M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
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,

M/s Jarry Premier LLP

Sub.:- Certificate of Financial Progress of Work of Jarry Emperio MahaRERA Registration Number-P50500051242 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 - P50500051242 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.

FOR THE QUARTER ENDED : 30TH 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 iof 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)	1,63,70,362
	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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot 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	10,18,81,900
	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 (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.	2,54,44,983
	(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)	**50,81,37,935**

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).	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)	1,63,70,362
	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 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	4,69,81,900
	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	15,41,884
	(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.	56,560
	(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	**15,98,444**
3	Total Cost of The project (Actual incurred as on date of certificate)	4,85,80,344
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	9.56
5	Amount which can be withdrawn from the Designated Account.	4,85,80,344
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	4,85,80,344

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





CA. Ankit Talreja
Nagpur
21st November 2023
UDIN : 24177608BKBIRQ1461

Date:-21/11/2023
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)	**45,95,57,591**
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 Jarry Premier 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
21st November 2023
UDIN : 24177608BKBIRQ1461

Date:-21/11/2023
Place:-Nagpur

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)
NIL					
	TOTAL	-	-	-	-

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





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



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





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	4,35,80,344
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	50,00,000
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	4,85,80,344
6	Total Estimated Cost (As per Table A)	50,81,37,935	50,81,37,935	4,85,80,344

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 : 24177608BKBIRQ1461

Agreed and accepted by:



Name: Shri Anil S/o Kisandas Nagwani
Partner
Jarry Premier LLP
Date:-21/11/2023