



D P Sarda & Co.
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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 30.06.2024

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
30.06.2024

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
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, 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. .	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 (30th June, 2024 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	10,22,983
	(b) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	4,91,800
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 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	1,07,27,255.00
3	Total Cost of the Project (Actual Incurred as on date of Certificate)	24,59,33,855.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	89.97%
5	Amount which can be withdrawn from the Designated Account	24,59,33,855.00
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	24,59,33,855.00

*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	15,00,000	19,53,549
5	42	160.956	19,05,783	-	19,05,783
	Total	852.24	1,06,87,757	15,51,000	91,36,757

*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	55	166.440	₹	11,96,703.60
51	56	144.000	₹	10,35,360.00
52	57	144.000	₹	10,35,360.00
53	58	144.000	₹	10,35,360.00
54	59	144.000	₹	10,35,360.00
55	60	144.000	₹	10,35,360.00
56	61	144.000	₹	10,35,360.00
57	62	144.000	₹	10,35,360.00
58	63	144.000	₹	10,35,360.00
59	64	144.000	₹	10,35,360.00
60	65	144.000	₹	10,35,360.00
61	66	144.000	₹	10,35,360.00
62	67	144.000	₹	10,35,360.00
63	68	144.000	₹	10,35,360.00
64	69	144.000	₹	10,35,360.00
65	70	144.000	₹	10,35,360.00
66	71	241.160	₹	19,07,334.44
67	72	176.280	₹	13,94,198.52
68	73	144.000	₹	10,35,360.00
69	74	144.000	₹	10,35,360.00
70	75	144.000	₹	10,35,360.00
71	76	144.000	₹	10,35,360.00
72	77	144.000	₹	10,35,360.00
73	78	140.600	₹	10,10,914.00
74	79	123.015	₹	8,84,477.85
75	80	114.300	₹	8,21,817.00
76	81	114.300	₹	8,21,817.00
77	82	114.300	₹	8,21,817.00
78	83	114.300	₹	8,21,817.00
79	84	114.300	₹	8,21,817.00

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

133	138	144.000	₹	10,35,360.00
134	139	144.000	₹	10,35,360.00
135	140	144.000	₹	10,35,360.00
136	141	144.000	₹	10,35,360.00
137	142	144.000	₹	10,35,360.00
138	143	144.000	₹	10,35,360.00
139	144	144.000	₹	10,35,360.00
140	145	131.304	₹	9,44,075.76
141	146	196.903	₹	15,57,305.83
142	147	162.000	₹	11,64,780.00
143	148	162.000	₹	11,64,780.00
144	149	162.000	₹	11,64,780.00
145	150	162.000	₹	11,64,780.00
146	151	162.000	₹	11,64,780.00
147	152	227.774	₹	18,01,464.57
148	153	133.248	₹	9,58,053.12
149	154	128.000	₹	9,20,320.00
150	155	128.000	₹	9,20,320.00
151	156	128.000	₹	9,20,320.00
152	157	137.760	₹	9,90,494.40
153	158	140.743	₹	10,11,942.17
154	159	144.000	₹	10,35,360.00
155	160	144.000	₹	10,35,360.00
156	161	144.000	₹	10,35,360.00
157	162	145.184	₹	11,48,260.26
158	163	144.987	₹	10,42,456.53
159	164	124.000	₹	8,91,560.00
160	165	124.000	₹	8,91,560.00
161	166	124.000	₹	8,91,560.00
162	167	124.000	₹	8,91,560.00
163	168	124.000	₹	8,91,560.00
164	169	124.000	₹	8,91,560.00
165	170	151.916	₹	10,92,276.04
166	171	161.944	₹	11,64,377.36
167	172	162.796	₹	11,70,503.24
168	173	180.822	₹	14,30,121.20
169	174	166.500	₹	11,97,135.00
170	175	166.500	₹	11,97,135.00
171	176	166.500	₹	11,97,135.00
172	177	191.629	₹	13,77,812.51
173	178	262.416	₹	18,86,771.04
174	179	271.741	₹	21,49,199.57
175	180	325.000	₹	23,36,750.00
176	181	325.000	₹	23,36,750.00
177	182	326.657	₹	23,48,663.83
Total		24,935.503		18,14,75,855.96

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)	2,74,02,400.00
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)	91,36,757
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)	24,935.50 18,14,75,855.96
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	19,06,12,612.96
5	(To be Filled for Ongoing Projects only) 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 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	19,03,000
3	Withdrawals	19,03,000
4	Closing Balance	-

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 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	24,43,82,855.00
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	15,51,000.00
5	Total Funds for Project	27,33,36,255.00	27,33,36,255.00	24,59,33,855.00
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
SA 620/2016/01/16/180333
442737

CA Mukund Sarda
Partner
Membership No. 149588
FRN No. 117227w
UDIN 24149588BKDOAT5180