M/s. Ranjeet Mishra & Company
Chartered Accountant

✆ 9730135310
8766548007(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim
Near Rachna Ring Road Metro Station, Nagpur-440036
Regd : 54, Vaishali Nagar, MIDC, Nagpur-440016

✉caranjeetmishra@gmail.com
Office.caranjeet@gmail.com

FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE

Date 12-10-2023

To,
Monish Tiwari
M/s Tiwari Group
Tiwari Plot, Janki Cinema Building,
Sitabuldi, Nagpur 440 012

Subject: Certificate of Financial Progress of Work of "NEXUS" having MahaRERA Registration Number "P50500052350" being developed by "M/s TIWARI GROUP (Association of Person)"

Sir,
This certificate is being issued for RERA compliance for the **"NEXUS" having MahaRERA Registration Number "P50500052350" being developed by "M/s TIWARI GROUP"** situated on **"Plot No 01, Khasra No 398 & 400/1, Mouza Sitaburdi, City Survey Number 4106, 4107, 4108, 4109, 4110 & 4111, Munje Chowk, Opposite Bank of Maharasthra, Sitabuldi, Nagpur 440 012"** and is based on the 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	Estimated Cost (At
(1)					(2)	(3)
1	(i)	**Land Cost :**				
		(a)			Value of land as ascertained from the Annual Statement of Rate (ASR)	21,89,82,512.00
		(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	-
		(c)			Estimated Acquisition cost of TDR (if any)	-
		(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	-
		(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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
			(iii)		Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
			(iv)		Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
					Sub-Total of Land Cost	21,89,82,512.00
	(ii)	**Development Cost/ Cost of Construction of Building**				
		(a)			Estimated Cost of Construction as certified by Engineer	17,53,88,616.00

		(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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed 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	5,47,84,333.00
		(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-
	Sub-total of Development Cost			23,01,72,949.00
	Total Cost of the Project (Estimated)			44,91,55,461.00

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

Sr No					Particulars	Amount (Rs.) Incurred
(1)					(2)	(3)
1	**Land Cost :**					
	(a)				Value of land as ascertained from the Annual Statement of Rate (ASR)	21,89,82,512.00
	(b)				Incurred Expenditure on Premium 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	-
	(c)				Incurred Expenditure on Acquisition cost of TDR (if any)	-
	(d)				Amount 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	-
	(e)				Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
	(f)				Under Rehabilitation scheme:	
		(i)			Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	
			(a)		Incurred Expenditure for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
			(b)		Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
		(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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
		(iii)			Incurred Expenditure toward ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
		(iv)			Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	-
	Sub-Total of Land Cost					21,89,82,512.00
2	**Development Cost/ Cost of Construction of Building**					
	(i)				Expenditure Cost of Construction Minimum of (a) and (b) to be considered	
		(a)			Construction Cost incurred including site development and infrastructure for the same as certified by the engineer	-

		(b)	Actual Cost of Construction incurred as per books of accounts as verified by CA.	-
	(ii)		Cost incurred on additional itmes not included as per the books of accounts as verified by CA.	-
	(iii)		Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
	(iv)		Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	5,47,84,333.00
	(v)		Interest Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-
	Sub-total of Development Cost			5,47,84,333.00
3	Total Cost of the Project (Actual incurred as on date of certificate)			27,37,66,845.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)			61%
5	Amount which can be withdrawn from the Designated Account			27,37,66,845.00
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			27,37,66,845.00

Date: 12/10/2023
Place: Nagpur

Agreed and accepted by:
Signaure of Promoter
For Tiwari Group

Name: Monish Tiwari
Date: 12/10/2023

TIWARI G... LTD. NAGPUR

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 23150503BGWRDO2169
Date: 12/10/2023

Table C

Statement of 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/Lett	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
Nil	Nil	Nil	Nil	Nil	Nil

