# GKJ & ASSOCIATES

CHARTERED ACCOUNTANTS

Contact No.
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HO : Near Jain Mandir, Baisagar Road, Baikunthpur, Dist. Korea, Chhattisgarh – 497335

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**Form-3**

(See Regulation-3)

**CHARTERED ACCOUNTANT CERIFICATE**

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

To,

**Date : 11/10/2024**

**NIRMAAN INFRA**

Flat No 401, Jaganath Enclave, Above Punjab National Bank, Manish Nagar, Nagpur

PAN: AASFN5950G

Subject : Certificate of Financial Progress of work of **Central Heights - 3** having MAHARERA Registration No P50500053562 being developed by M/s Nirmaan Infra for month ending 30th Sep 2024

Sir,

This Certificate is being issued for RERA compliance for the **Central Heights - 3** having MAHARERA Registration No P50500053562 being developed by M/s Nirmaan Infra and is based on records and documents produced before me and explanations provided to me by the management of the FIRM

**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) | 1,00,45,509 |
| | 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 | 1,00,00,000 |
| | 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 | 9,26,808 |
| | e) | Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities | - |

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| | | | |
|---|---|---|---|
| | 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** | **2,09,72,317** |
| | | | |
| ii) | **Development Cost / Cost of Construction of building:** | | |
| | a | Estimated Cost of Construction as certified by Engineer | 19,47,00,000 |
| | 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. | 1,00,00,000 |
| | 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** | **20,47,00,000** |
| | | **Total cost of Project (Estimated)** | **22,56,72,317** |

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

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| Table B - Actual Cost Incurred on the project as on 30/09/2024 | | | |
|---|---|---|---|
| Sr. No. | | Particulars | Amount (Rs) Incurred |
| 1 | **Land Cost** | | |
| | a | Value of the Land as ascertained from the Annual Statement of Rates (ASR) | 1,00,45,509 |
| | 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 | 62,62,883 |
| | c | Incurred Expenditure for acquisition of TDS(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 | 9,40,779 |
| | 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:** | **1,72,49,171.00** |
| 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. | - |

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| | | | |
|---|---|---|---|
| | | (b) Actual cost of construction incurred as per the books of accounts as verified by the CA | 2,09,855 |
| | (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. | 38,500 |
| | (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** | **38,500.00** |
| | | | |
| 3 | | **Total cost of the project ( Actual incurred as on 30-09-2024)** | **1,72,87,671** |
| 4 | | Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A) | 7.66% |
| 5 | | **Amount which can be withdrawn from the designated account** | **1,72,87,671** |
| 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** | **1,72,87,671** |
| 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 | Flat/Shop 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 |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Grand Total | | | 0.00 | 0 | 0 | 0 |

