

CA.SAROJ VIDHANI

CHARTERED ACCOUNTANTS

Block No.238, Chaudhary Chowk, Jaripatka, Nagpur-440014. ☎: [O] 9913404112, Mail id:sarojvidhani@gmail.com

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)

Date: 19/12/2023

To,
ATTIS GROUP
Plot No 30 , Block B, Samaj Ekta Housing Co-op society, Opp Vaishnavi lawn,
New Manish Nagar , Nagpur -440015.

Subject: Certificate of financial progress of work of "ATTIS CALLISTO" having MahaRERA Registration number NA being developed by ATTIS GROUP.

Sir,

This Certificate is being issued for RERA compliance for the project "ATTIS CALLISTO " having MahaRERA registration number NA being developed by ATTIS GROUP and is based on the record and documents produced before me and explanation provided to me by the management of the company.

Table A- Estimated cost of Project (at the time of registration of Project)

Sl. No	Particulars	Estimated Cost (At the time of Registration of project) (3)
(1)	(2)	
1	i. Land Cost:	
	a. Value of Land as ascertained from the Annual Statement of Rates (ASR)	1,50,00,000
	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.	4,00,000
	c. Estimated Acquisition Cost of TDR (if any).	
	d. Estimated Amount 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	10,97,700
	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.	



	any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary Transit Accommodation, overhead cost, amount 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 maintenances deposit, or any amount whatsoever payable to any authorities toward 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	1,64,97,700
ii	Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineers.	4,00,79,614
	(b) Cost incurred on additional items not included in estimated cost (As per engineers certificate)	
	(c) Estimated Expenditure for development of entries project excluding cost of construction 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. paid to any Statutory Authority.	29,07,669
	(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	4,29,87,283
	Total Cost Of the Project (Estimated)	5,94,84,983.00

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

**Estimated cost shall be revised through correction application



(1)	(2)	(3)
2.	Development Cost / Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost incurred including site developments and infrastructure for the same as certified by Engineers. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the CA.	12,69,213
	(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, Developments 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, construction of the entire phase of the projects registered.	-
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc.to any Statutory Authority.	29,07,669
	(v) Incurred Expenditure toward Interest to Financial institution, Scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction.	-
	Sub - Total of Development Cost :	41,76,882
3.	Total Cost of the Project (Actual incurred as on date of certificate)	2,06,74,582
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A.)	34.76%
5.	Amount which can be withdrawn from the Designated Accounts.	2,06,74,582
6.	Less: Amount which can be withdrawn from the Designated Bank Account Under this certificate	-
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,06,74,582



Table C

Statement for calculation of Receivable from the Sales of the Real Estate Projects

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					
2	NIL				
3					
4					
	Total				

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

Unsold Inventory:

S. No.	Flat	Carpet Area (in sq. mtrs.)	Unit Consideration as per ready Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	52.742	35,00,000
2	102	52.28	35,00,000
3	103	70.068	45,00,000
4	201	52.742	35,00,000
5	202	52.28	35,00,000
6	203	70.068	45,00,000
7	301	52.742	35,00,000
8	302	52.28	35,00,000
9	303	70.068	45,00,000
10	401	52.742	35,00,000
11	402	52.28	35,00,000
12	403	70.068	45,00,000
13	501	52.742	35,00,000
14	502	52.28	35,00,000
15	503	70.068	45,00,000
16	601	52.742	35,00,000
17	602	52.28	35,00,000
18	603	70.068	45,00,000
	Total Flats 18	1050.54	6,90,00,000.00



Table D
Comparison between balance Cost and Receivables

S. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	3,88,10,401
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as Certified Verified from the record and books of accounts)	NIL
3	(i)Balance Unsold area (to be certified by Management and to be verified by CA from the record and books of accounts), (ii)Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the as per Table C to this certificate	1050.54 6,90,00,000
4	Estimated Receivables of ongoing projects.(Sum of 2 + 3(ii))	6,90,00,000
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 projects will be deposited in designed Account If 4 is Lesser than 1,then 100% of the balance receivables of ongoing projects will be deposited in designed Account	-

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	NIL
2	Deposits	0
3	Withdrawals	NIL
4	Closing Balance	0

I hereby certify that required proportion of money, as specified in the act, collected from allotted of the projected units as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **ATTIS GROUP** 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 projects.



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	1,44,68,283	1,44,68,283	26,74,582
2	Total Borrowed Funds (Secured) -Drawdown availed till date	2,00,00,000	2,00,00,000	-
3	Total Borrowed Funds (Un Secured) -Drawdown availed till date	2,00,00,000	2,00,00,000	1,80,00,000
4	Customer Receipts used for Projects	50,00,000	50,00,000	-
5	Total Fund for Projects (1+2+3+4)	5,94,84,983	5,94,84,983	2,06,74,582
6	Total Estimated Cost (As per Table A)	5,94,84,983	5,94,84,983	2,06,74,582



Table G

Any Comments / Observations of CA

1.	NIL
2.	
3.	
4.	

Yours Faithfully,



SAROJ VIDHANI

M.NO 172779

CHARTERED ACCOUNTANT

UDIN : 23172779BGX PQC5870

DATE: 19.12.2023

Agreed and accepted by:

A handwritten signature in blue ink, appearing to read "Abhijet Meshram".

Signature of Member

Name: Shri Abhijet Digvijay Meshram

Date: 19.12.2023