Unsold Inventory

Sr No	Floor	Shop Number	Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)	(5)
1	Upper Basement	1	31.27	36,83,606.00
2	Upper Basement	2	31.9	37,57,820.00
3	Upper Basement	3	33.57	39,54,546.00
4	Upper Basement	4	36.21	42,65,538.00
5	Upper Basement	5	36.51	43,00,878.00
6	Upper Basement	6	36.7	43,23,260.00
7	Upper Basement	7	36.9	43,46,820.00
8	Upper Basement	8	38.75	45,64,750.00
9	Upper Basement	9	42.13	49,62,914.00
10	Upper Basement	10	39.52	46,55,456.00
11	Upper Basement	11	28.57	33,65,546.00
12	Upper Basement	12	22.13	26,06,914.00
13	Upper Basement	13	40.93	48,21,554.00
14	Upper Basement	14	39.66	46,71,948.00
15	Upper Basement	Hyper Market	664.83	7,83,16,974.00
16	Ground Floor	1	55.1	82,26,430.00
17	Ground Floor	2	31.12	46,46,216.00
18	Ground Floor	3	28.1	41,95,330.00
19	Ground Floor	4	30.43	45,43,199.00
20	Ground Floor	5	30.7	45,83,510.00
21	Ground Floor	6	30.88	46,10,384.00
22	Ground Floor	7	31.08	46,40,244.00
23	Ground Floor	8	32.77	48,92,561.00
24	Ground Floor	9	35.62	53,18,066.00
25	Ground Floor	10	36.57	54,59,901.00
26	Ground Floor	11	29.16	43,53,588.00
27	Ground Floor	12	16.48	24,60,464.00

28	Ground Floor	13	18.62	27,79,966.00
29	Ground Floor	14	22.41	33,45,813.00
30	Ground Floor	15	27.78	41,47,554.00
31	Ground Floor	16	27.08	40,43,044.00
32	Ground Floor	17	26.81	40,02,733.00
33	Ground Floor	18	27.05	40,38,565.00
34	Ground Floor	19	27.34	40,81,862.00
35	Ground Floor	20	27.61	41,22,173.00
36	Ground Floor	21	27.9	41,65,470.00
37	Ground Floor	22	28.2	42,10,260.00
38	Ground Floor	23	27.84	41,56,512.00
39	Ground Floor	24	28.8	42,99,840.00
40	Ground Floor	25	18.78	28,03,854.00
41	Ground Floor	26	18.41	27,48,613.00
42	Ground Floor	27	27.67	41,31,131.00
43	Ground Floor	28	21.34	31,86,062.00
44	Ground Floor	29	17.2	25,67,960.00
45	First Floor	1	55.1	64,90,780.00
46	First Floor	2	31.12	36,65,936.00
47	First Floor	3	28.1	33,10,180.00
48	First Floor	4	30.43	35,84,654.00
49	First Floor	5	30.7	36,16,460.00
50	First Floor	6	30.88	36,37,664.00
51	First Floor	7	31.08	36,61,224.00
52	First Floor	8	32.77	38,60,306.00
53	First Floor	9	35.62	41,96,036.00
54	First Floor	10	36.57	43,07,946.00
55	First Floor	11	29.16	34,35,048.00
56	First Floor	12	16.48	19,41,344.00
57	First Floor	13	34.11	40,18,158.00
58	First Floor	14	35.18	41,44,204.00
59	First Floor	15	27.08	31,90,024.00
60	First Floor	16	26.81	31,58,218.00
61	First Floor	17	27.05	31,86,490.00
62	First Floor	18	27.34	32,20,652.00
63	First Floor	19	27.61	32,52,458.00
64	First Floor	20	27.9	32,86,620.00
65	First Floor	21	28.2	33,21,960.00
66	First Floor	22	27.84	32,79,552.00
67	First Floor	23	28.8	33,92,640.00
68	First Floor	24	18.78	22,12,284.00
69	First Floor	25	18.41	21,68,698.00
70	First Floor	26	27.67	32,59,526.00
71	First Floor	27	21.34	25,13,852.00
72	First Floor	28	17.2	20,26,160.00
73	Second Floor	1	55.1	64,90,780.00
74	Second Floor	2	31.12	36,65,936.00
75	Second Floor	3	28.1	33,10,180.00
76	Second Floor	4	30.43	35,84,654.00
77	Second Floor	5	30.7	36,16,460.00

