

KHANZODE & SHENWAI

CHARTERED ACCOUNTANTS

GS-20/21, Ground Floor, Amarjyoti Palace, Wardha Road,
Dhantoli, Nagpur-440012. ☎ : 0712-2444798



Annexure D

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 25/04/2024

Position as on 31.03.2024

Q-4 F.Y. 2023-24

To,
IOSIS Capital Private Limited,
The Primus, Plot No.6, Ward No.1,
Near Axis Bank,
Amravati Road,
Wadi, Nagpur, 440023.

Subject : Certificate of Financial Progress of Work of **"IOSIS Gold"**, situated at Survey / Khasra/Gat Nos. 135/1 & 135/2, of MOUZA - BHOKARA, P.S.K. 12-A, situated at Village - Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR, having Maha RERA Registration Number - **P50500053724** being developed by **IOSIS Capital Private Limited**.

Sir,

This certificate is being issued for RERA compliance for **"IOSIS Gold"** situated at Survey / Khasra/Gat Nos. 135/1 & 135/2, of MOUZA - BHOKARA, P.S.K. 12-A, situated at Village - Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR, having Maha RERA Registration Number - **P50500053724** being developed by **IOSIS Capital Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the company.



CA. RAJESH KHANZODE
CA. CHARUDUTT MARATHE
CA. ANKUR AGRAWAL
CA. RAKESH THAKRE

CA. ANIRUDDHA SHENWAI
CA. ARJUN PHATAK
CA. NIKITA DESHPANDE

CA. MANOJ JODH
CA. DHANASHREE PHATAK
CA. RUCHA MASE

Email : khanzodeshenwai@gmail.com

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

Sr. No. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1.	i. Land Cost :	
a.	Value of the land as ascertained from the Annual Statement of Rates (ARS)	2,95,19,750.00
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 any Statutory Authority.	1,00,00,000.00
c.	Estimated Acquisition cost of TDR (if any)	NIL
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	9,09,000.00
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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or 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 projects of rehabilitation.	NIL
	(iv) Any other cost including interest estimated on the borrowings done specifically for construction of rehabilitation components.	NIL
	Sub-Total of LAND COST	4,04,28,750.00



	ii. Development Cost/ Cost of Construction of Building	
a.	Estimated Cost of Construction as certified by Engineer.	4,00,00,000.00
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, consultants fees, site overheads, development work, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	6,00,00,000.00
d.	Estimated Taxes, cess, fees, charges, Premiums , interest etc. payable to any statutory Authority.	10,00,000.00
e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	20,00,000.00
	Sub-Total of Development Cost :	10,30,00,000.00
	Total Cost of the Project (Estimated)	14,34,28,750.00

*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	Particulars	Amount (Rs.)
(1)	(2)	Incurred
		(3)
1	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,95,19,750.00
	(b) Incurred Expenditure on Premiums 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.	42,67,075.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	NIL
	(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	9,09,000.00
	(e) Land Premium paid 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.	NIL
	(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 accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum, dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid 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:	3,46,95,825.00



Table C

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

Sold Inventory

Sr. No	Plot No.	Size (In sq mtr)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance receivables
1	1	258	33,26,722	49,500	32,77,222
2	2	580	1,48,33,290	1,50,000	1,46,83,290
3	5	876	1,13,10,724	1,00,000	1,12,10,724
4	6	294	71,20,628	50,000	70,70,628
5	7	259	55,71,877	10,51,000	45,20,877
6	8	258	33,37,830	5,75,000	27,62,830
7	9	257	33,23,100	12,04,624	21,18,476
8	10	273	35,21,767	12,76,641	22,45,126
9	11	277	35,72,268	50,000	35,22,268
11	12	257	66,24,000	13,24,800	52,99,200
12	14	278	71,74,761	50,000	71,24,761
13	16	279	50,11,675	13,50,000	36,61,675
14	17	209	50,48,693	5,10,000	45,38,693
15	18	136	33,67,000	50,000	33,17,000
16	19	136	33,59,700	50,000	33,09,700
17	20	136	33,59,700	25,001	33,34,699
18	26	136	33,67,000	50,000	33,17,000
19	28	136	21,40,200	6,88,200	14,52,000
20	29	136	17,56,700	6,50,000	11,06,700
21	30	136	30,00,000	6,00,002	23,99,998
22	31	136	23,50,000	23,50,000	-
23	32	188	45,56,320	19,00,000	26,56,320
24	33	270	64,22,000	19,50,000	44,72,000
25	36	153	36,47,100	36,47,100	-
26	37	120	28,74,000	1,00,000	27,74,000
27	44	120	28,73,988	50,000	28,23,988
28	45	120	30,35,450	80,000	29,55,450
29	46	127	30,48,400	2,40,000	28,08,400
30	47	127	30,48,343	3,05,000	27,43,343
31	61	112	26,76,200	3,50,000	23,26,200
32	62	127	16,54,000	16,54,000	-
33	63	137	14,30,300	5,50,000	8,80,300
34	64	120	28,41,696	50,000	27,91,696
35	65	120	30,00,000	5,00,000	25,00,000



