

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 MahaRERA 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 MahaRERA 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 31st December 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)
I 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

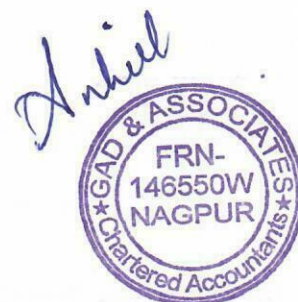


Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

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	99,09,398
	(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.	19,82,040
	(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	1,24,80,183
3	Total Cost of The project (Actual Incurred as on date of certificate)	27,49,81,554
4	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	79.99
5	Amount which can be withdrawn from the Designated Account.	27,49,81,554
6	Less: Amount withdrawn till date of this certificate from the Designated Account	8,38,30,007
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	19,11,51,547

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

Ankit

CA. Ankit Talreja
Nagpur
19 January 2024
UDIN:24177608BKBIUR8287



Date:- 19-01-2024
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)	6,87,68,963
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)	58,44,17,750
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	42,508.80
	(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	7,99,16,561
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	66,43,34,311
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)	46,50,34,018

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	9,16,29,524
3	Withdrawals	8,38,30,007
4	Closing Balance	77,99,517

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 GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit Talreja

CA. Ankit Talreja
Nagpur
19 January 2024
UDIN:24177608BKBIUR8287



Date:- 19-01-2024
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	14,82,389	31,25,81,611
2	Plot No.3	277.76	91,18,916	18,00,000	73,18,916
3	Plot No.4	164.52	40,52,000	40,52,000	-
4	Plot No.5	164.52	48,13,223	26,13,223	22,00,000
5	Plot No.6	164.52	56,67,200	56,67,200	-
6	Plot No.7	164.52	61,80,000	50,000	61,30,000
7	Plot No.9	164.52	53,12,680	10,00,000	43,12,680
8	Plot No.10	164.52	56,66,858	11,00,000	45,66,858
9	Plot No.11	164.52	56,66,858	10,00,000	46,66,858
10	Plot No.12	164.52	56,66,858	11,34,000	45,32,858
11	Plot No.13	164.52	32,00,000	16,00,000	16,00,000
12	Plot No.15	164.52	31,90,000	31,90,000	-
13	Plot No.16	164.52	34,00,000	20,00,000	14,00,000
14	Plot No.20	164.52	37,00,000	17,00,000	20,00,000
15	Plot No.21	164.52	56,66,858	11,00,000	45,66,858
16	Plot No.23	164.52	36,50,000	36,50,000	-
17	Plot No.32	153.00	29,65,000	29,65,000	-
18	Plot No.36	153.00	46,70,000	10,00,000	36,70,000
19	Plot No.37	153.00	46,75,000	10,00,000	36,75,000
20	Plot No.38	153.00	49,40,676	10,60,000	38,80,676
21	Plot No.42	242.38	79,57,000	16,00,000	63,57,000
22	Plot No.44	153.00	49,40,676	10,00,000	39,40,676
23	Plot No.45	153.00	41,17,325	11,69,320	29,48,005
24	Plot No.46	153.00	30,00,000	14,51,000	15,49,000
25	Plot No.47	153.00	60,93,000	12,18,000	48,75,000
26	Plot No.48	257.78	49,93,200	29,00,000	20,93,200
27	Plot No.49	420.84	1,38,16,261	25,00,000	1,13,16,261
28	Plot No.53	233.99	76,81,760	5,00,000	71,81,760
29	Plot No.54	139.29	36,00,000	9,15,000	26,85,000
30	Plot No.55	139.29	45,73,000	9,15,000	36,58,000
31	Plot No.56	139.29	46,52,812	46,52,812	-
32	Plot No.57	139.29	30,00,000	30,00,000	-
33	Plot No.58	256.85	84,32,000	84,32,000	-
34	Plot No.60	139.29	43,48,021	8,70,000	34,78,021
35	Plot No.61	139.29	53,22,577	50,000	52,72,575
36	Plot No.63	139.29	44,97,953	7,00,000	37,97,953
37	Plot No.64	139.29	45,72,919	30,01,000	15,71,919
38	Plot No.65	139.29	45,73,000	45,73,000	-
39	Plot No.66	139.29	45,72,919	9,00,000	36,72,919
40	Plot No.68	139.29	47,22,850	4,75,000	42,47,850
41	Plot No.69	139.29	37,97,000	37,97,000	-
42	Plot No.77	139.29	40,00,000	10,20,000	29,80,000
43	Plot No.78	139.29	47,97,816	10,20,000	37,77,816
44	Plot No.82	139.29	37,22,860	27,00,000	10,22,860
45	Plot No.83	139.29	47,97,816	9,60,000	38,37,816
46	Plot No.84	139.29	53,97,543	10,80,000	43,17,543
47	Plot No.85	233.99	76,81,938	7,50,000	69,31,938
48	Plot No.86	205.64	67,51,202	40,00,000	27,51,202
49	Plot No.87	160.02	48,22,875	6,00,000	42,22,875
50	Plot No.88	160.02	51,67,366	11,50,000	40,17,366
51	Plot No.89	160.02	51,67,366	9,00,000	42,67,366
52	Plot No.92	139.29	47,97,952	20,00,000	27,97,952
53	Plot No.93	139.29	50,82,687	50,000	50,32,687
54	Plot No.94	139.29	47,97,816	11,00,000	36,97,816
55	Plot No.95	205.64	40,00,000	14,50,000	25,50,000
56	Plot No.96	233.99	76,81,938	5,00,000	71,81,938



