



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

M/s Jarry Premier LLP

Sub:- Certificate of Financial Progress of Work of Jarry Emperio MahaRERA Registration Number-(Not allotted Yet) being developed by M/s Jarry Premier LLP

Sir,

This certificate is being issued for RERA compliance for the Project Jarry Emperio having MahaRERA Registration Number - (Not Allotted Yet) being developed by M/s Jarry Premier LLP and is based on the records and documents produced before me and explanations provided to me by the Partner 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 of Rates (ASR).	6,00,00,000
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.	2,12,81,098
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	42,30,440
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	8,55,11,538
	Development Cost/ Cost of Construction of Building:	
(a)	Estimated Cost of Construction as certified by Engineer	34,35,07,267
(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.	2,54,44,983
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	2,05,000
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction:-	3,70,98,785
	Sub-Total of DEVELOPMENT COST	40,62,56,035
	Total Cost of The project (Estimated)	49,17,67,573





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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 of Rates (ASR).	51,00,000
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.	2,12,81,098
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	42,30,440
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	3,06,11,538
	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	-
(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.	-
(iv)	Incurred Expenditure towards 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)	3,06,11,538
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	6.22
5	Amount which can be withdrawn from the Designated Account.	3,06,11,538
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	3,06,11,538

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit Talreja
CA. Ankit Talreja
Nagpur
14th May 2023
UDIN : 23177608BGSMT2196

Date:-14-05-2023
Place:-Nagpur

*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



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Table C

Statement for calculation of Receivables from the Sales of the Ongoing 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)
TOTAL			NIL	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Commercial Project is Rs 25487 per sm. at Carpet Area (23170*1.1)(+5% From 5th Floor to 10th Floor & 7.5% From 11th Floor to 20th Floor)

Sr. No.	Shop/ Commerical Space	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	82.88	21,12,363
2	102	86.69	22,09,468
3	103	84.69	21,58,494
4	104	82.89	21,12,617
5	105	84.55	21,54,926
6	106	88.51	22,55,854
7	201	82.88	21,12,363
8	202	86.69	22,09,468
9	203	84.69	21,58,494
10	204	82.89	21,12,617
11	205	84.55	21,54,926
12	206	88.51	22,55,854
13	301	82.88	21,12,363
14	302	86.69	22,09,468
15	303	84.69	21,58,494
16	304	64.79	16,51,303
17	305	82.89	21,12,617
18	306	64.39	16,41,108
19	307	84.55	21,54,926
20	308	88.51	22,55,854
21	401	82.88	21,12,363
22	402	86.69	22,09,468
23	403	84.69	21,58,494
24	404	64.79	16,51,303
25	405	82.89	21,12,617
26	406	64.39	16,41,108
27	407	84.55	21,54,926
28	408	88.51	22,55,854
29	501	82.88	22,17,981
30	502	86.69	23,19,941
31	503	84.69	22,66,419
32	504	64.79	17,33,868
33	505	82.89	22,18,248



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34	506	64.39	17,23,163
35	507	84.55	22,62,672
36	508	88.51	23,68,647
37	601	82.88	22,17,981
38	602	86.69	23,19,941
39	603	84.69	22,66,419
40	604	64.79	17,33,868
41	605	82.89	22,18,248
42	606	64.39	17,23,163
43	607	84.55	22,62,672
44	608	88.51	23,68,647
45	701	82.88	22,17,981
46	702	86.69	23,19,941
47	703	84.69	22,66,419
48	704	64.79	17,33,868
49	705	82.89	22,18,248
50	706	64.39	17,23,163
51	707	84.55	22,62,672
52	708	88.51	23,68,647
53	801	82.88	22,17,981
54	802	65.30	17,47,516
55	803	84.69	22,66,419
56	804	64.79	17,33,868
57	805	82.89	22,18,248
58	806	64.39	17,23,163
59	807	84.55	22,62,672
60	808	67.12	17,96,222
61	901	82.88	22,17,981
62	902	86.69	23,19,941
63	903	84.69	22,66,419
64	904	64.79	17,33,868
65	905	82.89	22,18,248
66	906	64.39	17,23,163
67	907	84.55	22,62,672
68	908	88.51	23,68,647
69	1,001	82.88	22,17,981
70	1,002	86.69	23,19,941
71	1,003	84.69	22,66,419
72	1,004	64.79	17,33,868
73	1,005	82.89	22,18,248
74	1,006	64.39	17,23,163
75	1,007	84.55	22,62,672
76	1,008	88.51	23,68,647
77	1,101	82.88	22,70,790
78	1,102	86.69	23,75,178
79	1,103	84.69	23,20,381
80	1,104	64.79	17,75,150
81	1,105	82.89	22,71,064
82	1,106	64.39	17,64,191
83	1,107	84.55	23,16,545
84	1,108	88.51	24,25,043
85	1,201	82.88	22,70,790
86	1,202	86.69	23,75,178
87	1,203	84.69	23,20,381
88	1,204	64.79	17,75,150
89	1,205	82.89	22,71,064
90	1,206	64.39	17,64,191
91	1,207	84.55	23,16,545
92	1,208	88.51	24,25,043
93	1,301	82.88	22,70,790



