FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan (GS 16, Building No. 3, Vidarbha Premier Scheme, Opp. Rajwada Palace, Gandhi Sagar Lake, Nagpur – 440018)

Sub.:- Certificate of Financial Progress of Work of Platinum Homes MahaRERA Registration Number-(Not allotted Yet) being developed by M/s Global Logistic Park.

Sir,

This certificate is being issued for RERA compliance for the Platinum Homes having MahaRERA Registration Number -(Not Allotted Yet) being developed by Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan and is based on the records and documents produced before me and explanations provided to me by the Promoters.

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).	3,46,36,140
	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.	-
	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	94,68,401
	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 linked premium, fees, charges artd security deposits or 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	4,41,04,541
	Development Cost/ Cost of Construction of Building:	1,50,00,000
	(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 (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.	12,00,000
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	5,00,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	90,00,000
	Sub-Total of DEVELOPMENT COST	2,57,00,000
	Total Cost of The project (Estimated)	6,98,04,541

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*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

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)	3,46,36,140
	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.	-
	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	94,68,401
	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 appropralte 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	4,41,04,541
	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	77,000
	(b) Actual Cost of construction incurred as per the books of accounts as verfied 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 (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.	11,400
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	58,91,148
	(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	59,79,548
3	Total Cost of The project (Actual incurred as on date of certificate)	5,00,84,089
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	71.75
5	Amount which can be withdrawn from the Designated Account.	5,00,84,089
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	5,00,84,089

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

CA Ankit Talreja
Nagpur
03rd August 2023
UDIN 23177608BGSMLF4687

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

Date:03/08/2023
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)	1,97,20,452
2	Balance amount of receivables from sold apartments as per Table C of this certificatejas 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)	10,551.93
	(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	8,91,63,809
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	8,91,63,809
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)	6,24,14,666

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 Smt. Manisha Deepak Agrawal, Smt. Arti Amit Raja and Smt. Priti Hitesh Khetan 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
03rd August 2023
UDIN 23177608BGSMLF4687

Date:03/08/2023
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the 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	-	-	-	-

*Unit colsideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Plots Rs 8,450 per sm. at

Carpet Area

Sr. No.	Plot No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	Plot No.1	135.30	11,43,285
2	Plot No.2	150.00	12,67,500
3	Plot No.3	150.00	12,67,500
4	Plot No.4	150.00	12,67,500
5	Plot No.5	150.00	12,67,500
6	Plot No.6	150.00	12,67,500
7	Plot No.7	179.78	15,19,141
8	Plot No.8	157.53	13,31,129
9	Plot No.9	116.10	9,81,045
10	Plot No.10	116.10	9,81,045
11	Plot No.11	116.10	9,81,045
12	Plot No.12	116.10	9,81,045
13	Plot No.13	116.10	9,81,045
14	Plot No.14	116.10	9,81,045
15	Plot No.15	116.10	9,81,045
16	Plot No.16	116.10	9,81,045
17	Plot No.17	116.10	9,81,045
18	Plot No.18	116.10	9,81,045
19	Plot No.19	116.10	9,81,045
20	Plot No.20	116.10	9,81,045
21	Plot No.21	116.10	9,81,045
22	Plot No.22	116.10	9,81,045
23	Plot No.23	116.10	9,81,045
24	Plot No.24	132.97	11,23,597
25	Plot No.25	149.62	12,64,289
26	Plot No.26	116.10	9,81,045
27	Plot No.27	116.10	9,81,045
28	Plot No.28	116.10	9,81,045
29	Plot No.29	116.10	9,81,045
30	Plot No.30	116.10	9,81,045
31	Plot No.31	116.10	9,81,045

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32	Plot No.32	116.10	9,81,045
33	Plot No.33	116.10	9,81,045
34	Plot No.34	116.10	9,81,045
35	Plot No.35	116.10	9,81,045
36	Plot No.36	116.10	9,81,045
37	Plot No.37	116.10	9,81,045
38	Plot No.38	116.10	9,81,045
39	Plot No.39	116.10	9,81,045
40	Plot No.40	116.10	9,81,045
41	Plot No.41	116.10	9,81,045
42	Plot No.42	116.10	9,81,045
43	Plot No.43	157.28	13,29,016
44	Plot No.44	179.78	15,19,141
45	Plot No.45	150.00	12,67,500
46	Plot No.46	150.00	12,67,500
47	Plot No.47	150.00	12,67,500
48	Plot No.48	150.00	12,67,500
49	Plot No.49	150.00	12,67,500
50	Plot No.50	135.30	11,43,285
51	Plot No.51	123.36	10,42,392
52	Plot No.52	110.38	9,32,711
53	Plot No.53	112.23	9,48,344
54	Plot No.54	114.38	9,66,511
55	Plot No.55	113.56	9,59,582
56	Plot No.56	114.64	9,68,708
57	Plot No.57	115.71	9,77,750
58	Plot No.58	116.79	9,86,876
59	Plot No.59	117.82	9,95,579
60	Plot No.60	118.89	10,04,621
61	Plot No.61	119.97	10,13,747
62	Plot No.62	121.04	10,22,788
63	Plot No.63	122.12	10,31,914
64	Plot No.64	123.15	10,40,618
65	Plot No.65	158.64	13,40,508
66	Plot No.66	162.55	13,73,548
67	Plot No.67	119.56	10,10,282
68	Plot No.68	120.72	10,20,084
69	Plot No.69	121.64	10,27,858
70	Plot No.70	122.32	10,33,604
71	Plot No.71	123.24	10,41,378
72	Plot No.72	124.16	10,49,152
73	Plot No.73	125.08	10,56,926
74	Plot No.74	126.00	10,64,700
75	Plot No.75	126.92	10,72,474
76	Plot No.76	127.84	10,80,248
77	Plot No.77	128.76	10,88,022
78	Plot No.78	129.68	10,95,796
79	Plot No.79	130.60	11,03,570
80	Plot No.80	131.52	11,11,344
81	Plot No.81	182.32	15,40,604
82	Plot No.82	203.58	17,20,251
TOTAL		**10,551.93**	**8,91,63,809**

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Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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	4,00,00,000	4,00,00,000	3,99,46,589
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	1,25,00,000	1,25,00,000	1,01,37,500
4	Customer Receipts under for Project	8,91,63,809	8,91,63,809	-
5	Total Funds for Project	14,16,63,809	14,16,63,809	5,00,84,089
6	Total Estimated Cost (As per Table A)	6,98,04,541	6,98,04,541	5,00,84,089

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMLF4687

Agreed and accepted by:

Smt. Manisha Agrawal
Partner

Smt. Arti Amit Raja

Smt. Priti Khetan

Place: Nagpur
Date:03/08/2023