78	Second Floor	6	30.88	36,37,664.00
79	Second Floor	7	31.08	36,61,224.00
80	Second Floor	8	32.77	38,60,306.00
81	Second Floor	9	35.62	41,96,036.00
82	Second Floor	10	36.57	43,07,946.00
83	Second Floor	11	29.16	34,35,048.00
84	Second Floor	12	16.48	19,41,344.00
85	Second Floor	13	18.62	21,93,436.00
86	Second Floor	14	22.41	26,39,898.00
87	Second Floor	15	27.78	32,72,484.00
88	Second Floor	16	27.08	31,90,024.00
89	Second Floor	17	26.81	31,58,218.00
90	Second Floor	18	27.05	31,86,490.00
91	Second Floor	19	27.34	32,20,652.00
92	Second Floor	20	27.61	32,52,458.00
93	Second Floor	21	27.9	32,86,620.00
94	Second Floor	22	28.2	33,21,960.00
95	Second Floor	23	27.84	32,79,552.00
96	Second Floor	24	28.8	33,92,640.00
97	Second Floor	25	18.78	22,12,284.00
98	Second Floor	26	18.41	21,68,698.00
99	Second Floor	27	27.67	32,59,526.00
100	Second Floor	28	21.34	25,13,852.00
101	Second Floor	29	17.2	20,26,160.00
102	Third Floor	1	55.1	64,90,780.00
103	Third Floor	2	31.12	36,65,936.00
104	Third Floor	3	28.1	33,10,180.00
105	Third Floor	4	30.43	35,84,654.00
106	Third Floor	5	30.7	36,16,460.00
107	Third Floor	6	30.88	36,37,664.00
108	Third Floor	7	31.08	36,61,224.00
109	Third Floor	8	32.77	38,60,306.00
110	Third Floor	9	35.62	41,96,036.00
111	Third Floor	10	36.57	43,07,946.00
112	Third Floor	11	29.16	34,35,048.00
113	Third Floor	12	16.48	19,41,344.00
114	Third Floor	13	18.62	21,93,436.00
115	Third Floor	14	22.41	26,39,898.00
116	Third Floor	15	27.78	32,72,484.00
117	Third Floor	16	27.08	31,90,024.00
118	Third Floor	17	26.81	31,58,218.00
119	Third Floor	18	27.05	31,86,490.00
120	Third Floor	19	27.34	32,20,652.00
121	Third Floor	20	27.61	32,52,458.00
122	Third Floor	21	27.9	32,86,620.00
123	Third Floor	22	28.2	33,21,960.00
124	Third Floor	23	27.84	32,79,552.00
125	Third Floor	24	28.8	33,92,640.00
126	Third Floor	25	18.78	22,12,284.00
127	Third Floor	26	18.41	21,68,698.00

128	Third Floor	27	27.67	32,59,526.00
129	Third Floor	28	21.34	25,13,852.00
130	Third Floor	29	17.2	20,26,160.00
131	Fourth Floor	1	300.45	3,53,93,010.00
132	Fourth Floor	2	307.43	3,62,15,254.00
133	Fourth Floor	3	256.18	3,01,78,004.00
134	Fourth Floor	4	81.19	95,64,182.00
			5340.71	**65,46,14,413.00**

Date: 12/10/2023
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Agreed and accepted by:
Signaure of Promoter
For Tiwari Group

TIWARI GROUP NAGPUR

Name: Monish Tiwari
Date: 12/10/2023

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 23150503BGWRDO2169
Date: 12/10/2023

Table D

Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	17,53,88,616.00
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)	0
	(i) Balance Unsold Area (to be certifed by Management and to be verified by CA from the records and books of accounts),	5,340.71
3	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multilied to unsold area as on the date of certificate, to be calculated and certifed by CA) as per Table C to this certificate,	65,46,14,413.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	65,46,14,413.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	NA
	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	NA
	If 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	NA

Table E

Designated Bank Account Details

S No	Particulars	Designated Bank Account Details - Account No. 008050100000062 with Nagpur Nagrik Sahakari Bank Ltd., Deonagar Branch, Nagpur Actual Amount till Date (From Start of bank account to 30-09-2023)
1	Opening Balance	-
2	Deposits	10,000.00
3	Withdrawals	350.00
4	Closing Balance	9,650.00

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 Tiwari Group** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Date: 12/10/2023
Place: Nagpur

Agreed and accepted by:
Signaure of Promoter
For Tiwari Group

Name: Monish Tiwari
Date: 12/10/2023

TIWARI GROUP NAGPUR

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 23150503BGWRDO2169
Date: 12/10/2023

Means of Finance

S 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 of certificate) (In Rs.)
1	Own Funds	21,89,82,512.00	21,89,82,512.00	27,37,66,845.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	0
4	Customer Receipts used for Project	23,01,72,949.00	23,01,72,949.00	17,53,88,616.00
5	Total Funds for Project	44,91,55,461.00	44,91,55,461.00	44,91,55,461.00
6	Total Estimated Cost (As Per Table A)	44,91,55,461.00	44,91,55,461.00	44,91,55,461.00

Table G

Any Comments/Observation of CA

1	
2	
3	
4	

Date: 12/10/2023
Place: Nagpur

Agreed and accepted by:
Signature of Promoter
For Tiwari Group

Name: Monish Tiwari
Date: 12/10/2023

TIWARI GROUP NAGPUR

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 23150503BGWRDO2169
Date: 12/10/2023