M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Mob. No. +91 7020387041
email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

M/s SR REMEDIAL SERVICES PRIVATE LIMITED AND SHRI SHYAMSUNDER R MITTAL (FLAT NO.503, SHIV GAURAV APARTMENT, WEST HIGH COURT ROAD, NEAR TRAFIC PARK, KHARE TOWN, NAGPUR-440010)

Sub.:- Certificate of Financial Progress of Work of Fair Earth-II MahaRERA Registration Number-P50500053746 being developed by M/s SR REMEDIAL SERVICES PRIVATE LIMITED AND SHRI SHYAMSUNDER R MITTAL.

Sir,

This certificate is being issued for RERA compliance for the Fair Earth-II having MahaRERA Registration Number - P50500053746 being developed by M/s SR REMEDIAL SERVICES PRIVATE LIMITED AND SHRI SHYAMSUNDER R MITTAL 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).	1,44,61,500
	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.	80,00,000
	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	12,30,560
	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	2,36,92,060
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	1,79,46,844
	(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.	-
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(e) Interest payable 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	1,79,46,844
	Total Cost of The project (Estimated)	4,16,38,904

G A D & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

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).	1,44,61,500
	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.	46,66,460
	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	12,30,560
	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 appropraite 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	2,03,58,520
	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	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	11,14,846
	(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.	-
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(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	11,14,846
3	Total Cost of The project (Actual incurred as on date of certificate)	2,14,73,366
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	51.57
5	Amount which can be withdrawn from the Designated Account.	2,14,73,366
6	Less: Amount withdrawn till date of this certificate from the Designated Account	17,30,096
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,97,43,270

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

CA. Ankit Talreja
Nagpur
02nd January 2024
UDIN 24177608BKBISO6214

Date:-02/01/2024
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)	2,01,65,538
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)	2,49,40,725
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,058.50
	(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	3,38,86,892
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,88,27,617
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)	4,11,79,332

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	65,76,991
3	Withdrawals	17,30,096
4	Closing Balance	48,46,895

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 M/s SR REMEDIAL SERVICES PRIVATE LIMITED AND SHRI SHYAMSUNDER R MITTAL 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.

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

CA. Ankit Talreja
Nagpur
02nd January 2024
UDIN 24177608BKBISO6214

Date:-02/01/2024
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)
1	Plot No.9-10	195.18	42,01,835	1,00,000	41,01,835
2	Plot No.13	155.40	36,79,996	6,35,999	30,43,997
3	Plot No.18	109.50	25,34,115	5,34,200	19,99,915
4	Plot No.19	109.50	25,00,000	25,00,000	-
5	Plot No.20	109.50	25,00,000	25,00,000	-
6	Plot No.22	159.75	35,25,075	1,50,000	33,75,075
7	Plot No.23	138.09	29,72,802	5,00,000	24,72,802
8	Plot No.26	112.32	25,99,377	4,19,874	21,79,503
9	Plot No.28	117.36	25,26,526	5,00,000	20,26,526
10	Plot No.29	115.20	24,80,026	5,00,000	19,80,026
11	Plot No.30	113.04	24,33,525	6,00,000	18,33,525
12	Plot No.31	110.70	23,83,150	4,55,628	19,27,522
	TOTAL	**1,546**	**3,43,36,426**	**93,95,701**	**2,49,40,725**

*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 6699 per sm.at Plot 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	409.27	27,41,700
2	Plot No.2	267.85	17,94,327
3	Plot No.3	250.80	16,80,109
4	Plot No.4	250.80	16,80,109
5	Plot No.5	250.80	16,80,109
6	Plot No.6	250.90	16,80,779
7	Plot No.7	250.97	16,81,248
8	Plot No.8	150.96	10,11,281
9	Plot No.11	97.59	6,53,755
10	Plot No.12	127.84	8,56,400
11	Plot No.14	109.50	7,33,541
12	Plot No.15	109.50	7,33,541
13	Plot No.16	109.50	7,33,541
14	Plot No.17	109.50	7,33,541
15	Plot No.21	109.50	7,33,541
16	Plot No.24	96.48	6,46,320
17	Plot No.25	104.40	6,99,376
18	Plot No.27	118.65	7,94,836
19	Plot No.32	159.79	10,70,433
20	Plot No.33	135.00	9,04,365
21	Plot No.34	117.00	7,83,783
22	Plot No.35	117.00	7,83,783
23	Plot No.36	135.00	9,04,365
24	Plot No.37	253.73	16,99,737
25	Plot No.38	622.51	41,70,194
26	Plot No.39	343.66	23,02,178
	TOTAL	**5,058.50**	**3,38,86,892**



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	2,75,00,000	2,75,00,000	1,69,24,560
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date			-
4	Customer Receipts under for Project	4,42,40,466	6,82,23,318	45,48,806
5	Total Funds for Project	7,17,40,466	9,57,23,318	2,14,73,366
6	Total Estimated Cost (As per Table A)	4,16,38,904	4,16,38,904	2,14,73,366

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 24177608BKBISO6214

Agreed and accepted by:

Shri Nitin S/o Marotrao Upare
(Director and Authorised Signatory)
SR Remedial Services Private Limited
Promoter and Land Owner
Place: Nagpur
Date:-02/01/2024

Shyamsunder R Mittal
Promoter and Land Owner