SAWALKAR & BONDE
CHARTERED ACCOUNTANTS
H.O Sawalkar Bhawan, 3rd Floor, Opp. Jagnade Mandir, Mahal, Nagpur-440 018

Form-3
(See Regulation 3)

CHARTERED ACCOUNTANT CERIFICATE

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

Dec-24

To,

Day & Date :18/04/2025

M/S. CRUSH -N- CUT STONES PRIVATE LIMITED
17/A, PALM ROAD,
CIVIL LINE,
NAGPUR - 440001

Subject:- Certificate of Financial Progress of Work of **NISARG VIHAR, Mahurzari, Taluka- Nagpur, District- Nagpur** having MahaRERA Registration Number P50500053455 (Only Applicable after project Registration) being developed by **M/S. CRUSH -N- CUT STONES PRIVATE LIMITED**

Sir,

This certificate is being issued for RERA compliance for the **NISARG VIHAR, Mahurzari, Taluka- Nagpur, District- Nagpur <RESIDENTIAL LAYOUT>** havingMahaRERA Registration Number P50500053455(Only Applicable after project Registration) being developed by **M/S. CRUSH- N- CUTS STONES PVT.LTD.** is based on the records and documents produced before me and explanation 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**		**Amount (Rs.)**
			Estimated Cost (At the time of registration of project)
1	**2**		**3**
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	**284,316,000.00**
	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	**54,408,768.00**
	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	**18,812.00**
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

For Crush-N-Cut Stones Pvt. Ltd.

Director

SAWALKAR & BONDE F.R.No. 100475W NAGPUR Chartered Accountants

	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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or 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 Rs	**338,743,580.00**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	**466,616,267.00**
	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 service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub Total of Development Cost	**466,616,267.00**
		Total cost of Project (Estimated)	**805,359,847.00**
Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application			

Crush-N-Cut Stones Pvt. Ltd.

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NAGPUR
Chartered Accountants

Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	**Value of the Land as ascertained from the Annual Statement of Rates (ASR)**	**284,316,000.00**
	b	Incurred Expenditure on 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	**54,408,768.00**
	c	Incurred Expenditure for acquisition 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	**18,812.00**
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or 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 estimated on the borrowing done specifically for construction of rehabilitation component	-
		SUB TOTAL OF LAND COST:	**338,743,580.00**

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2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (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 the books of accounts as verified by the CA	**72,997,549.00**
	(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 service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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 the project registered.	**13,804,669.00**
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	(v)	Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub Total of Development Cost	**86,802,218.00**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**425,545,798.00**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	52.84%
5		**Amount which can be withdrawn from the designated account**	**425,545,798.00**
6		Less : Amount withdrawn till date of this certificate from the designated account	95,538,945.34
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**330,006,852.66**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr.No.	Building/Land	Plot No.	Carpet Area (In Sq.Mtrs.)	Unit Consideration as per agreement/ Letter of allotment	Received Amount (Excl.Taxes) as on cut off date of this certificate	Balance Receivables
	Nisarg Vihar					
1		28	189.000	3,052,000.00	3,052,000.00	0.00
2		29	189.000	3,052,000.00	3,052,000.00	0.00
3		32	189.000	2,000,000.00	2,000,000.00	0.00
4		33	189.000	2,000,000.00	2,000,000.00	0.00
5		36	198.000	2,536,215.00	2,035,000.00	501,215.00
6		69	193.530	2,497,680.00	600,000.00	1,897,680.00
7		70	177.433	2,373,320.00	475,000.00	1,898,320.00
8		71	177.433	2,530,605.00	1,900,000.00	630,605.00
9		168	198.000	1,750,000.00	1,750,000.00	0.00
10		179	190.410	2,500,000.00	2,500,000.00	0.00
11		212	190.406	2,451,000.00	1,900,000.00	551,000.00
12		26	189.000	2,970,900.00	2,970,900.00	0.00
13		235	229.340	2,962,340.00	2,962,340.00	0.00
14		236	229.340	2,989,493.00	2,989,493.00	0.00
15		21	189.000	2,643,700.00	2,643,700.00	0.00
16		34	199.280	2,474,100.00	2,474,100.00	0.00
17		157	276.000	4,307,850.00	3,650,000.00	657,850.00
18		30	189.000	2,746,450.00	2,746,450.00	0.00
19		167	198.000	2,200,550.00	2,200,550.00	0.00
20		164	198.000	2,879,400.00	2,879,400.00	0.00
21		226	204.678	2,875,000.00	2,875,000.00	0.00
22		20	189.000	2,441,500.00	2,441,500.00	0.00
23		166	198.000	2,878,000.00	2,878,000.00	0.00
24		98	190.410	3,500,000.00	350,000.00	3,150,000.00
25		72	193.530	2,960,500.00	1,250,000.00	1,710,500.00
26		213	229.610	3,337,000.00	3,337,000.00	0.00
27		211	187.200	2,080,500.00	2,080,500.00	0.00
28		35	235.280	2,915,000.00	2,500,000.00	415,000.00
29		38	198.000	2,941,500.00	600,000.00	2,341,500.00
30		40	198.000	2,941,500.00	550,000.00	2,391,500.00
31		53	167.530	2,615,000.00	2,615,000.00	0.00
32		109	190.406	2,459,500.00	2,459,500.00	0.00
33		118	281.179	4,086,000.00	4,086,000.00	0.00
34		129	318.190	3,942,500.00	1,581,000.00	2,361,500.00
35		**142**	**218.500**	**3,175,500.00**	**150,000.00**	
		Cancelled	**-218.500**	**-3,175,500.00**	**-150,000.00**	
36		205	187.200	2,319,500.00	1,919,500.00	400,000.00
37		206	190.406	2,360,000.00	2,360,000.00	0.00
38		207	190.410	2,359,500.00	2,359,000.00	500.00
39		208	187.200	2,319,500.00	500,000.00	1,819,500.00

