VILAS SARANJAME & CO.

Chartered Accountants

H.O : C/o Narayan Gupta, Kishor Kunj, Plot No. 54,Behind Avanti Hospital,
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CA. Vilas V. Saranjame, B.Sc.,L.L.B., FCA

Annexure D

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE
(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

To,
KRUPA INFRA PROJECTS AND SERVICES,
PLOT NO. 23, ADARSH NAGAR, RING ROAD, NAGPUR – 440009.

Subject: - Certificate of Financial Progress of Work of GURUKUNJ.

Sir,
This certificate is being issued for RERA compliance for the GURUKUNJ having MahaRERA Registration Number **P50500053869** being developed by KRUPA INFRA PROJECTS AND SERVICES and is based on the records and documents produced before me and explanation provided to me by the management of the company.

Table A
Estimate cost of the project (at the time of registration of project)

Sr No	Particulars		Estimated Cost (At the time of registration of project)
1	**Land cost**		
	a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	16500000
	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	NIL
	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	1200000

	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 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 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 project of rehabilitation	NIL
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	
		Sub Total of Land Cost Rs	17700000
2		**Development cost/cost of construction of building**	
	a.	Estimated Cost of Construction as certified by Engineer	
	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, 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.	20300000
	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.	NIL
		Sub Total of Development Cost	38000000
		Total cost of Project (Estimated)	38000000

* Pass through charges are not included in estimated cost of construction

** Estimated Cost shall be revised (whenever required) through revision application.

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Table B

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

Sr. No.		Particulars	Amount (Rs)
			Incurred
1		Land Cost	16500000
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	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.	NIL
	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	1200000
	e.	Land Premium paid for redevelopment of land owned by public authorities.	NIL
	f.	Under Rehabilitation scheme:	NIL
	i.	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	NIL
		(b) Incurred Expenditure lor 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, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	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	NIL
	iv.	Any other cost including interest incurred on borrowing done specifically for construction rehabilitation component.	NIL
		Sub-total of Land Cost:	17700000

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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,	5100000
	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 overheads, development works, 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 costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	
	iv.	Incurred Expenditure towards -Taxes, cess, fees. charges. premiums, interest etc. 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 or money borrowed lor construction.	
		Sub- total of Development cost:	5100000
3		Total Cost of the Project (Actual incurred as on date of certificate)	22800000
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the' total Estimated Cost (Table A).	0.60%
5		Amount which can be withdrawn from the Designated Account	13200000
6		Less: Amount withdrawn till date of this certificate (e from the Designated Account	1645000
7		Net Amount which can be withdraw n from the Designated Bank Account under this certificate	8300000

***Pass through charges or indirect taxes are not included in incurred cost.**

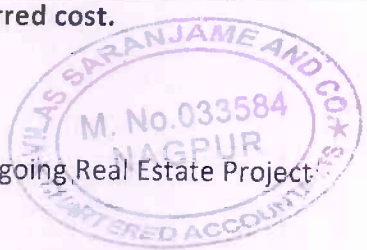


Table C

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

1. **Sold Inventory**

a)FOR FLATS:

SR NO	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	T-301	58.146	28,50,000	5,00,000	23,50,000
2	T-304	58.146	38,00,000	3,00,000	35,00,000

b)FOR SHOPS:

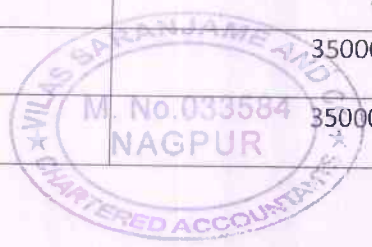
SR NO	Shop No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
NIL	NIL				

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

2. Unsold Inventory Valuation

a) FOR FLATS :

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	F-101	58.146	3500000
2	F-102	58.146	3500000
3	S-201	58.146	3500000
4	S-202	58.146	3500000
5	T-301	58.146	3500000
6	T-302	58.146	3500000
7	T-303	58.146	3500000
8	T-304	58.146	3500000
9	F-401	58.146	3500000
10	F-402	58.146	3500000
11	F-403	58.146	3500000
12	F-404	58.146	3500000
13	F-501	58.146	3500000
14	F-502	58.146	3500000
15	F-503	58.146	3500000



16	F-504	58.146	3500000

b)FOR SHOPS:

Sr. No.	Shop No.	Carpet Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	SF-1	14.258	7000000
2	SF-2	14.258	7000000
3	SF-3	19.521	7000000
4	SF-4	19.521	7000000
5	SS-1	19.521	7000000
6	SS-2	19.251	7000000
7	SS-3	14.258	7000000
8	SS-4	14.258	7000000

Table D
Comparison 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)	1,32,50,000
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	5,48,50,000
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.	928.108
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	8,00,000

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5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than I, then 70% of the balance receivables of the ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100%; of the balance receivables of the ongoing project will be deposited in designated Account	100%

Table E
Means of Finance

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start Of bank account to till date)
1	Opening Balance	0.00
2	Deposits	9,99,614.00
3	Withdrawals	999614.00
4	Closing Balance	0.00

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 Pronator) 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.

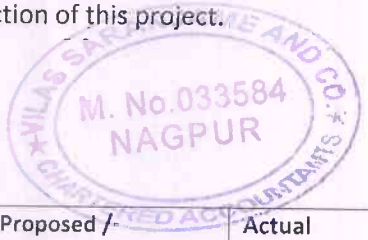


Table F
Means of Finance

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 (In the date of certificate) (In Rs.)
1	Own funds	20300000	20300000	20300000
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	19700000	19700000	18899750
4	Customer Receipts used the Project	NIL	NIL	507300
5	Total Funds for Project	40000000	40000000	40000000
6	Total Estimated Cost (As Per Table A)	38000000	38000000	21100250

Table G
Any Comments/Observations of CA

1	PROPOSED COST MAY CHANGE DUE TO CHANGE IN MARKET RATES TILL THE TIME OF FINALISATION OF PROJECT.
2	
3	

Yours Faithfully,

VILAS SARANJAME AND CO. ★ CHARTERED ACCOUNTANTS ★ M. No.033584 NAGPUR

Signature of Chartered Accountant
Name – VILAS V. SARANJAME
For VILAS SARANJAME & Co.
Membership Number - 033584
FRN NO. 0158270W
UDIN - 24033584BKAVFA8575

Agreed and accepted by:

Kalbande

Signature of Promoter
Name: RAJU PRALHADRAO KALBANDE
Promoter- Krupa Infraproject and Services
Project- GURUKUNJ
Date: 30/09/2024