

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 , caankittalreja@gmail.com

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 Maharashtra Registration Number P50500051027 being developed by M/s Rubytouch Infrastructure LLP

Sir,

This certificate is being issued for RERA compliance for the RUBYTOUCH ESTATES having Maharashtra Registration Number P50500051027 being developed by M/s 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.

For Quarter Ending 30 September 2023

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 of 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 appropriate authority of 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	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 (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.	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

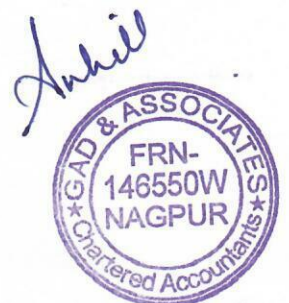


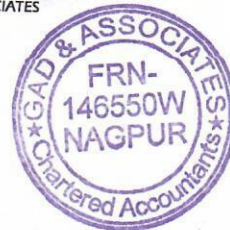
Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
1	Land Cost	Incurred
	a) Value of the land as ascertained from the Annual Statement of 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 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 accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of 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 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 the Estimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	71,55,448
	(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 (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.	9,63,514
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	5,88,745
	(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	87,07,707
3	Total Cost of The project (Actual incurred as on date of certificate)	27,12,09,078
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	78.90
5	Amount which can be withdrawn from the Designated Account.	27,12,09,078
6	Less: Amount withdrawn till date of this certificate from the Designated Account	4,76,83,184
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	22,35,25,894

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

Ankit

CA. Ankit Talreja
Nagpur
16 January 2024
UDIN:24177608BKBIUQ3784



Date:- 16-01-2024
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)	7,25,41,439
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)	56,32,23,986
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	44,805.99
	(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	8,42,35,271
4	Estimated receivables of ongoing project Sum of 2 + 3 (iii)	64,74,59,257
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)	45,32,21,480

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	4,95,31,240
4	Closing Balance	4,76,83,184
		18,48,056

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 Rubytouch Infrastructure LLP 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.

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

Ankit

CA. Ankit Talreja
Nagpur
16 January 2024
UDIN:24177608BKBIUQ3784



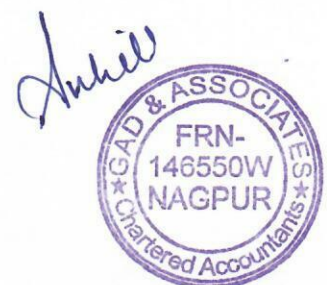
Date:- 16-01-2024
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

