D P Sarda& Co
Chartered Accountants
Mumbai | Nagpur | Amravati | Kishangarh
+91 90960 50501 | mukund@cadpsarda.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)

To,
SHRI RAJESH AGRAWAL
DIRECTOR
JAGRITI SUPPLIERS PRIVATE LIMITED
ADDRESS : 1ST FLOOR, ABOVE RAJESH STEEL & WIRE INDUSTRIES, PLOT NO. 667-C, GHAT ROAD NAGPUR-440018

Subject: Certificate of Financial Progress of Work of (KRISHNA NAGARI-6) having MAHARERA Registration Number (New Project) being developed by (JAGRITI SUPPLIERS PRIVATE LIMITED)

Sir,

This Certificate is being issued for RERA compliance for the Project (KRISHNA NAGARI-6) having Maha RERA Registration Number (New Project) being developed by (JAGRITI SUPPLIERS PRIVATE LIMITED) and is based on the records and documents produced before me and explanations provided to me by the management.

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
1	**1) Land Cost:**	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	₹ 23,44,65,900.00
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 or any Statutory Authority.	
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	₹ 7,40,700.00
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 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	**₹ 23,52,06,600.00**
ii)	**Development Cost / Cost of Construction of Building**	
a)	Estimated Cost of Construction as certified by Engineer	2,41,84,000.00
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, developement 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. .	18,00,000.00
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	1,21,45,655.00

e)	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub Total of Development Cost	**3,81,29,655.00**
	Total Cost of the Project (Estimated)	**27,33,36,255.00**

*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 (1st March,2022 of Certificate)

Sr No.	Particulars	Amount Incurred (Rs.)
2	**(i) Land Cost:**	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	₹ 23,44,65,900.00
b)	Incurred Expenditure on Premium 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.	-
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	₹ 7,40,700.00
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 the books of Accounts as verified by 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 lien 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 estimated on the borrowing done specifically for construction of rehabilitation component.	
	Sub Total of LAND COST Rs	**23,52,06,600.00**

ii)	**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	-
ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
iii)	Incurred Expenditure for developement of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, developement 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 costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	
d)	Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	1,02,35,455
e)	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	**1,02,35,455.00**
3	**Total Cost of the Project (Actual Incurred as on date of Certificate)**	24,54,42,055.00
4	**Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)**	89.79%
5	**Amount which can be withdrawn from the Designated Account**	24,54,42,055.00
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**	24,54,42,055.00

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

TABLE C

STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL ESTATE PROJECT

SOLD INVENTORY

Sr. No.	Plot No.	Plot Area (in Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
	Total	-	-	-	-

*Unit consideration as per agreement/letter of allotment and amount received does not include Pass through

UNSOLD INVENTORY

Sr No	Plot no	Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	1	159.759	₹ 11,48,667.21
2	2	127.481	₹ 9,16,588.39
3	3	136.796	₹ 9,83,563.24
4	4	154.499	₹ 11,10,847.81
5	5	155.939	₹ 11,21,201.41
6	6	121.704	₹ 9,62,556.94
7	7	118.386	₹ 8,51,195.34
8	8	130.848	₹ 10,34,876.83
9	9	114.300	₹ 8,21,817.00
10	10	114.300	₹ 8,21,817.00
11	11	114.300	₹ 8,21,817.00
12	12	114.300	₹ 8,21,817.00
13	13	114.300	₹ 8,21,817.00
14	14	114.300	₹ 8,21,817.00
15	15	156.960	₹ 11,28,542.40
16	16	167.811	₹ 12,06,561.09
17	17	116.250	₹ 8,35,837.50
18	18	116.250	₹ 8,35,837.50
19	19	116.250	₹ 8,35,837.50
20	20	116.250	₹ 8,35,837.50
21	21	116.250	₹ 8,35,837.50
22	22	116.250	₹ 8,35,837.50
23	23	116.250	₹ 8,35,837.50
24	24	135.461	₹ 10,71,361.05
25	25	147.784	₹ 11,68,823.66
26	26	112.375	₹ 8,07,976.25
27	27	112.375	₹ 8,07,976.25
28	28	112.375	₹ 8,07,976.25

