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,
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FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

M/s Jain Realties (Plot No. 56, Jain House, East Wardhaman Nagar, Nagpur, 08)

Sub.:- Certificate of Financial Progress of Work of Happy Nest MahaRERA Registration Number P50500050897 being developed by M/s M/s Jain Realties

Sir,

This certificate is being issued for RERA compliance for the Happy Nest having MahaRERA Registration Number P50500050897 being developed by M/s M/s Jain Realties and is based on the records and documents produced before me and explanations provided to me by the Partners 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).	11,97,35,000
	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.	4,94,54,725
	c) Estimated Acquisition cost of TDR (if any)	2,11,62,670
	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	84,30,420
	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	19,87,82,815
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	26,00,00,000
	(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.	-
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(e) Interest payable 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	26,00,00,000
	Total Cost of The project (Estimated)	**45,87,82,815**

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).	11,97,35,000
	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.	4,94,54,725
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	2,11,62,670
	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	84,30,420
	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	19,87,82,815
	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	18,69,54,726
	(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 :-	-
	Sub-Total of DEVELOPMENT COST	18,69,54,726
3	Total Cost of The project (Actual incurred as on date of certificate)	38,57,37,541
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	84.08
5	Amount which can be withdrawn from the Designated Account.	38,57,37,541
6	Less: Amount withdrawn till date of this certificate from the Designated Account	7,04,42,736
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	31,52,94,805

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

CA. Ankit Talreja
Nagpur
14 January 2025
UDIN:25177608BMGXUQ5053

Date:- 14-01-2025
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)	7,30,45,274
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)	13,53,85,520
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,615.60
	(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	28,84,66,578
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	42,38,52,098
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)	29,66,96,469

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	7,04,42,736
3	Withdrawals	7,04,42,736
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.

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

CA. Ankit Talreja
Nagpur
14 January 2025
UDIN:25177608BMGXUQ5053

Date:- 14-01-2025
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 (Sq. Mtrs)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Shop No.9	26.61	63,00,000	25,00,000	38,00,000
2	Shop No.10	39.51	75,00,000	37,98,750	37,01,250
3	Shop No.11	34.059	55,00,000	15,00,000	40,00,000
4	Shop No.12	43.97	60,50,000	20,00,000	40,50,000
5	Shop No.13	31.093	55,00,000	15,00,000	40,00,000
6	Shop No.14	31.093	55,00,000	15,00,000	40,00,000
7	104	126.13	1,11,00,000	5,00,000	1,06,00,000
8	403	148.88	1,30,00,000	1,05,00,000	25,00,000
9	701	125.74	1,13,00,000	2,51,000	1,10,49,000
10	703	148.88	1,31,00,000	54,01,000	76,99,000
11	902	144.05	1,40,00,000	51,25,000	88,75,000
12	102	144.05	1,31,00,000	42,00,000	89,00,000
13	704	126.13	1,12,00,000	1,12,00,000	-
14	802	144.05	1,30,00,000	51,00,000	79,00,000
15	904	126.13	1,39,68,000	70,00,000	69,68,000
16	1001	125.74	1,11,00,000	61,75,000	49,25,000
17	1002	144.05	1,28,00,000	50,45,000	77,55,000
18	1003	148.88	1,30,00,000	54,00,000	76,00,000
19	1004	126.13	1,11,00,000	35,00,000	76,00,000
20	1101	125.74	1,11,00,000	57,00,000	54,00,000
21	1102	144.05	1,28,00,000	49,00,000	79,00,000
22	1103	148.88	1,40,00,000	78,36,730	61,63,270
	TOTAL	**2,403.85**	**23,60,18,000**	**10,06,32,480**	**13,53,85,520**

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Project at Carpet Area for Flat is Rs.60,600/- and For Commercial Shops is Rs.92400/-

Sr. No.	Flat No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Shop No.1	36.90	34,09,560.00
2	Shop No.2	26.97	24,92,028.00
3	Shop No.3	35.54	32,83,896.00
4	Shop No.4	34.06	31,47,144.00
5	Shop No.5	39.51	36,50,724.00
6	Shop No.6	26.61	24,58,764.00
7	Shop No.7	37.96	35,07,504.00
8	Shop No.8	37.96	35,07,504.00
9	101	125.74	76,19,844.00
10	103	148.88	90,22,128.00
11	201	125.74	76,19,844.00
12	202	144.05	87,29,430.00
13	203	148.88	90,22,128.00
14	204	126.13	76,43,478.00
15	301	125.74	76,19,844.00
16	302	144.05	87,29,430.00
17	303	148.88	90,22,128.00
18	304	126.13	76,43,478.00
19	401	125.74	76,19,844.00
20	402	144.05	87,29,430.00



21	404	126.13	76,43,478.00
22	501	125.74	76,19,844.00
23	502	144.05	87,29,430.00
24	504	126.13	76,43,478.00
25	503	148.88	90,22,128.00
26	601	125.74	76,19,844.00
27	602	144.05	87,29,430.00
28	603	148.88	90,22,128.00
29	604	126.13	76,43,478.00
30	702	144.05	87,29,430.00
31	801	125.74	76,19,844.00
32	803	148.88	90,22,128.00
33	804	126.13	76,43,478.00
34	901	125.74	76,19,844.00
35	903	148.88	90,22,128.00
36	1104	126.13	76,43,478.00
37	1201	125.74	76,19,844.00
38	1202	144.05	87,29,430.00
39	1203	148.88	90,22,128.00
40	1204	126.13	76,43,478.00
		4,615.60	**28,84,66,578.00**

GAD & ASSOCIATES FRN-148550W NAGPUR Chartered Accountants

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	25,87,82,815.00	25,87,82,815.00	28,51,05,061.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	20,00,00,000.00	52,44,84,578.00	10,06,32,480.00
5	Total Funds for Project	45,87,82,815.00	78,32,67,393.00	38,57,37,541.00
6	Total Estimated Cost (As per Table A)	45,87,82,815.00	45,87,82,815.00	38,57,37,541.00

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:25177608BMGXUQ5053

Agreed and accepted by:

For Jain Realties

Partner

M/s Jain Realties
Place:-Nagpur
Date:- 14-01-2025