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| TABLE C : DETAILS OF UNSOLD INVENTORY | | | | |
|---|---|---|---|---|
| Sr. No. | Building | Flat/Shop No. | RERA Carpet Area (in sq. mtrs.) | Unit Consideration as per Ready reckoner rate on cut off date |
| A. RESIDENTIAL FLATS | | | | |
| 1 | D | 101 | 46.473 | 15,22,455 |
| 2 | D | 102 | 46.285 | 15,16,297 |
| 3 | D | 103 | 46.701 | 15,29,925 |
| 4 | D | 104 | 46.298 | 15,16,722 |
| 5 | D | 105 | 46.473 | 15,22,455 |
| 6 | D | 106 | 46.298 | 15,16,722 |
| 7 | D | 107 | 46.701 | 15,29,925 |
| 8 | D | 108 | 46.285 | 15,16,297 |
| 9 | D | 201 | 46.472 | 15,22,423 |
| 10 | D | 202 | 46.287 | 15,16,362 |
| 11 | D | 203 | 46.701 | 15,29,925 |
| 12 | D | 204 | 46.299 | 15,16,755 |
| 13 | D | 205 | 46.472 | 15,22,423 |
| 14 | D | 206 | 46.299 | 15,16,755 |
| 15 | D | 207 | 46.701 | 15,29,925 |
| 16 | D | 208 | 46.287 | 15,16,362 |
| 17 | D | 301 | 46.473 | 15,22,455 |
| 18 | D | 302 | 46.285 | 15,16,297 |
| 19 | D | 303 | 46.701 | 15,29,925 |
| 20 | D | 304 | 46.298 | 15,16,722 |
| 21 | D | 305 | 46.473 | 15,22,455 |
| 22 | D | 306 | 46.298 | 15,16,722 |
| 23 | D | 307 | 46.701 | 15,29,925 |
| 24 | D | 308 | 46.285 | 15,16,297 |
| 25 | D | 401 | 46.472 | 15,22,423 |
| 26 | D | 402 | 46.287 | 15,16,362 |
| 27 | D | 403 | 46.701 | 15,29,925 |
| 28 | D | 404 | 46.299 | 15,16,755 |
| 29 | D | 405 | 46.472 | 15,22,423 |
| 30 | D | 406 | 46.299 | 15,16,755 |
| 31 | D | 407 | 46.701 | 15,29,925 |
| 32 | D | 408 | 46.287 | 15,16,362 |
| 33 | D | 501 | 46.473 | 15,22,455 |
| 34 | D | 502 | 46.285 | 15,16,297 |
| 35 | D | 503 | 46.701 | 15,29,925 |
| 36 | D | 504 | 46.298 | 15,16,722 |
| 37 | D | 505 | 46.473 | 15,22,455 |
| 38 | D | 506 | 46.298 | 15,16,722 |
| 39 | D | 507 | 46.701 | 15,29,925 |
| 40 | D | 508 | 46.285 | 15,16,297 |
| 41 | D | 601 | 46.472 | 15,22,423 |
| 42 | D | 602 | 46.287 | 15,16,362 |
| 43 | D | 603 | 46.701 | 15,29,925 |
| 44 | D | 604 | 46.299 | 15,16,755 |



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| Sr. No. | Building | Flat/Shop No. | RERA Carpet Area (in sq. mtrs.) | Unit Consideration as per Ready reckoner rate on cut off date |
|---|---|---|---|---|
| 45 | D | 605 | 46.472 | 15,22,423 |
| 46 | D | 606 | 46.299 | 15,16,755 |
| 47 | D | 607 | 46.701 | 15,29,925 |
| 48 | D | 608 | 46.287 | 15,16,362 |
| 49 | D | 701 | 46.473 | 15,22,455 |
| 50 | D | 702 | 46.285 | 15,16,297 |
| 51 | D | 703 | 46.701 | 15,29,925 |
| 52 | D | 704 | 46.298 | 15,16,722 |
| 53 | D | 705 | 46.473 | 15,22,455 |
| 54 | D | 706 | 46.298 | 15,16,722 |
| 55 | D | 707 | 46.701 | 15,29,925 |
| 56 | D | 708 | 46.285 | 15,16,297 |
| 57 | H | 1 | 22.119 | 7,24,618 |
| 58 | H | 101 | 40.772 | 13,35,691 |
| 59 | H | 102 | 40.226 | 13,17,804 |
| 60 | H | 103 | 40.781 | 13,35,986 |
| 61 | H | 104 | 40.242 | 13,18,328 |
| 62 | H | 105 | 40.781 | 13,35,986 |
| 63 | H | 106 | 40.226 | 13,17,804 |
| 64 | H | 107 | 40.772 | 13,35,691 |
| 65 | H | 108 | 40.226 | 13,17,804 |
| 66 | H | 201 | 40.772 | 13,35,691 |
| 67 | H | 202 | 40.226 | 13,17,804 |
| 68 | H | 203 | 40.781 | 13,35,986 |
| 69 | H | 204 | 40.242 | 13,18,328 |
| 70 | H | 205 | 40.781 | 13,35,986 |
| 71 | H | 206 | 40.226 | 13,17,804 |
| 72 | H | 207 | 40.772 | 13,35,691 |
| 73 | H | 208 | 40.226 | 13,17,804 |
| 74 | H | 301 | 40.772 | 13,35,691 |
| 75 | H | 302 | 40.226 | 13,17,804 |
| 76 | H | 303 | 40.781 | 13,35,986 |
| 77 | H | 304 | 40.242 | 13,18,328 |
| 78 | H | 305 | 40.781 | 13,35,986 |
| 79 | H | 306 | 40.226 | 13,17,804 |
| 80 | H | 307 | 40.772 | 13,35,691 |
| 81 | H | 308 | 40.226 | 13,17,804 |
| 82 | H | 401 | 40.772 | 13,35,691 |
| 83 | H | 402 | 40.226 | 13,17,804 |
| 84 | H | 403 | 40.781 | 13,35,986 |
| 85 | H | 404 | 40.242 | 13,18,328 |
| 86 | H | 405 | 40.781 | 13,35,986 |
| 87 | H | 406 | 40.226 | 13,17,804 |
| 88 | H | 407 | 40.772 | 13,35,691 |
| 89 | H | 408 | 40.226 | 13,17,804 |

