SALONI BANG & ASSOCIATES
Chartered Accountants

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Date : 22/04/2024

To,
M/S METROCITY DEVELOPERS
11-A, Ground Floor, Khare Town,
Dharampeth, Nagpur - 440015

Subject : Certiticate of Financial Progress of Work of **METROCITY - 7** having MahaRERA Registration Number **P50500054631** (Only Applicable after project Registration) being developed by **M/s METROCITY DEVELOPERS**

Sir,

This certificate is being issued for RERA compliance for the Project **METROCITY - 7** having MahaRERA Registration Number **P50500054631** (Only Applicable after project Registration) being developed by **M/s. METROCITY DEVELOPERS** 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. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	5,00,00,000.00
	(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.	76,96,620.00
	(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	30,60,000.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities.	

Office: Suraj Krishi Dhan, Beside Axis Bank, Hingna, Nagpur 441110
Mob No. 7767090612 E-mail: bangsaloni08@gmail.com

SALONI BANG & ASSOCIATES HINGNA NAGPUR Chartered Accountants

	(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 Accomodation, overhead cost, amounts payable to slum dwellers, tenants, appartment owners or appropriate athority 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 :	**6,07,56,620.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	64,77,112.00
	(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.	-
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	(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 :	**64,77,112.00**
	Total cost of the Project (Estimated)	**6,72,33,732.00**



Table B - Actual Cost of the Project (as on Date of Certificate)

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	5,00,00,000.00
	(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.	23,44,707.00
	(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	30,60,000.00
	(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 lieu of Transit Accomodation, overhead cost, amounts paid to slum dwellers, tenants, appartment owners or appropriate athority or government or concessionaire which are not refundable and so on.	-
	iii. Incurred Expenditure towards 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	**5,54,04,707.00**

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2	**ii. Development Cost/Cost of Construction**	
	(a) Expenditure for construction. Minimum of (a) or (b) to be considered	18,25,000.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer : NIL	
	(b) Actual Cost of construction incurred as per the books of accounts as verified by CA	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) 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.	-
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(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 corstruction.	-
	Sub - Total of Development Cost	**18,25,000.00**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**5,72,29,707.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	85.12%
5	Amount which can be withdrawn from the Designated Account	5,72,29,707.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	72,95,317.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,99,34,390.00

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Table C

Statement for calculation of Receivables from the Sales of The Real Estate Project

Sold Inventory

Sr. No.	Plot 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	7 & 8	281.40	2649283	2564283	85000
2	27	117.83	1230778	1230778	0
3	21 & 22	235.66	2265556	2265556	0
4	70	116.30	1234700	1234700	0
	TOTAL	**751.19**	**7380317**	**7295317**	**85000**

*unit consideration as per agreement /letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr.No.	Plot No.	Carpet Area (insq.mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	1	312.99	26,85,454
2	2	168.33	14,44,271
3	3	116.30	9,97,854
4	4	116.30	9,97,854
5	5	116.30	9,97,854
6	6	116.30	9,97,854
7	9	160.61	13,78,034
8	10	117.83	10,10,981
9	11	117.83	10,10,981
10	12	117.83	10,10,981
11	13	117.83	10,10,981
12	14	117.83	10,10,981
13	15	117.83	10,10,981
14	16	117.83	10,10,981
15	17	117.83	10,10,981
16	18	138.72	11,90,219

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17	19	157.75	13,53,495
18	20	117.83	10,10,981
19	23	117.83	10,10,981
20	24	117.83	10,10,981
21	25	117.83	10,10,981
22	26	117.83	10,10,981
23	28	160.61	13,78,034
24	29	165.10	14,16,558
25	30	116.30	9,97,854
26	31	116.30	9,97,854
27	32	116.30	9,97,854
28	33	116.30	9,97,854
29	34	116.30	9,97,854
30	35	137.72	11,81,638
31	36	137.72	11,81,638
32	37	116.30	9,97,854
33	38	116.30	9,97,854
34	39	116.30	9,97,854
35	40	116.30	9,97,854
36	41	116.30	9,97,854
37	42	165.10	14,16,558
38	43	160.61	13,78,034
39	44	110.94	9,51,865
40	45	110.94	9,51,865
41	46	110.94	9,51,865
42	47	110.94	9,51,865
43	48	110.94	9,51,865
44	49	110.94	9,51,865
45	50	110.94	9,51,865
46	51	110.94	9,51,865
47	52	110.94	9,51,865
48	53	132.11	11,33,504
49	54	151.14	12,96,781
50	55	110.94	9,51,865

SALONI BANG & ASSOCIATES
HINGNA
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Chartered Accountants

51	56	110.94	9,51,865
52	57	110.94	9,51,865
53	58	110.94	9,51,865
54	59	110.94	9,51,865
55	60	110.94	9,51,865
56	61	110.94	9,51,865
57	62	110.94	9,51,865
58	63	110.94	9,51,865
59	64	160.60	13,77,948
60	65	165.10	14,16,558
61	66	116.30	9,97,854
62	67	116.30	9,97,854
63	68	116.30	9,97,854
64	69	116.30	9,97,854
65	71	137.72	11,81,639
TOTAL		**8234.04**	**70648058**

Table D

Comparison between Balance Cost and receivable

Sr. No (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,00,04,025.00
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)	85,000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	8234.04
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of Table C to this certificate	7,06,48,058.00
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	7,07,33,058.00

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5	(iv)	(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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	70%

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	0.00
2.	Deposits	72,95,317.00
3.	Withdrawals	72,95,317.00
4.	Closing Balance	0.00

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

I hereby certify that Metrocity Developers has utilized the required proportion of money, as specified in the act, collected from allottees for this project only.

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Table F

Means Finance

Sr. 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	6,72,33,732.00	6,72,33,732.00	5,72,30,417.00
2.	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	-
3.	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4.	Customer Receipts used for Project	-	-	-
5.	Total Funds for project	6,72,33,732.00	6,72,33,732.00	72,95,317.00
6.	Total Estimated cost (As per Table A)	6,72,33,732.00	6,72,33,732.00	4,99,34,390.00

Table G

Any Comments /Observations of CA

1.	New designated bank account is opened for the project.
2.	Receipts from customers is deposited in various bank accounts, so total amount received & deposited in bank account is considered as withdrawl for the project.

FOR SALONI BANG & ASSOCIATES
Chartered Accountants
F.R.N -153980W

Agree and Accepted by

Nagpur

(Vishal Gandhewar)
Partner
Metrocity Developers

Date : 22/04/2024

(Saloni Bang)
Proprietor
MEM NO.183901
UDIN-24183901BKEZWJ4739