KAPIL JAISWAL & CO.
CHA RTERED ACCOUNTANTS

Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of the Project and for Withdrawal of Money the from Designated Account)

Date:-03/08/2023

To

The M/S KESHAVAM INFRA

KESHAVAM 924, NEAR HALDIRAM,

DAY 2 DAY DESHPANDE LAYOUT,

NAGPUR-440008

Subject: Certificate of Financial Progress of Work of **"KESHAVAM CITY -7"** having MahaRERA Registration Number _____(Only Applicable after project Registration) being developed by **M/S KESHAVAM INFRA**

Sir,

This certificate is being issued for RERA compliance for the **"KESHAVAM CITY -7 "** having MahaRERA Registration Number_____ (Only Applicable after project Registration) being developed by **M/S KESHAVAM INFRA** and is based on the records and documents produced before me and explanations provided to me by the management of the company

KAPIL JAISWAL CA M.No. 145582 NAGPUR CHARTERED ACCOUNTANTS

Table A – Estimated Cost of the Project (at the time of Registration of Project)

Sr. No. (1)	Particular (2)	Estimated Cost (At the time of Registration of project) (3)
	i. Land Cost	**9,22,00,000/-**
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(b) Estimated Amount of Premium Payable to obtain development right. 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.	**88,43,729/-**
	(c) Estimated Acquisition cost of TDR (if any).	**NIL**
	(d) Estimated Amount 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.	**56,48,000/-**
	(e) Estimated Land Premium Payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	**NIL**
	(f) Under Rehabilitation Scheme : i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	**NIL**
	ii. Estimated Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation , overhead cost, amount payable to slum dweller, tenants, apartment owners or appropriate authority ir government or concessionaire which are not refundable and so on.	**NIL**
	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.	**NIL**
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	**NIL**
	Sub-Total of Land Cost:	**10,66,91,729.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	**12,00,00,000.00**
	(b) Cost incurred on additional items not included in estimated Cost(As per engineer certificate)	**NIL**
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries,	**NIL**



	consultants fees, Site overhead, developments work, cost of services (including water, electricity, sewerage, drainage, layout road etc.) , absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumable etc.	
	(d) Estimated Taxes, Cess, Fees, Charges, premiums, interest etc. payable to any Statutory Authority.	NIL
	(e) Interest Payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for Construction.	NIL
	Total Cost of the project (Estimated)	**22,66,91,729.00**

- Pass through charges or indirect taxes not included in estimated cost of project.
- Estimated Cost shall be revised through correction application..

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

Sr. No. (1)	Particular (2)	Amount (Rs.) Incurred (3)
	v. Land Cost	**9,22,00,000.00**
	(f) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(g) Incurred Expenditure on Premium Payable to obtain development right. 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.	**88,43,729.00**
	(h) Incurred Expenditure for Acquisition cost of TDR (if any).	**NIL**
	(i) Amount 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.	**56,48,000.00**
	(j) Land Premium Payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	**NIL**
	(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 infrastructure for the same as certified by Engineer. (b) Incurred Expenditure for construction of rehab building as per the books of accounts are verified by CA.	**NIL**
	ii. Incurred Expenditure towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for	**NIL**



	providing temporary transit accommodation or rent in lieu of Transit Accommodation , overhead cost, amount payable to slum dweller, tenants, apartment owners or appropriate authority ir 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.	**NIL**
	vi. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	**NIL**
	Sub-Total of Land Cost:	**10,66,91,729.00**
	ii. 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 the same as certified by Engineer (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	**NIL**
	(ii) Cost incurred on additional items not included in estimated Cost(As per engineer certificate)	**NIL**
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, Site overhead, developments work, cost of services (including water, electricity, sewerage, drainage, layout road etc.) , absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumable etc.	**1,15,000.00**
	(iv) Incurred Expenditure towards Taxes, Cess, Fees, Charges, premiums, interest etc. payable to any Statutory Authority.	**NIL**
	(v) Incurred Expenditure towards Interest Payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for Construction.	**NIL**
	Sub-Total of Developments Cost :	**1,15,000.00**
3.	Total Cost of Project (Actual incurred as on date of Certificate)	**10,68,06,729.00**
4.	Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost(Table A)	**45.12%**
5.	Amount which can be withdrawn from the Designated Account.	**10,68,06,729.00**
6.	Less :- Amount Withdrawn till date of this certificate from the Designated Account.	**NIL**
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**10,68,06,729.00**

- Pass through charges or indirect taxes not included in incurred cost of project.



TABLE C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
----------NIL----------					

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

Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR 12000/-)
1	PLOT NO.1	392.38	4708560
2	PLOT NO.2	333.75	4005000
3	PLOT NO.3	333.75	4005000
4	PLOT NO.4	333.75	4005000
5	PLOT NO.5	333.75	4005000
6	PLOT NO.6	333.75	4005000
7	PLOT NO.7	827.82	9933840
8	PLOT NO.8	135.00	1620000
9	PLOT NO.9	112.50	1350000
10	PLOT NO.10	112.50	1350000
11	PLOT NO.11	112.50	1350000
12	PLOT NO.12	112.50	1350000
13	PLOT NO.13	112.50	1350000
14	PLOT NO.14	112.50	1350000
15	PLOT NO.15	112.50	1350000
16	PLOT NO.16	112.50	1350000
17	PLOT NO.17	112.50	1350000
18	PLOT NO.18	142.80	1713600
19	PLOT NO.19	181.84	2182080
20	PLOT NO.20	112.00	1344000
21	PLOT NO.21	112.00	1344000
22	PLOT NO.22	112.00	1344000
23	PLOT NO.23	112.00	1344000
24	PLOT NO.24	112.00	1344000
25	PLOT NO.25	112.00	1344000
26	PLOT NO.26	112.00	1344000
27	PLOT NO.27	112.00	1344000
28	PLOT NO.28	136.00	1632000
29	PLOT NO.29	144.00	1728000



