M/s. RAJANDEKAR & ASSOCIATES

40 Sawarkar Nagar Nagpur -15

Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

(For Quarter ending 31-December-2024)

Date :-13/01/2025

M/s Modokar Infra Private Limited
Director Akshay Modokar,
Wanadongri,
Nagpur.

Subject: Certificate of Financial Progress of Work of "Abhay residency II" having MahaRERA Registration Number -P50500054422 being developed by M/s Modokar Infra Pvt Ltd

Sir/ Madam,

This certificate is being issued for RERA compliance for the "Abhay Residency II" having MahaRERA Registration Number - P50500054422 being developed by M/s Modokar Infra Pvt Ltd, Akshay Modokar (Director), and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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)
-1	-2	-3
i.	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	5212348.00
(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.	1051607.00
(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	391000.00
(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 licu 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 ofrehabilitation.	
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub-Total of Land Cost:	**6654955.00**
ii.	**Development Cost/Cast of Construction of Building**	
(a)	Estimated Cost of Construction as certified by Engineer.	45000000.00
(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.	3500000.00
(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	

RAJANDEKAR & ASSOCIATES ★ NAGPUR ★ CHARTERED ACCOUNTANT

(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	7500000.00
	Sub-total of Development Cost:	56000000.00
	Total Cost of the Project (Estimated)	**62654955.00**
*Pass through charges or indirect taxes not included in estimatedcostofproject		
**Estimated cost shall be revised through correction application.		
Table B-Actual Cost Incurred on the Project (as on Date of Certificate)		
-1	-2	-3
	Land Cost	
(a)	Value of the land asascertained from the Annual Statement of Rates (ASR).	5212348.00
(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.	1051607.00
(c)	Incurred Expenditure for Acquisition of TDR (if any).	0.00
(d)	Amounts paid to State Governmenu/UT Administration or competent authority or any other statutory authority of the State Central Government, towards stamp duty, transfer charges, registration fees etc; and	881500.00
(e)	Land Premium paid for redevelopment of land owned by public authorities.	0.00
(f)	Under Rehabilitation scheme:	0.00
(a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
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 licu 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.	0.00
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.	0.00
iv.	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub-Total of Land Cost:	**7145455.00**
2	**Development Cost/Cost of Construction**	
(i)	Expenditure for construction Minimum of (a) and (b) to considered	35429550.00
(a)	Construction cost incurred including sitedevelopment and infrastructure for the same as certified by Engineer.	35429550.00
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	46494755.42
(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
(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.	210833.04
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1141688.00
(v)	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.	1837246.00
	Sub-total of Development Cost:	38619317.04
3	Total Cost of the Project (Actual incurred as on date of certificate)	45764772.04
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	73.04%
5	Amount which can be withdrawn from the Designated Account.	45764772.04
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	4385500.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	41379272.04
*Pass through charges or indirect taxes not included in incurred cost of the project.		

RAJANDEKAR & ASSOCIATES NAGPUR CHARTERED ACCOUNTANT

e C

tatement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

S. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount*	Balance Receivables
-1	-2	-3	-4	-5	-6
1	103	48.37	3000000	2515000	485000
2	202	39.94	3200000	95000	3105000
3	203	48.37	2450000	2174500	275500
4	204	45.71	2400000	1690000	710000
4	**Total**	**182.39**	**11050000.00**	**6474500.00**	**4575500.00**

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

Unsold Inventory 70689.15

S. No.	Flat No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	101	45.71	3231201.05
2	102	39.94	2823324.65
3	104	45.71	3231201.05
4	201	45.71	3231201.05
5	301	45.71	3231201.05
6	302	39.94	2823324.65
7	303	48.37	3419234.19
8	304	45.71	3231201.05
9	401	45.71	3231201.05
10	402	39.94	2823324.65
11	403	48.37	3419234.19
12	404	45.71	3231201.05
13	501	45.71	3231201.05
14	502	39.94	2823324.65
15	503	48.37	3419234.19
16	504	45.71	3231201.05
17	601	61.62	4355865.42
18	602	61.62	4355865.42
22	**Total**	**839.50**	**59343541.43**

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
-1	-2	-3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	16890182.96

	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)	4575500.00
	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	839.50
	(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	59343541.43
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii))]	63919041.43
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 designated Account IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	41540479

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	4452000.00
3	Withdrawals	4385500.00
4	Closing Balance	66500.00

Table F

Means of Finance

S.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 on the date of certificate)(In Rs.)
1	Own Funds	50,00,000.00	50,00,000.00	2,54,38,900.04
2	Total Borrowed Funds (Secured)	2,00,00,000.00	2,00,00,000.00	1,38,51,372.00
	less: Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured)	-	-	-
	less: Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	3,76,54,955.00	3,76,54,955.00	64,74,500.00
5	Total Funds for Project	6,26,54,955.00	6,26,54,955.00	4,57,64,772.04
6	Total Estimated Cost (As per Table A)	6,26,54,955.00	6,26,54,955.00	

Table G

Any Comments/Observations of CA

1	Nil

Agreed & Accepted By-

Mr Akshay Ganesh Modokar
Director
M/s Modokar Infra Pvt Ltd
Date :- 13/01/2025

RAJANDEKAR & ASSOCIATES * NAGPUR * CHARTERED ACCOUNTANT

For Rajandekar & Associates
Chartered Accountants

CA Nahush Sahastrabuddhe
M No 180827
Date :-13/01/2025
UDIN:-25180827BMIGPY5358