D P Sarda & Co.
Chartered Accountants
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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) as on 31.03.2024

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 P50500054264 being developed by (JAGRITI SUPPLIERS PRIVATE LIMITED) as on 31.03.2024

Sir,

This Certificate is being issued for RERA compliance for the Project (Krishna Nagari - 6) having Maha RERA Registration Number P50500054264 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	5	155.939	20,98,150	51,000	20,47,150
2	6	121.704	16,37,392	-	16,37,392
3	7	118.386	15,92,883	-	15,92,883
4	41	295.253	34,53,549	5,00,000	29,53,549
5	42	160.956	19,05,783	-	19,05,783
6	55	166.440	20,60,294	51,000	20,09,294
	Total	1,018.68	1,27,48,051	6,02,000	1,21,46,051

*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	8	130.848	₹ 10,34,876.83
6	9	114.300	₹ 8,21,817.00
7	10	114.300	₹ 8,21,817.00
8	11	114.300	₹ 8,21,817.00
9	12	114.300	₹ 8,21,817.00
10	13	114.300	₹ 8,21,817.00
11	14	114.300	₹ 8,21,817.00
12	15	156.960	₹ 11,28,542.40
13	16	167.811	₹ 12,06,561.09
14	17	116.250	₹ 8,35,837.50
15	18	116.250	₹ 8,35,837.50
16	19	116.250	₹ 8,35,837.50
17	20	116.250	₹ 8,35,837.50
18	21	116.250	₹ 8,35,837.50
19	22	116.250	₹ 8,35,837.50
20	23	116.250	₹ 8,35,837.50
21	24	135.461	₹ 10,71,361.05
22	25	147.784	₹ 11,68,823.66
23	26	112.375	₹ 8,07,976.25
24	27	112.375	₹ 8,07,976.25
25	28	112.375	₹ 8,07,976.25

26	29	112.375	₹	8,07,976.25
27	30	112.375	₹	8,07,976.25
28	31	112.375	₹	8,07,976.25
29	32	135.563	₹	9,74,697.97
30	33	147.444	₹	10,60,122.36
31	34	112.375	₹	8,07,976.25
32	35	112.375	₹	8,07,976.25
33	36	112.375	₹	8,07,976.25
34	37	112.375	₹	8,07,976.25
35	38	112.375	₹	8,07,976.25
36	39	112.375	₹	8,07,976.25
37	40	135.901	₹	10,74,841.01
38	43	158.423	₹	11,39,061.37
39	44	155.894	₹	11,20,877.86
40	45	153.360	₹	11,02,658.40
41	46	161.818	₹	11,63,471.42
42	47	123.000	₹	8,84,370.00
43	48	135.000	₹	9,70,650.00
44	49	135.000	₹	9,70,650.00
45	50	135.000	₹	9,70,650.00
46	51	135.000	₹	9,70,650.00
47	52	135.000	₹	9,70,650.00
48	53	135.000	₹	9,70,650.00
49	54	135.000	₹	9,70,650.00
50	56	144.000	₹	10,35,360.00
51	57	144.000	₹	10,35,360.00
52	58	144.000	₹	10,35,360.00
53	59	144.000	₹	10,35,360.00
54	60	144.000	₹	10,35,360.00
55	61	144.000	₹	10,35,360.00
56	62	144.000	₹	10,35,360.00
57	63	144.000	₹	10,35,360.00
58	64	144.000	₹	10,35,360.00
59	65	144.000	₹	10,35,360.00
60	66	144.000	₹	10,35,360.00
61	67	144.000	₹	10,35,360.00
62	68	144.000	₹	10,35,360.00
63	69	144.000	₹	10,35,360.00
64	70	144.000	₹	10,35,360.00
65	71	241.160	₹	19,07,334.44
66	72	176.280	₹	13,94,198.52
67	73	144.000	₹	10,35,360.00
68	74	144.000	₹	10,35,360.00
69	75	144.000	₹	10,35,360.00
70	76	144.000	₹	10,35,360.00
71	77	144.000	₹	10,35,360.00
72	78	140.600	₹	10,10,914.00
73	79	123.015	₹	8,84,477.85
74	80	114.300	₹	8,21,817.00
75	81	114.300	₹	8,21,817.00
76	82	114.300	₹	8,21,817.00
77	83	114.300	₹	8,21,817.00
78	84	114.300	₹	8,21,817.00