30	PLOT NO.30	321.56	3858720
31	PLOT NO.31	155.04	1860480
32	PLOT NO.32	121.60	1459200
33	PLOT NO.33	121.60	1459200
34	PLOT NO.34	121.60	1459200
35	PLOT NO.35	121.60	1459200
36	PLOT NO.36	121.60	1459200
37	PLOT NO.37	121.60	1459200
38	PLOT NO.38	121.60	1459200
39	PLOT NO.39	121.60	1459200
40	PLOT NO.40	121.60	1459200
41	PLOT NO.41	121.60	1459200
42	PLOT NO.42	136.00	1632000
43	PLOT NO.43	266.16	3193920
44	PLOT NO.44	173.84	2086080
45	PLOT NO.45	136.00	1632000
46	PLOT NO.46	136.00	1632000
47	PLOT NO.47	121.60	1459200
48	PLOT NO.48	121.60	1459200
49	PLOT NO.49	121.60	1459200
50	PLOT NO.50	121.60	1459200
51	PLOT NO.51	121.60	1459200
52	PLOT NO.52	121.60	1459200
53	PLOT NO.53	121.60	1459200
54	PLOT NO.54	121.60	1459200
55	PLOT NO.55	121.60	1459200
56	PLOT NO.56	121.60	1459200
57	PLOT NO.57	171.36	2056320
58	PLOT NO.58	160.16	1921920
59	PLOT NO.59	119.20	1430400
60	PLOT NO.60	119.20	1430400
61	PLOT NO.61	119.20	1430400
62	PLOT NO.62	119.20	1430400
63	PLOT NO.63	119.20	1430400
64	PLOT NO.64	119.20	1430400
65	PLOT NO.65	119.20	1430400
66	PLOT NO.66	119.20	1430400
67	PLOT NO.67	119.20	1430400
68	PLOT NO.68	119.20	1430400
69	PLOT NO.69	136.00	1632000
70	PLOT NO.70	136.00	1632000
71	PLOT NO.71	136.00	1632000
72	PLOT NO.72	166.88	2002560
73	PLOT NO.73	285.08	3420960
74	PLOT NO.74	229.95	2759400
75	PLOT NO.75	229.95	2759400
76	PLOT NO.76	229.95	2759400
77	PLOT NO.77	229.95	2759400
78	PLOT NO.78	229.95	2759400
79	PLOT NO.79	229.95	2759400



80	PLOT NO.80	229.95	2759400
81	PLOT NO.81	229.95	2759400
82	PLOT NO.82	236.25	2835000
83	PLOT NO.83	259.77	3117240
84	PLOT NO.84	515.16	6181920
85	PLOT NO.85	408.38	4900560
86	PLOT NO.86	351.39	4216680
87	PLOT NO.87	259.72	3116640
88	PLOT NO.88	355.02	4260240
89	PLOT NO.89	353.46	4241520
90	PLOT NO.90	351.96	4223520
91	PLOT NO.91	350.46	4205520
92	PLOT NO.92	348.90	4186800
93	PLOT NO.93	347.40	4168800
94	PLOT NO.94	345.90	4150800
95	PLOT NO.95	341.28	4095360
96	PLOT NO.96	332.34	3988080
97	PLOT NO.97	544.84	6538080
		19219.00	**23,06,28,000.00**

TABLE D

Comparison between Balance Cost and Receivables

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	23,66,91,729.00
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)	NIL
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 Annexure A to this certificate	19219.00 23,06,28,000.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	------NA------
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 of the balance receivables of ongoing project will be deposited in designated Account	------NA------



Table E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank Account to date)
1	Opening Balance	0.00
2	Deposits	0.00
3	Withdrawals	0.00
4	Closing Balance	0.00

I hereby certify that the 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 HARIYANA REALTY PROP SMT ANITA HARISH AGRAWAL**) has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F

Means of Finance

S No.	Particulars	Estimated* (At the time of Registration) (In Rs.) (proposed and indicative)	Proposed/Estimated (As of the date of the certificate) (In Rs.)	Actual (As of date of certificate) (In Rs,)
1.	Own Funds	10,66,91,729.00	10,68,06,729.00	10,68,06,729.00
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	NIL	NIL	NIL
3.	Total Borrowed Funds (Unecured) -Drawdown availed till date	NIL	NIL	NIL
4.	Customer Receipts used for Project	12,00,00,000.00	NIL	NIL
5.	Total Funds for Project	22,66,91,729.00	10,68,06,729.00	10,68,06,729.00
6.	Total Estimated Cost (As Per Table A)	22,66,91,729.00	22,66,91,729.00	22,66,91,729.00



Table G

Any Comments/observations of CA

1.	The actual Cost incurred for the project under consideration has been taken as per books of account maintained by the applicant project.
2.	Estimated Cost of Construction taken as per engineering certificate i.e.Form-2
3.	Value of the land as ascertained and taken from the valuation report dated 27/06/2023 from the registered valuar.

Yours Faithfully
FOR KAPIL JAISWAL & CO.
CHARTERED ACCOUNTANTS



KAPIL JAISWAL
PROPRIETOR
M.NO. 145582
FRN 153120W
UDIN: -23145582BGXCWM4187

Agreed and accepted by:

For and on behalf of

M/S KESHAVAM-INFRA

Akshat Poddar

KESHAVAM INFRA

SHRI AKSHAT S/O RAMKRISHNA PODDAR

PARTNER

Authe Sign / Partner