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Director

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40		209	187.200	2,320,000.00	2,320,000.00	0.00
41		238	204.680	3,195,000.00	1,278,000.00	1,917,000.00
42		240	204.680	2,798,000.00	2,798,000.00	0.00
43		246	198.000	2,558,000.00	250,000.00	2,308,000.00
44		247	229.340	2,963,000.00	150,000.00	2,813,000.00
45		165	198.000	2,345,000.00	2,345,000.00	0.00
46		133	276.000	4,367,200.00	886,590.00	3,480,610.00
47		110	199.280	3,218,000.00	3,218,000.00	0.00
48		111	154.800	2,417,000.00	241,000.00	2,176,000.00
49		134	276.000	4,367,500.00	2,000,000.00	2,367,500.00
50		128	226.085	2,801,100.00	200,000.00	2,601,100.00
51		245	204.678	3,239,000.00	322,900.00	2,916,100.00
52		158	318.190	5,651,250.00	350,000.00	5,301,250.00
53		159	226.085	2,921,000.00	600,000.00	2,321,000.00
54		204	187.200	2,521,000.00	2,521,000.00	0.00
55		225	198.000	3,038,000.00	3,038,000.00	0.00
56		148	394.987	4,256,000.00	800,000.00	3,456,000.00
57		84	190.406	3,425,000.00	1,812,500.00	1,612,500.00
58		54	167.530	2,200,000.00	2,200,000.00	0.00
59		191	190.280	2,766,000.00	2,766,000.00	0.00
60		202	187.200	2,193,000.00	700,000.00	1,493,000.00
61		203	187.200	2,922,000.00	2,922,000.00	0.00
62		243	204.678	3,195,000.00	1,035,000.00	2,160,000.00
63		241	204.678	3,065,000.00	3,065,000.00	0.00
64		244	204.678	3,173,000.00	317,332.00	2,855,668.00
65		131	276.000	4,338,000.00	800,000.00	3,538,000.00
65		162	198.000	3,000,000.00	3,000,000.00	0.00
66		186	187.200	3,002,400.00	3,002,400.00	0.00
67		112	154.800	2,400,000.00	1,800,000.00	600,000.00
68		242	204.677	3,173,000.00	317,001.00	2,855,999.00
69		161	198.000	2,686,500.00	500,000.00	2,186,500.00
70		52	173.780	2,151,500.00	215,000.00	1,936,500.00
71		132	276.000	4,442,000.00	4,442,000.00	0.00
72		237	204.678	2,313,500.00	350,000.00	1,963,500.00
73		163	198.000	2,176,000.00	2,176,000.00	0.00
AS ON 31-03-2025			**15,205.391**	**211,847,553.00**	**138,261,656.00**	**73,585,897.00**

Crush-N-Cut Stones Pvt. Ltd.