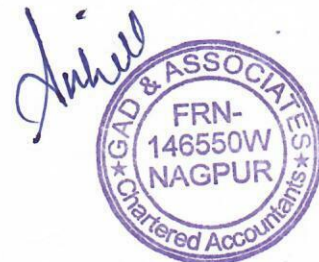
Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot No.2	9117.90	31,40,64,000	21,00,001	31,19,63,999
2	Plot No.3	277.76	91,18,916	18,00,000	73,18,916
3	Plot No.4	164.52	40,52,000	51,000	40,01,000
4	Plot No.5	164.52	48,13,223	11,51,078	36,62,145
5	Plot No.6	164.52	56,67,200	13,00,000	43,67,200
6	Plot No.9	164.52	53,12,680	7,00,000	46,12,680
7	Plot No.10	164.52	56,66,858	11,00,000	45,66,858
8	Plot No.11	164.52	56,66,858	10,00,000	46,66,858
9	Plot No.12	164.52	56,66,858	11,34,000	45,32,858
10	Plot No.13	164.52	32,00,000	16,00,000	16,00,000
11	Plot No.15	164.52	31,90,000	10,62,000	21,28,000
12	Plot No.16	164.52	34,00,000	10,00,000	24,00,000
13	Plot No.20	164.52	37,00,000	11,00,000	26,00,000
14	Plot No.21	164.52	56,66,858	11,00,000	45,66,858
15	Plot No.23	164.52	36,50,000	11,50,000	25,00,000
16	Plot No.32	153.00	29,65,000	11,00,000	18,65,000
17	Plot No.36	153.00	46,70,000	10,00,000	36,70,000
18	Plot No.37	153.00	46,75,000	10,00,000	36,75,000
19	Plot No.38	153.00	49,40,676	10,60,000	38,80,676
20	Plot No.42	242.38	79,57,000	16,00,000	63,57,000
21	Plot No.44	153.00	49,40,676	10,00,000	39,40,676
22	Plot No.47	153.00	60,93,000	12,18,000	48,75,000
23	Plot No.48	257.78	49,93,200	25,00,000	24,93,200
24	Plot No.49	420.84	1,38,16,261	25,00,000	1,13,16,261
25	Plot No.53	233.99	76,81,760	5,00,000	71,81,760
26	Plot No.54	139.29	36,00,000	9,15,000	26,85,000
27	Plot No.55	139.29	45,73,000	9,15,000	36,58,000
28	Plot No.56	139.29	46,52,812	21,72,812	24,80,000
29	Plot No.57	139.29	30,00,000	13,50,000	16,50,000
30	Plot No.58	256.85	84,32,000	17,00,000	67,32,000
31	Plot No.60	139.29	43,48,021	8,70,000	34,78,021
32	Plot No.63	139.29	44,97,953	7,00,000	37,97,953
33	Plot No.64	139.29	45,72,919	11,51,000	34,21,919
34	Plot No.65	139.29	45,73,000	11,43,000	34,30,000
35	Plot No.66	139.29	45,72,919	9,00,000	36,72,919
36	Plot No.68	139.29	47,22,850	4,75,000	42,47,850
37	Plot No.69	139.29	37,97,000	13,97,000	24,00,000
38	Plot No.77	139.29	40,00,000	10,20,000	29,80,000
39	Plot No.78	139.29	47,97,816	10,20,000	37,77,816
40	Plot No.82	139.29	37,22,860	10,00,000	27,22,860
41	Plot No.83	139.29	47,97,816	9,60,000	38,37,816
42	Plot No.84	139.29	53,97,543	10,80,000	43,17,543
43	Plot No.85	233.99	76,81,938	7,50,000	69,31,938
44	Plot No.86	205.64	67,51,202	13,50,000	54,01,202
45	Plot No.87	160.02	48,22,875	6,00,000	42,22,875
46	Plot No.88	160.02	51,67,366	11,50,000	40,17,366
47	Plot No.89	160.02	51,67,366	9,00,000	42,67,366
48	Plot No.92	139.29	47,97,952	10,00,000	37,97,952
49	Plot No.94	139.29	47,97,816	11,00,000	36,97,816
50	Plot No.95	205.64	40,00,000	14,50,000	25,50,000
51	Plot No.96	233.99	76,81,938	5,00,000	71,81,938
52	Plot No.97	139.29	47,22,850	9,45,000	37,77,850
53	Plot No.99	139.29	44,97,953	9,00,000	35,97,953
54	Plot No.133	150.81	49,51,122	4,50,000	45,01,122
55	Plot No.131	150.81	48,70,000	10,20,000	38,50,000
56	Plot No.123	173.25	59,67,562	24,00,000	35,67,562
57	Plot No.100	139.29	45,00,000	9,00,000	36,00,000
58	Plot No.128	173.25	33,00,000	5,00,000	28,00,000
59	Plot No.105	139.29	44,97,953	6,99,000	37,98,953
60	Plot No.132	150.81	51,94,592	4,80,000	47,14,592
61	Plot No.107	139.29	37,97,000	14,50,000	23,47,000
62	Plot No.127	173.25	59,67,552	12,00,024	47,67,528
63	Plot No.102	219.97	72,21,331	14,20,000	58,01,331
TOTAL		19,619.47	63,39,82,901.00	7,07,58,914.60	56,32,23,986.40