29	29	112.375	₹ 8,07,976.25
30	30	112.375	₹ 8,07,976.25
31	31	112.375	₹ 8,07,976.25
32	32	135.563	₹ 9,74,697.97
33	33	147.444	₹ 10,60,122.36
34	34	112.375	₹ 8,07,976.25
35	35	112.375	₹ 8,07,976.25
36	36	112.375	₹ 8,07,976.25
37	37	112.375	₹ 8,07,976.25
38	38	112.375	₹ 8,07,976.25
39	39	112.375	₹ 8,07,976.25
40	40	135.901	₹ 10,74,841.01
41	41	295.253	₹ 23,35,155.98
42	42	160.956	₹ 11,57,273.64
43	43	158.423	₹ 11,39,061.37
44	44	155.894	₹ 11,20,877.86
45	45	153.360	₹ 11,02,658.40
46	46	161.818	₹ 11,63,471.42
47	47	123.000	₹ 8,84,370.00
48	48	135.000	₹ 9,70,650.00
49	49	135.000	₹ 9,70,650.00
50	50	135.000	₹ 9,70,650.00
51	51	135.000	₹ 9,70,650.00
52	52	135.000	₹ 9,70,650.00
53	53	135.000	₹ 9,70,650.00
54	54	135.000	₹ 9,70,650.00
55	55	166.440	₹ 11,96,703.60
56	56	144.000	₹ 10,35,360.00
57	57	144.000	₹ 10,35,360.00
58	58	144.000	₹ 10,35,360.00
59	59	144.000	₹ 10,35,360.00
60	60	144.000	₹ 10,35,360.00
61	61	144.000	₹ 10,35,360.00
62	62	144.000	₹ 10,35,360.00
63	63	144.000	₹ 10,35,360.00
64	64	144.000	₹ 10,35,360.00
65	65	144.000	₹ 10,35,360.00
66	66	144.000	₹ 10,35,360.00
67	67	144.000	₹ 10,35,360.00
68	68	144.000	₹ 10,35,360.00
69	69	144.000	₹ 10,35,360.00
70	70	144.000	₹ 10,35,360.00
71	71	241.160	₹ 19,07,334.44
72	72	176.280	₹ 13,94,198.52
73	73	144.000	₹ 10,35,360.00
74	74	144.000	₹ 10,35,360.00
75	75	144.000	₹ 10,35,360.00
76	76	144.000	₹ 10,35,360.00
77	77	144.000	₹ 10,35,360.00
78	78	140.600	₹ 10,10,914.00
79	79	123.015	₹ 8,84,477.85

80	80	114.300	₹ 8,21,817.00
81	81	114.300	₹ 8,21,817.00
82	82	114.300	₹ 8,21,817.00
83	83	114.300	₹ 8,21,817.00
84	84	114.300	₹ 8,21,817.00
85	85	114.300	₹ 8,21,817.00
86	86	172.333	₹ 13,62,981.70
87	87	173.270	₹ 13,70,392.43
88	88	114.300	₹ 8,21,817.00
89	89	114.300	₹ 8,21,817.00
90	90	114.300	₹ 8,21,817.00
91	91	114.300	₹ 8,21,817.00
92	92	114.300	₹ 8,21,817.00
93	93	114.300	₹ 8,21,817.00
94	94	128.085	₹ 9,20,931.15
95	95	136.083	₹ 9,78,436.77
96	96	112.616	₹ 8,09,709.04
97	97	111.305	₹ 8,00,282.95
98	98	110.761	₹ 7,96,371.59
99	99	109.210	₹ 7,85,219.90
100	100	108.280	₹ 7,78,533.20
101	101	108.210	₹ 7,78,029.90
102	102	163.328	₹ 12,91,761.15
103	103	144.016	₹ 10,35,475.04
104	104	144.000	₹ 10,35,360.00
105	105	144.000	₹ 10,35,360.00
106	106	144.000	₹ 10,35,360.00
107	107	144.000	₹ 10,35,360.00
108	108	144.000	₹ 10,35,360.00
109	109	144.000	₹ 10,35,360.00
110	110	144.000	₹ 10,35,360.00
111	111	169.720	₹ 12,20,286.80
112	112	133.989	₹ 10,59,719.00
113	113	118.110	₹ 8,49,210.90
114	114	118.110	₹ 8,49,210.90
115	115	118.110	₹ 8,49,210.90
116	116	118.110	₹ 8,49,210.90
117	117	118.110	₹ 8,49,210.90
118	118	118.110	₹ 8,49,210.90
119	119	118.110	₹ 8,49,210.90
120	120	131.750	₹ 9,47,282.50
121	121	131.750	₹ 9,47,282.50
122	122	118.110	₹ 8,49,210.90
123	123	118.110	₹ 8,49,210.90
124	124	118.110	₹ 8,49,210.90
125	125	118.110	₹ 8,49,210.90
126	126	118.110	₹ 8,49,210.90
127	127	118.110	₹ 8,49,210.90
128	128	136.423	₹ 9,80,881.37
129	129	137.926	₹ 10,90,856.73
130	130	135.625	₹ 9,75,143.75

