FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

Rubytouch Infrastructure LLP (Plot No. 32, Central Avenue Road, Tahsil Police Station, Nagpur-440010)

Sub.:- Certificate of Financial Progress of Work of Rubytouch Estates MahaRERA Registration Number-(Not allotted Yet) being developed by Rubytouch Infrastructure LLP.

Sir,

This certificate is being issued for RERA compliance for the Rubytouch Estates having MahaRERA Registration Number - (Not Allotted Yet) being developed by Rubytouch Infrastructure LLP 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).	24,66,03,055
	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.	31,29,156
	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	1,27,69,160
	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 linked premium, fees, charges artd security deposits or 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	26,25,01,371
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	6,03,32,378
	(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.	2,08,04,268
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,12,500
	(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	8,12,49,146
	Total Cost of The project (Estimated)	34,37,50,517

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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).	24,66,03,055
	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.	31,29,156
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	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	1,27,69,160
	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	26,25,01,371
	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	-
	(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	-
3	Total Cost of The project (Actual incurred as on date of certificate)	26,25,01,371
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	76.36
5	Amount which can be withdrawn from the Designated Account	26,25,01,371
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	26,25,01,371

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

CA. Ankit Tarejia
Nagpur
11th May 2023
UDIN 23177608BGSMHS9239

Date:-11/05/2023
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 (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL	-	-	-	-

*Unit colsideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 1880 per sm. at Carpet Area

Sr. No.	Plot No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	Plot No.1	29,980.82	5,63,63,943
2	Plot No.2	9,117.90	1,71,41,643
3	Plot No.3	277.76	5,22,187
4	Plot No.4	164.52	3,09,298
5	Plot No.5	164.52	3,09,298
6	Plot No.6	164.52	3,09,298
7	Plot No.7	164.52	3,09,298
8	Plot No.8	164.52	3,09,298
9	Plot No.9	164.52	3,09,298
10	Plot No.10	164.52	3,09,298
11	Plot No.11	164.52	3,09,298
12	Plot No.12	164.52	3,09,298
13	Plot No.13	164.52	3,09,298
14	Plot No.14	164.52	3,09,298
15	Plot No.15	164.52	3,09,298
16	Plot No.16	164.52	3,09,298
17	Plot No.17	164.52	3,09,298
18	Plot No.18	164.52	3,09,298
19	Plot No.19	164.52	3,09,298
20	Plot No.20	164.52	3,09,298
21	Plot No.21	164.52	3,09,298
22	Plot No.22	164.52	3,09,298
23	Plot No.23	164.52	3,09,298
24	Plot No.24	164.52	3,09,298
25	Plot No.25	164.52	3,09,298
26	Plot No.26	164.52	3,09,298
27	Plot No.27	164.52	3,09,298
28	Plot No.28	386.32	7,26,283
29	Plot No.29	388.04	7,29,519
30	Plot No.30	153.00	2,87,648
31	Plot No.31	153.00	2,87,648

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32	Plot No.32	153.00	2,87,648
33	Plot No.33	153.00	2,87,648
34	Plot No.34	153.00	2,87,648
35	Plot No.35	153.00	2,87,648
36	Plot No.36	153.00	2,87,648
37	Plot No.37	153.00	2,87,646
38	Plot No.38	153.00	2,87,646
39	Plot No.39	153.00	2,87,646
40	Plot No.40	153.00	2,87,646
41	Plot No.41	153.00	2,87,646
42	Plot No.42	242.38	4,55,665
43	Plot No.43	282.89	5,31,824
44	Plot No.44	153.00	2,87,648
45	Plot No.45	153.00	2,87,648
46	Plot No.46	153.00	2,87,646
47	Plot No.47	153.00	2,87,646
48	Plot No.48	257.78	4,84,617
49	Plot No.49	420.84	7,91,177
50	Plot No.50	374.99	7,04,981
51	Plot No.51	374.99	7,04,981
52	Plot No.52	424.82	7,98,667
53	Plot No.53	233.99	4,39,892
54	Plot No.54	139.29	2,61,873
55	Plot No.55	139.29	2,61,873
56	Plot No.56	139.29	2,61,873
57	Plot No.57	139.29	2,61,873
58	Plot No.58	256.85	4,82,869
59	Plot No.59	219.97	4,13,534
60	Plot No.60	139.29	2,61,873
61	Plot No.61	139.29	2,61,873
62	Plot No.62	139.29	2,61,873
63	Plot No.63	139.29	2,61,873
64	Plot No.64	139.29	2,61,873
65	Plot No.65	139.29	2,61,873
66	Plot No.66	139.29	2,61,873
67	Plot No.67	139.29	2,61,873
68	Plot No.68	139.29	2,61,873
69	Plot No.69	139.29	2,61,873
70	Plot No.70	373.08	7,01,390
71	Plot No.71	314.83	5,91,875
72	Plot No.72	204.83	3,85,073
73	Plot No.73	139.29	2,61,873
74	Plot No.74	139.29	2,61,873
75	Plot No.75	139.29	2,61,873
76	Plot No.76	139.29	2,61,873
77	Plot No.77	139.29	2,61,873
78	Plot No.78	139.29	2,61,873
79	Plot No.79	219.97	4,13,534
80	Plot No.80	256.85	4,82,869
81	Plot No.81	139.29	2,61,873
82	Plot No.82	139.29	2,61,873
83	Plot No.83	139.29	2,61,873
84	Plot No.84	139.29	2,61,873
85	Plot No.85	233.99	4,39,892
86	Plot No.86	205.64	3,86,601
87	Plot No.87	160.02	3,00,838
88	Plot No.88	160.02	3,00,838
89	Plot No.89	160.02	3,00,838
90	Plot No.90	199.79	3,75,598
91	Plot No.91	190.12	3,57,416