36	66	120	30,35,500	49,000	29,86,500
37	67	120	29,70,900	50,000	29,20,900
38	68	120	29,70,900	50,000	29,20,900
39	74	183	44,19,970	4,41,995	39,77,975
40	75	136	33,39,165	4,50,000	28,89,165
41	76	136	33,39,165	1,10,000	32,29,165
42	77	136	15,00,000	4,00,000	11,00,000
43	78	136	32,93,800	32,93,800	-
44	79	160	20,70,300	20,70,300	-
45	80	127	30,82,594	3,00,000	27,32,594
46	86	140	33,40,300	50,000	32,90,300
47	88	120	28,74,000	51,000	28,23,000
48	89	120	28,74,000	51,000	28,23,000
49	93	137	34,61,700	34,61,700	-
50	94	137	33,37,238	2,00,000	31,37,238
51	95	144	34,10,035	3,15,000	30,95,035
52	96	169	14,10,000	50,001	13,59,999
53	97	156	38,99,800	38,99,800	-
54	100	142	18,37,802	5,50,000	12,87,802
55	101	168	20,00,000	20,00,000	-
56	102	160	21,52,800	10,000	21,42,800
57	103	160	21,52,800	3,10,000	18,42,800
58	104	160	20,00,000	20,00,000	-
Total		10,571	20,83,58,204	4,37,44,464	16,46,13,740

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

Unsold Inventory

Sr. No. (1)	Plot No. (2)	No. of Plots (3)	Carpet Area/Area of Plot (in sq. mtrs) (4)	Unit Consideration as per Ready Reckoner Rate of Rs. 8290 per sq mtr (5)
1	55 to 60 and 81 to 85	11	112	1,02,13,280.00
2	38,39, 42,43, 48 to 52, 69 to 72, 90, 91,92, 98,99	17	120	1,69,11,600.00
3	73	1	135	11,21,724.00
4	21 to 25, 27	6	136	67,64,640.00
5	53	1	140	11,63,170.00
6	87	1	143	11,83,894.00
7	40	1	145	11,98,237.00



8	41	1	163	13,50,027.00
9	54	1	179	14,81,009.00
10	15	1	292	24,18,276.00
11	34	1	399	33,08,539.00
12	35	1	496	41,11,426.00
13	3	1	608	50,39,159.00
14	4	1	812	67,29,736.00
15	13	1	267	22,16,003.94
		60	7,986	6,62,51,114.02

Note No.1- Plot Area have been rounded off to match with Application for regulation.

Note No.2 – Unit Consideration in Column 5 have been calculated for the Actual Area of the plots without rounding off.

Table D
Comparison between Balance Cost and Receivables

S. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	8,63,38,389
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)	16,46,13,740
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	7986 Sq. Mtr 6,62,51,114.02
4	Estimated receivables of ongoing project. [Sum of 2+ 3(ii)]	23,08,64,854.02
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	16,16,05,397.81 70%



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	Nil
2	Deposits	3,03,27,826.20
3	Withdrawals	3,03,13,000.00
4	Closing Balance	14,826.20

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 (Name of Promoter) 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 time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	3,10,00,000	3,10,00,000	28,69,848
2	Total Borrowed Funds (Secured) - Drawdown availed till date	Nil	Nil	Nil
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	1,00,00,000	1,00,00,000	1,04,76,049
4	Customer Receipts used for Project	10,24,28,750	10,24,28,750	4,37,44,464
5	Total Funds for Project	14,34,28,750	14,34,28,750	5,70,90,361
6	Total Estimated Cost (As per Table A)	14,34,28,750	14,34,28,750	14,34,28,750



Table G

Any Comments/Observations of CA

1.	NIL
2.	NIL
3.	NIL

This certificate is being issued for RERA compliance for the company **IOSIS Capital Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
Khanzode & Shenwai
Chartered Accountants

R.S. Khanzode

CA Rajesh Khanzode
(Partner)

Membership No: 035652
UDIN : 24035652BKEPYA1851



Date: 25/04/2024
Place : Nagpur

Agreed and accepted by:

Signature of Director

Name: Rajesh Chandrabhan Kingrani
For IOSIS Capital Private Limited
Date: 25/04/2024
Place : Nagpur