M/S G A D & ASSOCIATES

Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

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email id - cagadassociates@gmail.com,
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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 : 31ST DEC 2024

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	28,98,38,762
	(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.	2,14,69,538
	(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 :-	3,13,02,586
	Sub-Total of DEVELOPMENT COST	34,28,15,886
	Total Cost of The project (Estimated)	**44,46,97,786**



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	4,73,41,844
	(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.	14,30,365
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	97,586
	(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	**4,88,69,795**
3	Total Cost of The project (Actual incurred as on date of certificate)	9,58,51,695
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	21.55
5	Amount which can be withdrawn from the Designated Account.	9,58,51,695
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,51,08,083
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	8,07,43,612

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





CA. Ankit Talreja
Nagpur
16-01-2025
UDIN : 25177608BMGXYA1964

Date:-16/01/2025
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)	34,88,46,091
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)	7,71,73,450
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9,170.43
	(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	31,69,54,241
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	39,41,27,691
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)	27,58,89,384

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	1,51,38,585
3	Withdrawals	1,51,08,083
4	Closing Balance	30,502

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 Taireja
Nagpur
16-01-2025
UDIN : 25177608BMGXYA1964

Date:-16/01/2025
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)
1	703	85.52	52,00,000	4,95,000.00	47,05,000
2	1,003	85.52	52,00,000	19,80,000.00	32,20,000
3	1,206	69.00	40,00,000	7,92,000.00	32,08,000
4	1,406	69.00	41,00,000	4,95,000.00	36,05,000
5	602	82.18	50,00,000	32,12,550.00	17,87,450
6	1,302	62.03	42,00,000	19,80,000.00	22,20,000
7	108	84.50	45,00,000	3,96,000.00	41,04,000
8	901	81.46	49,00,000	5,94,000.00	43,06,000
9	1,303	85.52	52,00,000	3,46,500.00	48,53,500
10	304	69.00	40,00,000	4,45,500.00	35,54,500
11	406	69.00	40,00,000	3,96,000.00	36,04,000
12	1,001	81.46	50,00,000	10,89,000.00	39,11,000
13	1,405	83.70	54,00,000	9,90,000.00	44,10,000
14	702	82.18	52,00,000	13,86,000.00	38,14,000
15	306	69.00	42,00,000	12,87,000.00	29,13,000
16	508	85.37	52,00,000	5,94,000.00	46,06,000
17	1,105	83.70	53,00,000	8,91,000.00	44,09,000
18	1,106	69.00	40,00,000	13,86,000.00	26,14,000
19	1,005	83.70	46,00,000	14,85,000.00	31,15,000
20	701	81.46	48,00,000	5,94,000.00	42,06,000
21	1,108	85.37	48,00,000	7,92,000.00	40,08,000
	TOTAL	**1,648**	**9,88,00,000**	**2,16,26,550**	**7,71,73,450**

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	81.47	20,76,298
2	102	82.18	20,94,547
3	103	85.52	21,79,597
4	105	83.70	21,33,134
5	107	81.73	20,82,951
6	201	81.46	20,76,222
7	202	82.18	20,94,547
8	203	85.52	21,79,597
9	205	83.70	21,33,134
10	207	81.73	20,82,951
11	208	85.37	21,75,774
12	301	81.46	20,76,222
13	302	82.18	20,94,547