Unsold Inventory

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

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.1	29,980.82	5,63,63,943
2	Plot No.7	164.52	3,09,298
3	Plot No.8	164.52	3,09,298
4	Plot No.14	164.52	3,09,298
5	Plot No.17	164.52	3,09,298
6	Plot No.18	164.52	3,09,298
7	Plot No.19	164.52	3,09,298
8	Plot No.22	164.52	3,09,298
9	Plot No.24	164.52	3,09,298
10	Plot No.25	164.52	3,09,298
11	Plot No.26	164.52	3,09,298
12	Plot No.27	164.52	3,09,298
13	Plot No.28	386.32	7,26,283
14	Plot No.29	388.04	7,29,519
15	Plot No.30	153.00	2,87,648
16	Plot No.31	153.00	2,87,648
17	Plot No.33	153.00	2,87,648
18	Plot No.34	153.00	2,87,648
19	Plot No.35	153.00	2,87,648
20	Plot No.39	153.00	2,87,646
21	Plot No.40	153.00	2,87,646
22	Plot No.41	153.00	2,87,646
23	Plot No.43	282.89	5,31,824
24	Plot No.45	153.00	2,87,648
25	Plot No.46	153.00	2,87,646
26	Plot No.50	374.99	7,04,981
27	Plot No.51	374.99	7,04,981
28	Plot No.52	424.82	7,98,667
29	Plot No.59	219.97	4,13,534
30	Plot No.61	139.29	2,61,873
31	Plot No.62	139.29	2,61,873
32	Plot No.67	139.29	2,61,873
33	Plot No.70	373.08	7,01,390
34	Plot No.71	314.83	5,91,875
35	Plot No.72	204.83	3,85,073
36	Plot No.73	139.29	2,61,873
37	Plot No.74	139.29	2,61,873
38	Plot No.75	139.29	2,61,873
39	Plot No.76	139.29	2,61,873
40	Plot No.79	219.97	4,13,534
41	Plot No.80	256.85	4,82,869
42	Plot No.81	139.29	2,61,873
43	Plot No.90	199.79	3,75,598
44	Plot No.91	190.12	3,57,416
45	Plot No.93	139.29	2,61,873
46	Plot No.98	139.29	2,61,873
47	Plot No.101	256.85	4,82,869
48	Plot No.103	139.29	2,61,873
49	Plot No.104	139.29	2,61,873
50	Plot No.106	139.29	2,61,873
51	Plot No.108	139.29	2,61,873
52	Plot No.109	262.49	4,93,487
53	Plot No.110	351.66	6,61,126
54	Plot No.111	198.00	3,72,240
55	Plot No.112	198.00	3,72,240
56	Plot No.113	248.03	4,66,295
57	Plot No.114	278.72	5,23,992
58	Plot No.115	150.81	2,83,523
59	Plot No.116	150.81	2,83,523
60	Plot No.117	150.81	2,83,523



61	Plot No.118	150.81	2,83,523
62	Plot No.119	253.97	4,77,462
63	Plot No.120	223.28	4,19,765
64	Plot No.121	173.25	3,25,710
65	Plot No.122	173.25	3,25,710
66	Plot No.124	186.52	3,50,665
67	Plot No.125	157.18	2,95,495
68	Plot No.126	173.25	3,25,710
69	Plot No.129	223.28	4,19,765
70	Plot No.130	253.97	4,77,462
71	Plot No.134	150.81	2,83,523
72	Plot No.135	278.72	5,23,992
73	Plot No.136	248.03	4,66,295
74	Plot No.137	431.34	8,10,917
Total		44,805.99	8,42,35,271.00

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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	20,04,50,163
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	71,82,18,172	7,07,58,915
5	Total Funds for Project	49,11,19,889	1,08,82,18,172	27,12,09,078
6	Total Estimated Cost (As per Table A)	34,37,50,517	34,37,50,517	27,12,09,078

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
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Yours Faithfully,
For G A D & Associates
FRN - 146550W

Ankit

CA. Ankit Talreja
Partner

M. no. 177608

UDIN:24177608BKBIUQ3784



Agreed and accepted by:

[Signature]

Name:-

Rubytouch Infrastructure LLP

Place:-Nagpur

Date:-

16-01-2024