Sudeep Yadav & Co

CHARTERED ACCOUNTANTS

F-10, Shilpniket Apartment, Naik Layout, Plot No.2,
Subhash Nagar, Nagpur- 440022.
M.: 9028512472, 7447546144,
E-mail : sudeepyadav07@gmail.com

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Lotus Infrastructure
Plot No.18, Pradnya Society,
Wahane Layout, Bhamti,
Nagpur- 440022

Date: 03-08-2024

Sub: Certificate of financial progress of work of **"GALAXY MANSION-16"** having Maharera Registration No. **P50500055290** being developed by **Lotus Infrastructure .**

Sir,

This certificate is being issued for RERA compliance for the project **"GALAXY MANSION-16"** having Maharera Registration No. **P50500055290** being developed by **Lotus Infrastructure** 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 the project)

Sr. No (1)		Particulars (2)		Estimated cost (at the time of registration of the project) (3)
1	i	**Land Cost :**		
		a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,21,07,663
		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 or any Statutory Autority.	36,61,885
		c.	Estimated Acquisition Cost of TDR (if any).	16,60,392
		d.	Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government , toward stamp duty , transfer charges,registration fees etc; And.	5,91,540
		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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	

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			(iii) Estimated Cost of ASR linked premium , fees, charges and security deposits or maintenance 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			**1,80,21,480**
	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	7,50,00,000
		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 (a) 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.	21,69,944
		d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	45,186
		e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction:	97,20,000.00
			Sub-Total of Development Cost	**8,69,35,130**
			Total Cost of the Project (Estimated)	**10,49,56,610**



Table B - Actual cost incurred on the Project (as on date of certificate)			
Sr. No (1)	Particulars (2)		Amount (Rs.) Incurred (3)
1	**Land Cost :**		
	a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,21,07,663
	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 or any Statutory Autority.	36,61,885
	c.	Incurred expenditure for Acquisition of TDR (if any).	16,60,392
	d.	Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	5,91,540
	e.	Land premium paid for redevelopment of land owned by public authorities.	
	f.	Under Rehabilitation scheme:	
		(i) Incurred expenditure for construction of rehab 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 the 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 Accommodation overhead cost, amount paid to slum dwellers, tenants, apartment owners or appropriate authority 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 toward 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		**1,80,21,480**
2	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	51,52,351
		(a)Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	**2,48,26,644**
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	51,52,351

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	(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 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.	1,45,422
	(iv)	Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	15,062
	(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.	13,30,291
		Sub-Total of Development Cost	**66,43,126**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**2,46,64,606**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		23%
5	Amount which can be withdrawn from the Designated Account.		2,46,64,606
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 .		2,46,64,606

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Nagpur
Chartered Accountants

Table C
Statement for calculation of Receivables from
the sales of the Real Estate Project

SOLD INVENTORY					
Sr.no (1)	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	101	65.43	35,00,000.00	5,51,000.00	29,49,000.00
Total		65.43	35,00,000.00	5,51,000.00	29,49,000.00

(Unsold Inventory) Ready Recknor Rate as on the date of certificate of the plot is Rs.36320/- per Sq Mtr			
Sr. No	Flat No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	102	50.60	18,37,792.00
2	103	50.51	18,34,523.20
3	104	65.43	23,76,417.60
4	201	65.43	23,76,417.60
5	202	50.60	18,37,792.00
6	203	50.51	18,34,523.20
7	204	65.43	23,76,417.60
8	301	65.43	23,76,417.60
9	302	50.60	18,37,792.00
10	303	50.51	18,34,523.20
11	304	65.43	23,76,417.60
12	401	65.43	23,76,417.60
13	402	50.60	18,37,792.00
14	403	50.51	18,34,523.20
15	404	65.43	23,76,417.60
16	501	65.43	23,76,417.60
17	502	50.60	18,37,792.00
18	503	50.51	18,34,523.20
19	504	65.43	23,76,417.60
20	601	65.43	23,76,417.60
21	602	50.60	18,37,792.00
22	603	50.51	18,34,523.20
23	604	65.43	23,76,417.60
24	701	65.44	23,76,780.80
25	702	50.59	18,37,428.80
26	703	50.52	18,34,886.40
27	704	65.22	23,68,790.40
Total		**1558.16**	**5,65,92,371.20**



Table D

Comparison Between Balance Cost & Receivable

S.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)	8,02,92,004
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	-
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	1,558.16
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	5,65,92,371
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	

Table E

Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details Union Bank A/c No. 479001010251460
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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

I hereby certify that **LOTUS INFRASTRUCTURE** has utilized the required proportion of money, as specified In the Act, collected from allotters of this project only For Land and Construction of this project.

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Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	6,00,00,000	6,00,00,000	1,75,66,447
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	-
3	Total Borrowed Fund (unsecured) drawdown Available till date	70,00,000	70,00,000	65,47,159
4	Customer Receipt used for Project	6,00,92,371	6,00,92,371	5,51,000
5	Total Funds for Project	12,70,92,371	12,70,92,371	2,46,64,606
6	Total Estimated Cost (As per table A)	10,49,56,610	10,49,56,610	10,49,56,610

Table G
Any Comments/Observations of CA

1	Land Valuation (ASR Rate) taken as per Department Of registration & Stamp Valuation Portal Government of Maharastra for Mouja- Beltarodi , Taluka - Nagpur Distrcit - Nagpur, i.e., Rs.12660/- Per Sq. Mtr. For FY 23-24.
2	Estimated Column in Table A & Estimated & Proposed colum in Table F has been feeded as per the information provided by the Promoter and details provided in Form-2 by Engineer
3	This Certificate covers receipt & expenditure upto 31-03-2024.
4	Rs. 5,51,000/- received against Flat No. -101 is not deposited in RERA Collection A/c
5	The Promoter has taken more than 10% of the cost of appartment (Flat no. 101) without entering into written agreement for sale, duly registered. Cost of Flat no. 101 is Rs. 35,00,000/- Promoter has taken 5,51,000/- . Thus, Violates Section 13 (1) of the Act.

Yours faithfully

For Sudeep Yadav & Co
Chartered Accountants
FRN: 147713W

Sudeep Yadav & Co Nagpur Chartered Accountants

CA Sudeep Yadav
Proprietor
M. No. 165048
UDIN : 24165048BKBZZJ7946
Date: 03-08-2024

For, LOTUS INFRASTRUCTURE
M/s LOTUS INFRASTRUCTURE

Partner

Signature Of Partner
Name :Rajesh Kanubhai Bajariya
Date: 03-08-2024