14	303	85.52	21,79,597
15	305	83.70	21,33,134
16	307	81.73	20,82,951
17	308	85.37	21,75,774
18	401	81.46	20,76,222
19	402	82.18	20,94,547
20	403	85.52	21,79,597
21	404	69.00	17,58,628
22	405	83.70	21,33,134
23	407	81.73	20,82,951
24	408	85.37	21,75,774
25	501	81.46	21,80,033
26	502	82.18	21,99,275
27	503	85.52	22,88,577
28	504	69.00	18,46,560
29	505	83.70	22,39,791
30	506	69.00	18,46,560
31	507	81.73	21,87,098
32	601	81.46	21,80,033
33	603	85.52	22,88,577
34	604	69.00	18,46,560
35	605	83.70	22,39,791
36	606	69.00	18,46,560
37	607	81.73	21,87,098
38	608	85.37	22,84,563
39	704	69.00	18,46,560
40	705	83.70	22,39,791
41	706	69.00	18,46,560
42	707	81.73	21,87,098
43	708	85.37	22,84,563
44	801	81.46	21,80,033
45	802	62.03	16,59,926
46	803	85.52	22,88,577
47	804	69.00	18,46,560
48	805	83.70	22,39,791
49	806	69.00	18,46,560
50	807	81.73	21,87,098
51	808	62.03	16,59,926
52	902	82.18	21,99,275
53	903	85.52	22,88,577
54	904	69.00	18,46,560
55	905	83.70	22,39,791
56	906	69.00	18,46,560
57	907	81.73	21,87,098
58	908	85.37	22,84,563
59	1,002	82.18	21,99,275
60	1,004	69.00	18,46,560
61	1,006	69.00	18,46,560
62	1,007	81.73	21,87,098
63	1,008	85.37	22,84,563
64	1,101	81.46	36,33,388
65	1,102	82.18	36,65,458
66	1,103	85.52	38,14,295
67	1,104	69.00	30,77,600
68	1,107	81.73	36,45,163
69	1,201	81.46	36,33,388
70	1,202	82.18	36,65,458
71	1,203	85.52	38,14,295
72	1,204	69.00	30,77,600
73	1,205	83.70	37,32,985





74	1,207	81.73	36,45,163
75	1,208	85.37	38,07,605
76	1,301	81.46	36,33,388
77	1,304	69.00	30,77,600
78	1,305	83.70	37,32,985
79	1,306	69.00	30,77,600
80	1,307	81.73	36,45,163
81	1,308	62.03	27,66,544
82	1,401	81.46	36,33,388
83	1,402	82.18	36,65,458
84	1,403	85.52	38,14,295
85	1,404	69.00	30,77,600
86	1,407	81.73	36,45,163
87	1,408	85.37	38,07,605
88	1,501	81.46	36,33,388
89	1,502	82.18	36,65,458
90	1,503	85.52	38,14,295
91	1,504	69.00	30,77,600
92	1,505	83.70	37,32,985
93	1,506	69.00	30,77,600
94	1,507	81.73	36,45,163
95	1,508	85.37	38,07,605
96	1,601	81.46	36,33,388
97	1,602	82.18	36,65,458
98	1,603	85.52	38,14,295
99	1,604	69.00	30,77,600
100	1,605	83.70	37,32,985
101	1,606	69.00	30,77,600
102	1,607	81.73	36,45,163
103	1,608	85.37	38,07,605
104	1,701	81.46	36,33,388
105	1,702	82.18	36,65,458
106	1,703	85.52	38,14,295
107	1,704	69.00	30,77,600
108	1,705	83.70	37,32,985
109	1,706	69.00	30,77,600
110	1,707	81.73	36,45,163
111	1,708	85.37	38,07,605
112	1,802	82.18	36,65,458
113	1,803	85.52	38,14,295
114	1,805	83.70	37,32,985
115	1,808	85.37	38,07,605
TOTAL		**9,170.43**	**31,69,54,241**





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	4,85,50,455
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	3,00,00,000
4	Customer Receipts under for Project	29,09,68,446	41,57,54,241	1,73,01,240
5	Total Funds for Project	54,09,68,446	66,57,54,241	9,58,51,695
6	Total Estimated Cost (As per Table A)	44,46,97,786	44,46,97,786	9,58,51,695

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

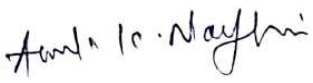
Yours Faithfully,
For G A D & Associates
FRN - 146550W





CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 25177608BMGXYA1964

Agreed and accepted by:



Name: Shri Anil S/o Kisandas Nagwani
Partner
Jarry Premier LLP
Date:-16/01/2025