131	131	135.625	₹ 9,75,143.75
132	132	135.625	₹ 9,75,143.75
133	133	135.625	₹ 9,75,143.75
134	134	135.625	₹ 9,75,143.75
135	135	133.400	₹ 10,55,060.60
136	136	141.222	₹ 11,16,924.80
137	137	144.000	₹ 10,35,360.00
138	138	144.000	₹ 10,35,360.00
139	139	144.000	₹ 10,35,360.00
140	140	144.000	₹ 10,35,360.00
141	141	144.000	₹ 10,35,360.00
142	142	144.000	₹ 10,35,360.00
143	143	144.000	₹ 10,35,360.00
144	144	144.000	₹ 10,35,360.00
145	145	131.304	₹ 9,44,075.76
146	146	196.903	₹ 15,57,305.83
147	147	162.000	₹ 11,64,780.00
148	148	162.000	₹ 11,64,780.00
149	149	162.000	₹ 11,64,780.00
150	150	162.000	₹ 11,64,780.00
151	151	162.000	₹ 11,64,780.00
152	152	227.774	₹ 18,01,464.57
153	153	133.248	₹ 9,58,053.12
154	154	128.000	₹ 9,20,320.00
155	155	128.000	₹ 9,20,320.00
156	156	128.000	₹ 9,20,320.00
157	157	137.760	₹ 9,90,494.40
158	158	140.743	₹ 10,11,942.17
159	159	144.000	₹ 10,35,360.00
160	160	144.000	₹ 10,35,360.00
161	161	144.000	₹ 10,35,360.00
162	162	145.184	₹ 11,48,260.26
163	163	144.987	₹ 10,42,456.53
164	164	124.000	₹ 8,91,560.00
165	165	124.000	₹ 8,91,560.00
166	166	124.000	₹ 8,91,560.00
167	167	124.000	₹ 8,91,560.00
168	168	124.000	₹ 8,91,560.00
169	169	124.000	₹ 8,91,560.00
170	170	151.916	₹ 10,92,276.04
171	171	161.944	₹ 11,64,377.36
172	172	162.796	₹ 11,70,503.24
173	173	180.822	₹ 14,30,121.20
174	174	166.500	₹ 11,97,135.00
175	175	166.500	₹ 11,97,135.00
176	176	166.500	₹ 11,97,135.00
177	177	191.629	₹ 13,77,812.51
178	178	262.416	₹ 18,86,771.04
179	179	271.741	₹ 21,49,199.57
180	180	325.000	₹ 23,36,750.00
181	181	325.000	₹ 23,36,750.00

182	182	326.657	₹ 23,48,663.83
Total		**25,787.741**	**18,79,03,239.27**

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)	2,78,94,200.00
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 ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR as per Table C to this certificate	25,787.74 18,79,03,239.27
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	18,79,03,239.27
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	NA

TABLE E
DESIGNATED BANK ACCOUNT DETAILS

SR NO.	PARTICULARS	Designated Bank Account Details Actual Amount till Date (From Start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in the act, collectcd from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Acccount.

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

SR NO	PARTICULARS	ESTIMATED* (At the 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	25,33,36,255.00	25,33,36,255.00	24,54,42,055.00
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date			-
4	Customer receipts Used for Project	2,00,00,000.00	2,00,00,000.00	-
5	Total Funds for Project	27,33,36,255.00	27,33,36,255.00	24,54,42,055.00
6	Total Estimated Cost (As per Table A)	27,33,36,255.00	27,33,36,255.00	27,33,36,255.00

TABLE G
Any Comment/Observation of CA

1	This certificate is for the purposes of RERA, 2016.
2	This is the first certificate for RERA registration of the project. This certificate consist of figures as on 11.09.2023.
3	We have only verified the data provided by the management. Certificate is based on such verification only.

4	Estimates have been provided by the Management. We have relied on the Management and Engineer's Certificate for the estimates.
5	We have relied on the work of another expert, Engineer and Architect as per SA 620

Yours Faithfully,

For D P Sarda & Co.
Chartered Accountants
MUKUND DURGAPRA SAD SARDA
Digitally signed by MUKUND DURGAPRASAD SARDA
Date: 2023.11.07 15:51:37 +05'30'

CA Mukund Sarda
Partner
Membership No. 149588
FRN No. 117227w
UDIN 23149588BGWHTM5924

Agreed and Accepted by-

Signature of Promoter
Name: Mr. Rajesh Agrawal
Date: