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** having MahaRERA Registration Number **P50500049636** being developed by **M/s KUKREJA INFRASTRUCTURE** for FY 2023-24.

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 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)	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	-

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	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	**10,19,19,462**
ii)	**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 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.	8,66,95,437
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	9,00,624
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	6,57,52,792
		Sub Total of Development Cost	**65,14,76,067**
		Total cost of Project (Estimated)	**75,33,95,529**

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



Table B - Actual Cost Incurred on the project as on 31th December 2023			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	44,312,011
	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	15,606,332
	c	Incurred Expenditure for acquisition of TDR(if any)	8,144,943
	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	2,229,470
	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:	**70,292,756**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	15,579,801
		(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	1,55,79,801
	(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.	25,18,827
		Sub Total of Development Cost	**1,80,98,628**
3		**Total cost of the project (Actual incurred as on 31/12/2023)**	**8,83,91,384**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	11.73%
5		**Amount which can be withdrawn from the designated account**	**8,83,91,384**
6		Less : Amount withdrawn till date of this certificate from the designated account	1,54,00,000
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**7,29,91,384**
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;			

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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 31/12/2023	Balance Receivables
			WING C			
1	3RD FLOOR	504	108.120	95,64,389	54,00,000	41,64,389
2	23RD FLOOR	2501	121.180	1,03,94,417	1,00,00,000	3,94,417
Total (A)			**229.30**	**1,99,58,806.00**	**1,54,00,000.00**	**45,58,806.00**
Grand Total (A+B)			**229.30**	**1,99,58,806.00**	**1,54,00,000.00**	**45,58,806.00**

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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 31/12/2023
Wing C				
1	2ND FLOOR	403	111.570	41,28,090
2	2ND FLOOR	404	108.120	40,00,440
3	3RD FLOOR	503	111.570	41,28,090
4	4TH FLOOR	601	121.180	44,83,660
5	4TH FLOOR	602	120.900	44,73,300
6	4TH FLOOR	603	111.570	41,28,090
7	4TH FLOOR	604	108.120	40,00,440
8	5TH FLOOR	701	121.180	47,07,843
9	5TH FLOOR	702	120.900	46,96,965
10	5TH FLOOR	703	111.570	43,34,495
11	5TH FLOOR	704	108.120	42,00,462
12	6TH FLOOR	801	121.180	46,98,908
13	6TH FLOOR	802	120.900	46,88,050
14	6TH FLOOR	803	111.570	43,26,268
15	6TH FLOOR	804	108.120	41,92,490
16	7TH FLOOR	901	121.180	47,07,843
17	7TH FLOOR	902	120.900	46,96,965
18	7TH FLOOR	903	111.570	43,34,495
19	7TH FLOOR	904	108.120	42,00,462
20	8TH FLOOR	1001	121.180	47,07,843
21	8TH FLOOR	1002	120.900	46,96,965
22	8TH FLOOR	1003	111.570	43,34,495
23	8TH FLOOR	1004	108.120	42,00,462
24	9TH FLOOR	1101	121.180	47,07,843
25	9TH FLOOR	1102	120.900	46,96,965
26	9TH FLOOR	1103	111.570	43,34,495
27	9TH FLOOR	1104	108.120	42,00,462
28	10TH FLOOR	1201	121.180	47,07,843
29	10TH FLOOR	1202	120.900	46,96,965
30	10TH FLOOR	1203	111.570	43,34,495
31	10TH FLOOR	1204	108.120	42,00,462
32	11TH FLOOR	1301	121.180	48,10,786
33	11TH FLOOR	1302	120.900	48,08,798
34	11TH FLOOR	1303	111.570	44,37,697
35	11TH FLOOR	1304	108.120	43,00,473
36	12TH FLOOR	1401	121.180	48,19,935
37	12TH FLOOR	1402	120.900	48,08,798
38	12TH FLOOR	1403	111.570	44,37,697
39	12TH FLOOR	1404	108.120	43,00,473
40	13TH FLOOR	1501	121.180	48,19,935
41	13TH FLOOR	1502	120.900	48,08,798
42	13TH FLOOR	1503	111.570	44,37,697
43	13TH FLOOR	1504	108.120	43,00,473
44	14TH FLOOR	1601	121.180	48,19,935
45	14TH FLOOR	1602	120.900	48,08,798
46	14TH FLOOR	1603	111.570	44,37,697
47	14TH FLOOR	1604	108.120	43,00,473
48	15TH FLOOR	1701	121.180	48,19,935
49	15TH FLOOR	1702	120.90	48,08,798
50	15TH FLOOR	1703	111.570	44,37,697
51	15TH FLOOR	1704	108.120	43,00,473
52	16TH FLOOR	1801	121.180	48,19,935
53	16TH FLOOR	1802	120.900	48,08,798
54	16TH FLOOR	1803	111.570	44,37,697
55	16TH FLOOR	1804	108.120	43,00,473
56	17TH FLOOR	1901	121.180	48,19,935
57	17TH FLOOR	1902	120.900	48,08,798
58	17TH FLOOR	1903	111.570	44,37,697
59	17TH FLOOR	1904	108.12	43,00,473
60	18TH FLOOR	2001	121.180	48,19,935
61	18TH FLOOR	2002	120.900	48,08,798
62	18TH FLOOR	2003	111.570	44,37,697
63	18TH FLOOR	2004	108.120	43,00,473



Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 31/12/2023
64	19TH FLOOR	2101	121.180	48,19,935
65	19TH FLOOR	2102	120.900	48,08,798
66	19TH FLOOR	2103	111.570	44,37,697
67	19TH FLOOR	2104	108.120	43,00,473
68	20TH FLOOR	2201	121.180	48,19,935
69	20TH FLOOR	2202	120.90	48,08,798
70	20TH FLOOR	2203	111.570	44,37,697
71	20TH FLOOR	2204	108.120	43,00,473
72	21ST FLOOR	2301	121.180	48,19,935
73	21ST FLOOR	2302	120.900	48,08,798
74	21ST FLOOR	2303	111.570	44,37,697
75	21ST FLOOR	2304	108.120	43,00,473
76	22ND FLOOR	2401	121.180	48,19,935
77	22ND FLOOR	2402	120.900	48,08,798
78	22ND FLOOR	2403	111.570	44,37,697
79	22ND FLOOR	2404	108.120	43,00,473
80	23RD FLOOR	2502	120.900	48,08,798
81	23RD FLOOR	2503	111.570	44,37,697
82	23RD FLOOR	2504	108.120	43,00,473
83	24TH FLOOR	2601	121.180	48,19,935
84	24TH FLOOR	2602	120.900	48,08,798
85	24TH FLOOR	2603	111.570	44,37,697
86	24TH FLOOR	2604	108.120	43,00,473
87	25TH FLOOR	2701	198.490	78,94,940
88	25TH FLOOR	2702	198.520	78,96,133
89	25TH FLOOR	2703	193.370	76,91,292
90	25TH FLOOR	2704	198.710	79,03,690
Total			**10,696.34**	**42,06,40,244**
Total A+B			**10,696.34**	**42,06,40,243.77**

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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)	665,004,145
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	4,558,806
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	10,696.34
	(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	420,640,244
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	425,199,050
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 31/12/2023)	
1	Opening Balance	0.00	
2	Deposits	15,400,000.00	
3	Withdrawals	15,400,000.00	
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 31/12/2023) (In Rs.)**
1	Own Funds	100,000,000.00	100,000,000.00	72,991,384.14
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	400,000,000.00	400,000,000.00	-
4	Customer Receipts used for project	440,599,049.77	440,599,049.77	15,400,000.00
5	Total funds for project	940,599,049.77	940,599,049.77	88,391,384.14
6	Total Estimated cost (As per Table A)	753,395,529.00	753,395,529.00	88,391,384.14
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

K.P. SAHASRABUDHE & CO. NAGPUR Chartered Accountants

CA Girish Atlani
Partner
(M.NO. 164494)
UDIN: 25164494BMOVSZ5438
Date: 19/04/2025

Agreed and accepted by:
For Kukreja Infrastructure

Designation: Authorised Signatory