A)	1,476,538,316.61	1,476,538,316.61	323,974,639.14
Note: Reasonable assumptions have been made to derive at above mentioned values.				

Table G Any Comments/Observations of CA	
Sr. No.	**Comments/Observations of CA**
1	Refer relevants notes mentioned in respective tables.

FOR K.P. Sahasrabudhe & Co.
Chartered Accountants
FRN: 117298W

CA Girish Atlani
Partner
(M.NO. 164494)
UDIN: 25164494BMOVRV6182
Date: 01/04/2025

K.P. SAHASRABUDHE & CO. NAGPUR Chartered Accountants

Agreed and accepted by:
For Kukreja Infrastructure

Kukreja Infrastructures Partner

Designation: Authorised Signatory