TABLE C : DETAILS OF UNSOLD INVENTORY

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| Sr. No. | Building | Flat/Shop No. | RERA Carpet Area (in sq. mtrs.) | Unit Consideration as per Ready reckoner rate on cut off date |
|---|---|---|---|---|
| 90 | H | 501 | 40.772 | 13,35,691 |
| 91 | H | 502 | 40.226 | 13,17,804 |
| 92 | H | 503 | 40.781 | 13,35,986 |
| 93 | H | 504 | 40.242 | 13,18,328 |
| 94 | H | 505 | 40.781 | 13,35,986 |
| 95 | H | 506 | 40.226 | 13,17,804 |
| 96 | H | 507 | 40.772 | 13,35,691 |
| 97 | H | 508 | 40.226 | 13,17,804 |
| 98 | H | 601 | 40.772 | 13,35,691 |
| 99 | H | 602 | 40.226 | 13,17,804 |
| 100 | H | 603 | 40.781 | 13,35,986 |
| 101 | H | 604 | 40.242 | 13,18,328 |
| 102 | H | 605 | 40.781 | 13,35,986 |
| 103 | H | 606 | 40.226 | 13,17,804 |
| 104 | H | 607 | 40.772 | 13,35,691 |
| 105 | H | 608 | 40.226 | 13,17,804 |
| 106 | H | 701 | 40.772 | 13,35,691 |
| 107 | H | 702 | 40.226 | 13,17,804 |
| 108 | H | 703 | 40.781 | 13,35,986 |
| 109 | H | 704 | 40.242 | 13,18,328 |
| 110 | H | 705 | 40.781 | 13,35,986 |
| 111 | H | 706 | 40.226 | 13,17,804 |
| 112 | H | 707 | 40.772 | 13,35,691 |
| 113 | H | 708 | 40.226 | 13,17,804 |
| 114 | I | 1 | 22.119 | 7,24,618 |
| 115 | I | 101 | 40.772 | 13,35,691 |
| 116 | I | 102 | 40.226 | 13,17,804 |
| 117 | I | 103 | 40.781 | 13,35,986 |
| 118 | I | 104 | 40.242 | 13,18,328 |
| 119 | I | 105 | 40.781 | 13,35,986 |
| 120 | I | 106 | 40.226 | 13,17,804 |
| 121 | I | 107 | 40.772 | 13,35,691 |
| 122 | I | 108 | 40.226 | 13,17,804 |
| 123 | I | 201 | 40.772 | 13,35,691 |
| 124 | I | 202 | 40.226 | 13,17,804 |
| 125 | I | 203 | 40.781 | 13,35,986 |
| 126 | I | 204 | 40.242 | 13,18,328 |
| 127 | I | 205 | 40.781 | 13,35,986 |
| 128 | I | 206 | 40.226 | 13,17,804 |
| 129 | I | 207 | 40.772 | 13,35,691 |
| 130 | I | 208 | 40.226 | 13,17,804 |
| 131 | I | 301 | 40.772 | 13,35,691 |
| 132 | I | 302 | 40.226 | 13,17,804 |
| 133 | I | 303 | 40.781 | 13,35,986 |
| 134 | I | 304 | 40.242 | 13,18,328 |