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

92	Plot No.92	139.29	2,61,873
93	Plot No.93	139.29	2,61,873
94	Plot No.94	139.29	2,61,873
95	Plot No.95	205.64	3,86,601
96	Plot No.96	233.99	4,39,892
97	Plot No.97	139.29	2,61,873
98	Plot No.98	139.29	2,61,873
99	Plot No.99	139.29	2,61,873
100	Plot No.100	139.29	2,61,873
101	Plot No.101	256.85	4,82,869
102	Plot No.102	219.97	4,13,534
103	Plot No.103	139.29	2,61,873
104	Plot No.104	139.29	2,61,873
105	Plot No.105	139.29	2,61,873
106	Plot No.106	139.29	2,61,873
107	Plot No.107	139.29	2,61,873
108	Plot No.108	139.29	2,61,873
109	Plot No.109	262.49	4,93,487
110	Plot No.110	351.66	6,61,126
111	Plot No.111	198.00	3,72,240
112	Plot No.112	198.00	3,72,240
113	Plot No.113	248.03	4,66,295
114	Plot No.114	278.72	5,23,992
115	Plot No.115	150.81	2,83,523
116	Plot No.116	150.81	2,83,523
117	Plot No.117	150.81	2,83,523
118	Plot No.118	150.81	2,83,523
119	Plot No.119	253.97	4,77,462
120	Plot No.120	223.28	4,19,765
121	Plot No.121	173.25	3,25,710
122	Plot No.122	173.25	3,25,710
123	Plot No.123	173.25	3,25,710
124	Plot No.124	186.52	3,50,665
125	Plot No.125	157.18	2,95,495
126	Plot No.126	173.25	3,25,710
127	Plot No.127	173.25	3,25,710
128	Plot No.128	173.25	3,25,710
129	Plot No.129	223.28	4,19,765
130	Plot No.130	253.97	4,77,462
131	Plot No.131	150.81	2,83,523
132	Plot No.132	150.81	2,83,523
133	Plot No.133	150.81	2,83,523
134	Plot No.134	150.81	2,83,523
135	Plot No.135	278.72	5,23,992
136	Plot No.136	248.03	4,66,295
137	Plot No.137	431.34	8,10,917
TOTAL		**64,425.46**	**12,11,19,889**

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*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 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)	8,12,49,146
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	64,425.46
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multipled to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	12,11,19,889
4	Estimated receivables of ongoing project Sum of 2 + 3 (ii)	12,11,19,889
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)	8,47,83,922

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	-
3	Withdrawals	-
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 Rubytouch Infrastructure LLP 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



CA. Ankit Talreja
Nagpur
11th May 2023
UDIN 23177608BGSMHS9239

Date:-11/05/2023
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	27,00,00,000	27,00,00,000	26,25,01,371
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	10,00,00,000	10,00,00,000	-
4	Customer Receipts under for Project	12,11,19,889	12,11,19,889	-
5	Total Funds for Project	49,11,19,889	49,11,19,889	26,25,01,371
6	Total Estimated Cost (As per Table A)	34,37,50,517	34,37,50,517	26,25,01,371

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 23177608BGSMHS9239

Agreed and accepted by:

Name: Shri Sanjay S/o Puranmal Agrawal
Partner
Rubytouch Infrastructure LLP
Place: Nagpur
Date:-11/05/2023