79	85	114.300	₹	8,21,817.00
80	86	172.333	₹	13,62,981.70
81	87	173.270	₹	13,70,392.43
82	88	114.300	₹	8,21,817.00
83	89	114.300	₹	8,21,817.00
84	90	114.300	₹	8,21,817.00
85	91	114.300	₹	8,21,817.00
86	92	114.300	₹	8,21,817.00
87	93	114.300	₹	8,21,817.00
88	94	128.085	₹	9,20,931.15
89	95	136.083	₹	9,78,436.77
90	96	112.616	₹	8,09,709.04
91	97	111.305	₹	8,00,282.95
92	98	110.761	₹	7,96,371.59
93	99	109.210	₹	7,85,219.90
94	100	108.280	₹	7,78,533.20
95	101	108.210	₹	7,78,029.90
96	102	163.328	₹	12,91,761.15
97	103	144.016	₹	10,35,475.04
98	104	144.000	₹	10,35,360.00
99	105	144.000	₹	10,35,360.00
100	106	144.000	₹	10,35,360.00
101	107	144.000	₹	10,35,360.00
102	108	144.000	₹	10,35,360.00
103	109	144.000	₹	10,35,360.00
104	110	144.000	₹	10,35,360.00
105	111	169.720	₹	12,20,286.80
106	112	133.989	₹	10,59,719.00
107	113	118.110	₹	8,49,210.90
108	114	118.110	₹	8,49,210.90
109	115	118.110	₹	8,49,210.90
110	116	118.110	₹	8,49,210.90
111	117	118.110	₹	8,49,210.90
112	118	118.110	₹	8,49,210.90
113	119	118.110	₹	8,49,210.90
114	120	131.750	₹	9,47,282.50
115	121	131.750	₹	9,47,282.50
116	122	118.110	₹	8,49,210.90
117	123	118.110	₹	8,49,210.90
118	124	118.110	₹	8,49,210.90
119	125	118.110	₹	8,49,210.90
120	126	118.110	₹	8,49,210.90
121	127	118.110	₹	8,49,210.90
122	128	136.423	₹	9,80,881.37
123	129	137.926	₹	10,90,856.73
124	130	135.625	₹	9,75,143.75
125	131	135.625	₹	9,75,143.75
126	132	135.625	₹	9,75,143.75
127	133	135.625	₹	9,75,143.75
128	134	135.625	₹	9,75,143.75
129	135	133.400	₹	10,55,060.60
130	136	141.222	₹	11,16,924.80
131	137	144.000	₹	10,35,360.00

132	138	144.000	₹ 10,35,360.00
133	139	144.000	₹ 10,35,360.00
134	140	144.000	₹ 10,35,360.00
135	141	144.000	₹ 10,35,360.00
136	142	144.000	₹ 10,35,360.00
137	143	144.000	₹ 10,35,360.00
138	144	144.000	₹ 10,35,360.00
139	145	131.304	₹ 9,44,075.76
140	146	196.903	₹ 15,57,305.83
141	147	162.000	₹ 11,64,780.00
142	148	162.000	₹ 11,64,780.00
143	149	162.000	₹ 11,64,780.00
144	150	162.000	₹ 11,64,780.00
145	151	162.000	₹ 11,64,780.00
146	152	227.774	₹ 18,01,464.57
147	153	133.248	₹ 9,58,053.12
148	154	128.000	₹ 9,20,320.00
149	155	128.000	₹ 9,20,320.00
150	156	128.000	₹ 9,20,320.00
151	157	137.760	₹ 9,90,494.40
152	158	140.743	₹ 10,11,942.17
153	159	144.000	₹ 10,35,360.00
154	160	144.000	₹ 10,35,360.00
155	161	144.000	₹ 10,35,360.00
156	162	145.184	₹ 11,48,260.26
157	163	144.987	₹ 10,42,456.53
158	164	124.000	₹ 8,91,560.00
159	165	124.000	₹ 8,91,560.00
160	166	124.000	₹ 8,91,560.00
161	167	124.000	₹ 8,91,560.00
162	168	124.000	₹ 8,91,560.00
163	169	124.000	₹ 8,91,560.00
164	170	151.916	₹ 10,92,276.04
165	171	161.944	₹ 11,64,377.36
166	172	162.796	₹ 11,70,503.24
167	173	180.822	₹ 14,30,121.20
168	174	166.500	₹ 11,97,135.00
169	175	166.500	₹ 11,97,135.00
170	176	166.500	₹ 11,97,135.00
171	177	191.629	₹ 13,77,812.51
172	178	262.416	₹ 18,86,771.04
173	179	271.741	₹ 21,49,199.57
174	180	325.000	₹ 23,36,750.00
175	181	325.000	₹ 23,36,750.00
176	182	326.657	₹ 23,48,663.83
Total		**24,769.063**	**18,02,79,152.36**

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)	1,21,46,051
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	24,769.06 18,02,79,152.36
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	19,24,25,203.36
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	70.00%

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	12,03,000
3	Withdrawals	12,03,000
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	24,48,40,055.00
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	6,02,000.00
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	We have not audited the books of the entity.
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.
6	In Table C, it can be seen that no amount is received against some plots. It is because, the customers have booked multiple plot by giving a lumpsum amount and it is being reflected against only 1 plot in the books of accounts.
7	In table F it can be seen that amount received is in excess from table C. this is because some bookings were cancelled.

Yours Faithfully,

Agreed and Accepted by-

Signature of Promoter
Name: Mr. Rajesh Agrawal
Date:

For D P Sarda & Co.
Chartered Accountants

MUKUND DURGAPRASAD SARDA — Digitally signed by MUKUND DURGAPRASAD SARDA

CA Mukund Sarda
Partner
Membership No. 149588
FRN No. 117227w
UDIN 24149588BKDNZA8222