Director

SANAT AR & PONDE
Chartered Accountants

TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	Plot No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
1	1	1368.565	3,530,897.70
2	2	510.000	1,315,800.00
3	3	510.000	1,315,800.00
4	4	510.000	1,315,800.00
5	5	510.000	1,315,800.00
6	6	510.000	1,315,800.00
7	7	510.000	1,315,800.00
8	8	510.000	1,315,800.00
9	9	547.280	1,411,982.40
10	10	547.280	1,411,982.40
11	11	525.000	1,354,500.00
12	12	525.000	1,354,500.00
13	13	525.000	1,354,500.00
14	14	525.000	1,354,500.00
15	15	525.000	1,354,500.00
16	16	525.000	1,354,500.00
17	17	525.000	1,354,500.00
18	18	631.100	1,628,238.00
19	19	223.697	577,138.26
20	22	189.000	487,620.00
21	23	189.000	487,620.00
22	24	189.000	487,620.00
23	25	189.000	487,620.00
24	27	189.000	487,620.00
25	31	189.000	487,620.00
26	37	198.000	510,840.00
27	39	198.000	510,840.00
28	41	198.000	510,840.00
29	42	198.000	510,840.00
30	43	198.000	510,840.00
31	44	198.000	510,840.00
32	45	198.000	510,840.00
33	46	198.000	510,840.00
34	47	198.000	510,840.00
35	48	198.000	510,840.00
36	49	198.000	510,840.00
37	50	299.556	772,854.48
38	51	316.420	816,363.60
39	55	173.780	448,352.40
40	56	264.158	681,527.64
41	57	247.748	639,189.84
42	58	189.715	489,464.70
43	59	189.715	489,464.70
44	60	173.755	448,287.90
45	61	168.000	433,440.00
46	62	168.000	433,440.00

Crush-N-Cut Stones Pvt. Ltd.

Director

SANYAL / MR & BONDE
F.R. No. 109478W
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Sr. No.	Plot No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
47	63	173.755	448,287.90
48	64	189.715	489,464.70
49	65	189.715	489,464.70
50	66	188.078	485,241.24
51	67	209.963	541,704.54
52	68	227.210	586,201.80
53	73	283.408	731,192.64
54	74	175.430	452,609.40
55	75	236.392	609,891.36
56	76	172.395	444,779.10
57	77	126.000	325,080.00
58	78	172.280	444,482.40
59	79	190.406	491,247.48
60	80	187.200	482,976.00
61	81	187.200	482,976.00
62	82	187.200	482,976.00
63	83	187.200	482,976.00
64	85	190.406	491,247.48
65	86	187.200	482,976.00
66	87	187.200	482,976.00
67	88	187.200	482,976.00
68	89	187.200	482,976.00
69	90	190.406	491,247.48
70	91	208.280	537,362.40
71	92	198.000	510,840.00
72	93	160.713	414,639.54
73	94	186.304	480,664.32
74	95	154.800	399,384.00
75	96	154.800	399,384.00
76	97	199.280	514,142.40
77	99	187.200	482,976.00
78	100	187.200	482,976.00
79	101	187.200	482,976.00
80	102	187.200	482,976.00
81	103	190.406	491,247.48
82	104	190.406	491,247.48
83	105	187.200	482,976.00
84	106	187.200	482,976.00
85	107	187.200	482,976.00
86	108	187.200	482,976.00
87	113	202.311	521,962.38
88	114	160.190	413,290.20
89	115	156.750	404,415.00
90	116	156.750	404,415.00
91	117	190.280	490,922.40
92	119	198.000	510,840.00
93	120	198.000	510,840.00

Crush-N-Cut Stones Pvt. Ltd.

