



Sandeep Hurkat & Co. Chartered Accountant

(Mob. No. 9325111006. E-mail –casandeepmaheshwari19@gmail.com)

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

To: M/S AMPL MERCANTILE PVT. LTD.,

Date - 15/07/2023

SHIVNARAYAN BHAWAN, P.S. AGRAWAL MARG,

SANTRA MARKET,

NAGPUR-440018.

Subject: Certificate of Financial Progress of Work of SANDESH PARK VIEW-2, Khasra number 169, P.H. No. 42, Mouza- Jhamtha TAL- Nagpur(Gramin) District- Nagpur having MahaRERA Registration Number ____NA____ (Only Applicable after Project Registration) being developed by AMPL MERCANTILE PVT. LTD., Director/Proprior Dilip Pralhadrai Agrawal,

This certificate is being issued for RERA compliance for the SANDESH PARK VIEW - 2 Khasra number 169, P.H. No. 42, Mouza- Jhamtha TAL- Nagpur(Gramin) District- Nagpur having MahaRERA Registration Number ____NA____ (Only Applicable after project registration) being developed by AMPL MERCANTILE PVT. LTD. and is based on the records and documents produced before me and explanations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)		
Sr No.	Particulars	Estimated Cost (At the time of registration of Project)(INR)
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	₹ 9,37,12,500.00
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	₹ 45,06,790.00
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	₹ 0.00
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 lien 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	-
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	₹ 9,82,19,290.00
ii Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	₹ 41,41,699.00
(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 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.	₹ 96,63,965.00
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	₹ 1,00,000.00
(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	₹ 1,39,05,664.00
	Total Cost of the Project (Estimated)	₹ 11,21,24,954.00



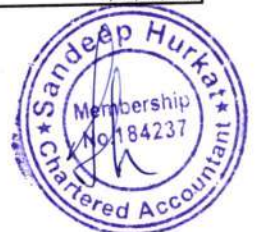


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Table B - Actual Cost Incurred on the Project (as on 30/06/2023)		
Sr No.	Particulars	Amount (INR) Incurred
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	₹ 9,37,12,500.00
b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	₹ 45,06,790.00
c)	Incurred Expenditure for Acquisition 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	₹ 0.00
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 infrastructure for the same as certified by Engineer.	-
	(b) Incurred Expenditure for construction of rehab building as per 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 of 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	9,82,19,290
2	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (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 books of accounts as verified by the CA.	-
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, 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 project registered.	3,36,003
(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	17,948
(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	3,53,951
	Total Cost of the Project (Incurred)	9,85,73,241
3	Total Cost of the Project (Actual incurred as on date of certificate)	9,85,73,241
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	87.91%
5	Amount which can be withdrawn from the Designated Account	9,85,73,241
6	Less: Amount withdrawn till date of this certificate from Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	9,85,73,241

*Pass through charges or indirect taxes not included in incurred cost of the project





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Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	Plot No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1					
2					
Total					
Unsold Inventory					
Sr. No	Plot No.	Plotable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate		
1	1	1615.534	1,97,90,292		
2	2	680.554	83,36,787		
3	3	135.365	16,58,221		
4	4	109.996	13,47,451		
5	5	109.996	13,47,451		
6	6	109.996	13,47,451		
7	7	109.996	13,47,451		
8	8	109.996	13,47,451		
9	9	138.456	16,96,086		
10	10	135.000	16,53,750		
11	11	121.500	14,88,375		
12	12	121.500	14,88,375		
13	13	140.515	17,21,309		
14	14	155.977	19,10,718		
15	15	131.070	16,05,608		
16	16	131.005	16,04,811		
17	17	130.957	16,04,223		
18	18	130.956	16,04,211		
19	19	130.956	16,04,211		
20	20	130.956	16,04,211		
21	21	130.956	16,04,211		
22	22	130.956	16,04,211		
23	23	130.956	16,04,211		
24	24	157.164	19,25,259		
TOTAL		5,130.31	6,28,46,334		





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Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	1,35,51,713
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)	-
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	5,130.31
	(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	6,28,46,334
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	6,28,46,334
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	4,39,92,434

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date)
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing balance	-

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that AMPLE MERCANTILE PVT. LTD. has utilised 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 Certificate) (In Rs.)
1	Own funds	10,00,00,000	10,00,00,000
2	Total borrowed funds (secured) Drawdown availed till date	0	0
3	Total borrowed funds (unsecured) Drawdown availed till date	0	0
4	Customer receipts used for project	1,21,24,954	1,21,24,954
5	Total funds for project	11,21,24,954	11,21,24,954
6	Total estimated cost (As per Table A)	11,21,24,954	11,21,24,954

Table G - Any Comments/ Observations of CA	
1	This certificate is being issued for RERA registration of Ample Mercantile Pvt. Ltd and is based on the records and documents produced before me and explanations provided to me by the management of the company
2	Land cost has been reckoned on the basis of the value of the land as ascertained from the Annual Statements of Rates (ASR) relevant on the date registration of the real estate project. Accordingly, the land cost for the project at the time of applying for the RERA registration has been reckoned to be Rs 9,37,12,500/- as per certificate dated 03/04/2023 issued by Advocate Shri Pintu.K.Gumgaonkar.
3	The ready reckoner value of a unit is reckoned to be Rs 12250 per sq.meter and the bulk land rate formula is applicable to the aforesaid valuation as per certificate dated 03/04/2023 issued by advocate Shri Pintu.K.Gumgaonkar.
4	The carpet area has been taken from the tentative Map by NMRDA.
5	The Inventory/ Number of units of the project is as per tentative Map by NMRDA.

Agreed and Accepted by


Authorised signatory

Date - 15-07-2023

For Sandeep Hurkat & Co.
Chartered Accountants

CA Sandeep Hurkat
Mem. No. 184237

UDIN 23184237BGQCIP9771