TABLE C : DETAILS OF UNSOLD INVENTORY

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| Sr. No. | Building | Flat/Shop No. | RERA Carpet Area (in sq. mtrs.) | Unit Consideration as per Ready reckoner rate on cut off date |
|---|---|---|---|---|
| 135 | I | 305 | 40.781 | 13,35,986 |
| 136 | I | 306 | 40.226 | 13,17,804 |
| 137 | I | 307 | 40.772 | 13,35,691 |
| 138 | I | 308 | 40.226 | 13,17,804 |
| 139 | I | 401 | 40.772 | 13,35,691 |
| 140 | I | 402 | 40.226 | 13,17,804 |
| 141 | I | 403 | 40.781 | 13,35,986 |
| 142 | I | 404 | 40.242 | 13,18,328 |
| 143 | I | 405 | 40.781 | 13,35,986 |
| 144 | I | 406 | 40.226 | 13,17,804 |
| 145 | I | 407 | 40.772 | 13,35,691 |
| 146 | I | 408 | 40.226 | 13,17,804 |
| 147 | I | 501 | 40.772 | 13,35,691 |
| 148 | I | 502 | 40.226 | 13,17,804 |
| 149 | I | 503 | 40.781 | 13,35,986 |
| 150 | I | 504 | 40.242 | 13,18,328 |
| 151 | I | 505 | 40.781 | 13,35,986 |
| 152 | I | 506 | 40.226 | 13,17,804 |
| 153 | I | 507 | 40.772 | 13,35,691 |
| 154 | I | 508 | 40.226 | 13,17,804 |
| 155 | I | 601 | 40.772 | 13,35,691 |
| 156 | I | 602 | 40.226 | 13,17,804 |
| 157 | I | 603 | 40.781 | 13,35,986 |
| 158 | I | 604 | 40.242 | 13,18,328 |
| 159 | I | 605 | 40.781 | 13,35,986 |
| 160 | I | 606 | 40.226 | 13,17,804 |
| 161 | I | 607 | 40.772 | 13,35,691 |
| 162 | I | 608 | 40.226 | 13,17,804 |
| 163 | I | 701 | 40.781 | 13,35,986 |
| 164 | I | 702 | 40.242 | 13,18,328 |
| | | | | - |
| | | | 6,938.21 | 22,72,95,727 |
| | | | | |
| B. SHOPS | | | | |
| | | | | |
| | | | | |
| Total B. | | | 0.00 | - |
| Total A+B | | | 6,938.21 | 22,72,95,727 |

TABLE C : DETAILS OF UNSOLD INVENTORY

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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 ( Difference of total estimated project cost less cost incurred) | 20,83,84,646 |
| 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 | 0 |
| 3 | | (i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts) | 6,938 |
| | | (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 )<br>As per table C to this certificate | 22,72,95,727 |
| 4 | | Estimated receivables of ongoing project [sum of 2 +3 (ii) ] | 22,72,95,727 |
| 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 | State Bank of India A/c No 42094676769 |
| | | Actual amount till date ( from start of bank account till the cut off date of this certificate) | |
| 1 | Opening Balance | 0.00 | |
| 2 | Deposits | 0.00 | |
| 3 | Withdrawals | 0.00 | |
| 4 | Closing Balance | 0.00 | |

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.

| 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 | 2,24,76,334 | 2,24,76,334 | 2,24,76,334 |
| 2 | | Total Borrowed Funds (Secured) --Drawdown availed till date | 0 | 0 | 0 |
| 3 | | Total Borrowed Funds (UnSecured) -- Drawdown availed till date | 0 | 0 | 0 |
| 4 | | Customer Receipts used for project | 20,31,95,983 | 20,31,95,983 | |
| 5 | | Total funds for project | 22,56,72,317 | 22,56,72,317 | 1,72,87,671 |
| 6 | | Total Estimated cost ( As per Table A) | 22,56,72,317 | 22,56,72,317 | |
| *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 | |

**For GKJ & ASSOCIATES**
*Chartered Accountants*
FRN: 017973C

**Kushal Ramesh Kochar**
Partner
(M.NO. 141764)
UDIN : 24141764BKEXKH5710
Day & Date : 11/10/2024

GKJ & ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

**Agreed and accepted by:**
For Nirmaan Infra
**For NIRMAAN INFRA**
Ashish A. Nirwar.
**PARTNER**
Name: ASHISH ARUN NIRWAR.
Designation: PARTNER.

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