Director

Sr. No.	Plot No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
94	121	198.000	510,840.00
95	122	198.000	510,840.00
96	123	198.000	510,840.00
97	124	198.000	510,840.00
98	125	198.000	510,840.00
99	126	198.000	510,840.00
100	127	198.000	510,840.00
101	130	276.000	712,080.00
102	135	276.000	712,080.00
103	136	276.000	712,080.00
104	137	276.000	712,080.00
105	138	276.000	712,080.00
106	139	394.987	1,019,066.46
107	140	268.280	692,162.40
108	141	218.500	563,730.00
109	142	218.500	563,730.00
110	143	251.064	647,745.12
111	144	254.955	657,783.90
112	145	227.700	587,466.00
113	146	227.700	587,466.00
114	147	325.780	840,512.40
115	149	276.000	712,080.00
116	150	276.000	712,080.00
117	151	276.000	712,080.00
118	152	276.000	712,080.00
119	153	276.000	712,080.00
120	154	276.000	712,080.00
121	155	276.000	712,080.00
122	156	276.000	712,080.00
123	160	198.000	510,840.00
124	169	281.179	725,441.82
125	170	231.530	597,347.40
126	171	163.350	421,443.00
127	172	163.350	421,443.00
128	173	215.292	555,453.36
129	174	188.190	485,530.20
130	175	171.000	441,180.00
131	176	171.000	441,180.00
132	177	171.000	441,180.00
133	178	190.280	490,922.40
134	180	187.200	482,976.00
135	181	187.200	482,976.00
136	182	187.200	482,976.00
137	183	187.200	482,976.00
138	184	190.406	491,247.48
139	185	190.406	491,247.48
140	187	187.200	482,976.00

Crush-N-Cut Stones Pvt. Ltd.

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Sr. No.	Plot No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
141	188	187.200	482,976.00
142	189	187.200	482,976.00
143	190	190.406	491,247.48
144	192	171.000	441,180.00
145	193	171.000	441,180.00
146	194	171.000	441,180.00
147	195	221.859	572,396.22
148	196	202.194	521,660.52
149	197	182.880	471,830.40
150	198	182.880	471,830.40
151	199	182.880	471,830.40
152	200	229.610	592,393.80
153	201	190.406	491,247.48
154	210	187.200	482,976.00
155	214	182.880	471,830.40
156	215	182.880	471,830.40
157	216	182.880	471,830.40
158	217	239.922	618,998.76
159	218	182.564	471,015.12
160	219	172.980	446,288.40
161	220	172.980	446,288.40
162	221	172.980	446,288.40
163	222	172.980	446,288.40
164	223	190.280	490,922.40
165	224	229.340	591,697.20
166	227	204.678	528,069.24
167	228	204.678	528,069.24
168	229	204.678	528,069.24
169	230	204.678	528,069.24
170	231	204.678	528,069.24
171	232	204.678	528,069.24
172	233	204.678	528,069.24
173	234	204.678	528,069.24
174	239	204.678	528,069.24
175	248	190.280	490,922.40
176	249	172.980	446,288.40
177	250	172.980	446,288.40
178	251	172.980	446,288.40
179	252	172.980	446,288.40
180	253	230.301	594,176.58
181	254	4625.832	11,934,646.56
182	255	3451.383	8,904,568.14
TOTAL		**51,476.446**	**132,809,230.68**

Crush-N-Cut Stones Pvt. Ltd.

Director

SONAL KAR & BONDE
FR No. 130475W
NAGPUR
Chartered Accountants

Comparision between Balance Cost and Receivables			
Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	379,814,049.00
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	73,585,897
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	51,476.45
		(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	132,809,230.68
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	206,395,127.68
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.	206,395,127.68

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated bank Accounts details	State Bank of India - a/c no. 42444326152 (30%) State Bank of India - a/c no. 42070717727 (70%)
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		
2	Deposits	138,347,575.00	
3	Withdrawals	95,538,945.34	
4	Closing Balance	42,808,629.66	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

Crush-N-Cut Stones Pvt. Ltd.

Director

SANJANAR & BONDE

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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1		Own Funds	805,359,847.00	667,098,191.00	667,098,191.00
2		Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4		Customer Receipts used for project	-	138,261,656.00	138,261,656.00
5		Total funds for project	805,359,847.00	805,359,847.00	805,359,847.00
6		Total Estimated cost (As per Table A)	805,359,847.00	805,359,847.00	805,359,847.00

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA

Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

For Sawalkar & Bonde
Chartered Accountants
FRN: 100475W

SAWALKAR & BONDE FRN No. 100475W NAGPUR Chartered Accountants

CA Ram Bonde
Partner
(M.NO. 115917)
UDIN: 25115917BMJHPX3263
Day & Date : 18/04/2025

Agreed and accepted by:
FOR CRUSH- N- CUT STONES PVT. LTD.
Crush-N-Cut Stones Pvt. Ltd.

Director

Mr. Rajendra Mishra
Director