SHARMA AND BAJAJ
CHARTERED ACCOUNTANTS

Partner:
CA. AMIT ANANDILAL SHARMA

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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

21st July, 2023

To

M/s. PSP REALITY Through Partner Shri Pravin Ratanlal Jain

Address : Address : Anandam World City, Model Mill Compound, Ganeshpeth, Nagpur-440018

Subject: Certificate of Financial Progress of Work of **MAULI NAGAR 19 Sector B** (Survey No 45/2/1 , Mouza Gawsi Manapur) having MahaRERA Registration Number ____ (Project not yet registered) being developed by **M/s. PSP REALITY Through Partner Shri Pravin Ratanlal Jain.**

Sir,

This Certificate is being issued for RERA Compliance for the Project **MAULI NAGAR 19 Sector B** having MahaRERA Registration No _____ being developed by **M/s. PSP REALITY Through Partner Shri Pravin Ratanlal Jain** and is based on the records and documents produced before me and explainations provided to me by the management of the Company.

Table A - Estimated Cost of the Project (at the time of registration of Project)			
Sr No.		**Particulars**	**Estimated Cost (At the time of registration of Project)**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual statement of Rates (ASR)	6,73,08,750.00
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	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, resgistration fees etc; and	40,68,600.00
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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	-

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	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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 intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**7,13,77,350.00**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	
	(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	4,31,75,000.00
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
		Sub Total of Development Cost	**4,31,75,000.00**
2		**Total Cost of the Project (Estimated)**	**11,45,52,350.00**

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

Sr No.		Particulars	Amount (Rs.) Incurred
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR)	6,73,08,750.00
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	c)	Incurred 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, resgistration fees etc; and	40,68,600.00
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development 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	

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		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
	ii)	Incurred Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable	-
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**7,13,77,350.00**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	-
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per 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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	-
		Sub Total of Development Cost	-
3		**Total Cost of the Project (Actual incurred as on date of certificate)**	**7,13,77,350.00**
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	62.31%
5		Amount which can be withdrawn from the Designated Account	7,13,77,350.00
6		Less: Amount withdrawn till date of this certificate from designated bank account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,13,77,350.00

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TABLE C

STATEMENT FOR CALCULATIONS OF RECEIVABLES FROM THE SALES OF THE REAL ESTATE PROJECT

SOLD INVENTORY

S. No. (1)	Flat No / Plot No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Agreement/letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
Nil					

UNSOLD INVENTORY

S. No. (1)	Flat No / Plot No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	903.190	7749370.00
2	2	365.110	3132644.00
3	3	152.000	1304160.00
4	4	152.000	1304160.00
5	5	152.000	1304160.00
6	6	152.000	1304160.00
7	7	152.000	1304160.00
8	8	163.280	1400942.00
9	9	160.000	1372800.00
10	10	160.000	1372800.00
11	11	164.780	1413812.00
12	12	105.000	900900.00
13	13	105.000	900900.00
14	14	105.000	900900.00
15	15	105.000	900900.00
16	16	127.500	1093950.00
17	17	127.500	1093950.00
18	18	105.000	900900.00
19	19	105.000	900900.00
20	20	105.000	900900.00
21	21	105.000	900900.00
22	22	105.000	900900.00
23	23	105.000	900900.00
24	24	150.450	1290861.00
25	25	204.060	1750835.00
26	26	127.500	1093950.00
27	27	127.500	1093950.00
28	28	127.500	1093950.00
29	29	127.500	1093950.00
30	30	127.500	1093950.00
31	31	127.500	1093950.00
32	32	127.500	1093950.00
33	33	127.500	1093950.00
34	34	127.500	1093950.00
35	35	127.500	1093950.00
36	36	194.780	1671212.00

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37	37	160.320	1375546.00
38	38	112.500	965250.00
39	39	112.500	965250.00
40	40	112.500	965250.00
41	41	112.500	965250.00
42	42	112.500	965250.00
43	43	112.500	965250.00
44	44	139.309	1195271.00
45	45	173.009	1484417.00
46	46	112.500	965250.00
47	47	112.500	965250.00
48	48	112.500	965250.00
49	49	112.500	965250.00
50	50	112.500	965250.00
51	51	112.500	965250.00
52	52	154.190	1322950.00
53	53	167.920	1440754.00
54	54	105.000	900900.00
55	55	105.000	900900.00
56	56	105.000	900900.00
57	57	105.000	900900.00
58	58	105.000	900900.00
59	59	105.000	900900.00
60	60	105.000	900900.00
61	61	140.302	1203791.00
62	62	173.770	1490947.00
63	63	105.000	900900.00
64	64	105.000	900900.00
65	65	105.000	900900.00
66	66	105.000	900900.00
67	67	105.000	900900.00
68	68	105.000	900900.00
69	69	105.000	900900.00
70	70	161.780	1388072.00
71	71	163.430	1402229.00
72	72	146.700	1258686.00
73	73	146.700	1258686.00
74	74	146.700	1258686.00
75	75	137.860	1182839.00
76	76	184.400	1582152.00
77	77	155.210	1331702.00
78	78	157.840	1354267.00
79	79	151.490	1299784.00
80	80	173.520	1488802.00
	TOTAL	**11460.100**	**9,83,27,657.00**

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Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	4,31,75,000.00
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), (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.	(i)11460.100 Sq. Mtr (ii) 9,83,27,657/-
4	Estimated Receivables of ongoing project. [Sum of 2 + 3(ii)]	9,83,27,657.00
5	(To Be Filled for Ongoing Projects only) 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	-

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date
1	Opening balance	As informed Designated Bank account not opened yet.
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. PSP REALITY Through Partner Shri Pravin Ratanlal Jain** has utilized the required poportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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Table F

MEANS OF FINANCE

Sr No	PARTICULARS	Estimated (at the time of Registration) in Rs.	Proposed/ Estimated (as on date of Certificate) in Rs.	ACTUAL (as on date of Certificate) in Rs.
1	Own Funds (Promotors Fund)	7,13,77,350.00	7,13,77,350.00	-
2	Total Borrowed Funds (Secured)	-	-	-
3	Total Borrowed Funds (Unsecured)	-	-	-
4	Customer Receipts used for Project	4,31,75,000.00	4,31,75,000.00	-
5	**Total Funds for Project**	**11,45,52,350.00**	**11,45,52,350.00**	-
6	**Total Estimated Cost (as per Table A)**	**11,45,52,350.00**	**11,45,52,350.00**	-

Table G

Any Comments / observations of CA

Sr.	Comments
1	Means of Finance is based on the information provided by the promoter.
2	As Informed to us by the Management, Till Date No Amount is Collected and Deposited from Allottees for the said Project.
3	The ASR Value of Land is Rs. 5,52,12,300/- and the Cost incurred as per sale deed is Rs 6,73,08,750/-. We have considered the value of Land as per Sale deed.

UDIN: 23182742BGYLQW1613

P S P REALTY NAGPUR

Accepted

For M/s Sharma and Bajaj
Chartered Accountants

Sharma and Bajaj Nagpur

CA Amit Sharma
M No 182742

Agreed and Accepted By :

Signature of Promoter

Name : For M/s. PSP REALITY
Partner : Shri Pravin Ratanlal Jain

21st July, 2023