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			17,89,124
94	1,302	65.30	23,20,381
95	1,303	84.69	17,75,150
96	1,304	64.79	22,71,064
97	1,305	82.89	17,64,191
98	1,306	64.39	23,16,545
99	1,307	84.55	18,38,989
100	1,308	67.12	22,70,790
101	1,401	82.88	23,75,178
102	1,402	86.69	23,20,381
103	1,403	84.69	17,75,150
104	1,404	64.79	22,71,064
105	1,405	82.89	17,64,191
106	1,406	64.39	23,16,545
107	1,407	84.55	24,25,043
108	1,408	88.51	22,70,790
109	1,501	82.88	23,75,178
110	1,502	86.69	23,20,381
111	1,503	84.69	17,75,150
112	1,504	64.79	22,71,064
113	1,505	82.89	17,64,191
114	1,506	64.39	23,16,545
115	1,507	84.55	24,25,043
116	1,508	88.51	22,70,790
117	1,601	82.88	23,75,178
118	1,602	86.69	23,20,381
119	1,603	84.69	17,75,150
120	1,604	64.79	22,71,064
121	1,605	82.89	17,64,191
122	1,606	64.39	23,16,545
123	1,607	84.55	24,25,043
124	1,608	88.51	22,70,790
125	1,701	82.88	23,75,178
126	1,702	86.69	23,20,381
127	1,703	84.69	17,75,150
128	1,704	64.79	22,71,064
129	1,705	82.89	17,64,191
130	1,706	64.39	23,16,545
131	1,707	84.55	24,25,043
132	1,708	88.51	23,75,178
133	1,801	86.69	23,20,381
134	1,802	84.69	22,71,064
135	1,803	82.89	24,25,043
136	1,804	88.51	
TOTAL		10,868.49	29,09,68,446



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M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

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)	46,11,56,035
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)	10,868.49
	(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	29,09,68,446
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	29,09,68,446
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)	29,09,68,446

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 M/s Larry Premier 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

CA. Ankit Talreja
Nagpur
14th May 2023
UDIN : 23177608BGSMHT2196



Date: 14-05-2023
Place: Nagpur

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**M/s GAD & ASSOCIATES
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	7,00,00,000	7,00,00,000	3,06,11,538
2	Total Borrowed Funds (Secured) - Drawdown availed till date	15,00,00,000	15,00,00,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,00,00,000	3,00,00,000	-
4	Customer Receipts under for Project	29,09,68,446	29,09,68,446	-
5	Total Funds for Project	54,09,68,446	54,09,68,446	3,06,11,538
6	Total Estimated Cost (As per Table A)	49,17,67,573	49,17,67,573	3,06,11,538

**Table G
Any Comments / Observations of CA**

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



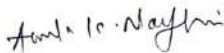
**CA. Ankit Talreja
Partner**

M. no. 177608

UDIN : 23177608BGSMT2196



Agreed and accepted by:



Name: Shri Anil S/o Kisandas Nagwani
Partner
Jarry Premier LLP
Date:-14-05-2023