15	Plot No.31	153.00	2,87,648
16	Plot No.33	153.00	2,87,648
17	Plot No.34	153.00	2,87,648
18	Plot No.35	153.00	2,87,648
19	Plot No.39	153.00	2,87,646
20	Plot No.40	153.00	2,87,646
21	Plot No.41	153.00	2,87,646
22	Plot No.43	282.89	5,31,824
23	Plot No.50	374.99	7,04,981
24	Plot No.51	374.99	7,04,981
25	Plot No.52	424.82	7,98,667
26	Plot No.59	219.97	4,13,534
27	Plot No.62	139.29	2,61,873
28	Plot No.67	139.29	2,61,873
29	Plot No.70	373.08	7,01,390
30	Plot No.71	314.83	5,91,875
31	Plot No.72	204.83	3,85,073
32	Plot No.73	139.29	2,61,873
33	Plot No.74	139.29	2,61,873
34	Plot No.75	139.29	2,61,873
35	Plot No.76	139.29	2,61,873
36	Plot No.79	219.97	4,13,534
37	Plot No.80	256.85	4,82,869
38	Plot No.81	139.29	2,61,873
39	Plot No.90	199.79	3,75,598
40	Plot No.91	190.12	3,57,416
41	Plot No.101	256.85	4,82,869
42	Plot No.103	139.29	2,61,873
43	Plot No.104	139.29	2,61,873
44	Plot No.106	139.29	2,61,873
45	Plot No.108	139.29	2,61,873
46	Plot No.109	262.49	4,93,487
47	Plot No.110	351.66	6,61,126
48	Plot No.111	198.00	3,72,240
49	Plot No.112	198.00	3,72,240
50	Plot No.113	248.03	4,66,295
51	Plot No.115	150.81	2,83,523
52	Plot No.116	150.81	2,83,523
53	Plot No.117	150.81	2,83,523
54	Plot No.121	173.25	3,25,710
55	Plot No.122	173.25	3,25,710
56	Plot No.124	186.52	3,50,665
57	Plot No.125	157.18	2,95,495
58	Plot No.126	173.25	3,25,710
59	Plot No.130	253.97	4,77,462
60	Plot No.134	150.81	2,83,523
61	Plot No.136	248.03	4,66,295
62	Plot No.137	431.34	8,10,917
Total		42,508.80	7,99,16,561.00

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57	Plot No.97	139.29	47,22,850	9,45,000	37,77,850
58	Plot No.98	139.29	54,72,509	4,41,000	50,31,509
59	Plot No.99	139.29	44,97,953	9,00,000	35,97,953
60	Plot No.133	150.81	49,51,122	5,50,000	44,01,122
61	Plot No.131	150.81	48,70,000	10,20,000	38,50,000
62	Plot No.123	173.25	59,67,562	35,00,000	24,67,562
63	Plot No.100	139.29	45,00,000	45,00,000	-
64	Plot No.118	150.81	58,03,365	11,00,000	47,03,365
65	Plot No.129	223.28	81,71,512	10,81,350	70,90,162
66	Plot No.135	278.72	1,01,70,482	8,01,000	93,69,482
67	Plot No.128	173.25	33,00,000	7,00,000	26,00,000
68	Plot No.105	139.29	44,97,953	6,99,000	37,98,953
69	Plot No.132	150.81	51,94,592	4,80,000	47,14,592
70	Plot No.107	139.29	37,97,000	37,97,000	-
71	Plot No.127	173.25	59,67,552	12,00,024	47,67,528
72	Plot No.120	223.28	84,11,851	6,51,000	77,60,851
73	Plot No.119	253.97	94,31,379	20,00,000	74,31,379
74	Plot No.102	219.97	72,21,331	14,20,000	58,01,331
75	Plot No.114	278.72	1,01,70,482	20,51,000	81,19,482
TOTAL		21,916.65	71,53,17,070.00	13,08,99,319.60	58,44,17,750.40

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.8	164.52	3,09,298
3	Plot No.14	164.52	3,09,298
4	Plot No.17	164.52	3,09,298
5	Plot No.18	164.52	3,09,298
6	Plot No.19	164.52	3,09,298
7	Plot No.22	164.52	3,09,298
8	Plot No.24	164.52	3,09,298
9	Plot No.25	164.52	3,09,298
10	Plot No.26	164.52	3,09,298
11	Plot No.27	164.52	3,09,298
12	Plot No.28	386.32	7,26,283
13	Plot No.29	388.04	7,29,519
14	Plot No.30	153.00	2,87,648

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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	14,40,82,234
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	79,52,33,631	13,08,99,320
5	Total Funds for Project	49,11,19,889	1,16,52,33,631	27,49,81,554
6	Total Estimated Cost (As per Table A)	34,37,50,517	34,37,50,517	27,49,81,554

**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:24177608BKBIUR8287



Agreed and accepted by:

[Signature]

Name:-

Rubytouch Infrastructure LLP
Place:-Nagpur

Date:-

19-01-2024