MJM ASSOCIATES
Chartered Accountants

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B.B.A., A.C.A., FAFD

UDIN :- 25192179BMILPG2173
Date: 15/04/2025

FORM - 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR ~~REGISTRATION OF A PROJECT AND~~ SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500055391 (For Q.P.R.)

[M/s Fortune Infra
PROJECT NAME : FORTUNE CREST]

For the Quarter of January To March 2025

To,
The,
M/s. Fortune Infra
Shop No. 1,2,3,
Tata Capital Heights,
Medical Square, Nagpur-440003

Subject : Certificate of Financial Progress of Work of FORTUNE CREST having Maha RERA Registration Number P50500055391 being developed By M/s. Fortune Infra (Through Partner Sachin Sumatkumar Jejani)

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	
	I) *Land Cost a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	5,25,00,000.00
	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	2,37,31,024.00
	c) Estimated Acquisition cost of TDR (if any).	77,29,300.00
	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-	52,80,420.00

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1)	2)	3)
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA
	f)Under Rehabilitation scheme : i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA
	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.	NA
	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	NA
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NA
	Sub - Total of Land cost:	8,92,40,744.00
	II) Development Cost/Cost of Construction of Building :.	
	a) Estimated Cost of Construction as certified by Engineer.	14,98,00,000.00
	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	-
	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	14,98,00,000.00
	Total Cost of the Project (Estimated)	**23,90,40,744.00**

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

*Estimated cost shall be revised through correction application.

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Table B- Actual Cost Incurred on the Project (as on 30/06/2024)

S. No	Particulars	Amount (Rs.) Incurred
1)	2)	3)
1	I) Land Cost a)Value of the land as ascertained from the Annual Statement or Rates (ASR).	5,25,00,000.00
	b) Incurred Expenditure on Premiums to obtain development rights, FS[, 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.	2,37,31,024.00
	c) Incurred Expenditure for Acquisition of TDR (if any).	77,29,300.00
	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	52,80,420.00
	e) Land Premium paid for redevelopment of land owned by public authorities	-
	f) Under Rehabilitation scheme: i). Incurred Expenditure tor 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 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 In lieu 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 to wards 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:	8,92,40,744.00

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1)	2)	3)
2	**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	8,13,53,892.00
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	8,13,53,892.00
	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.	
	iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority	-
	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.	-
	Sub-total of Development Cost :	8,13,53,892.00
1)	**2)**	**3)**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**	**17,05,94,636.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	**71.37%**
5	Amount which can be withdrawn from the Designated Account	**17,05,94,636.00**
6	Less: Amount withdrawn till date of this certificate from the Designated Account	**4,41,73,346.00**
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**12,64,21,290.00**

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



Table C

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

Sold Inventory

Sr. No.	Floor No.	Shop/Flat	Carpet Area	Unit Consideration as per Agreement] Letter of Allotment*	Received Amount	Balance Receivables
I	II	III	IV	V	VI	VII=VI-V
1	2	203	82.65	85,00,000.00	85,00,000.00	-
2	3	305	45.42	55,00,000.00	55,00,000.00	-
3	5	504	82.54	1,40,00,000.00	1,40,00,000.00	-
4	5	505	45.42			
	TOTAL		**256.02**	**2,80,00,000.00**	**2,80,00,000.00**	**-**

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

Unsold Inventory

S. No	Floor No.	Shop/Flat	Carpet Area (in.sq.mtrs)	Ready Reckoner Rate (in Rs.)	Unit Consideration as per Ready Reckoner Rate (in Rs.)
I	II	III	IV	V	VI=IV*V
1	G&1	Shop 1	184.70	97,600.00	1,80,26,720.00
2	G&1	Shop 2	187.05	97,600.00	1,82,56,080.00
3	G&1	Shop 3	187.05	97,600.00	1,82,56,080.00
4	G&1	Shop 4	203.00	97,600.00	1,98,12,800.00
5	G&1	Shop 5	89.55	97,600.00	87,40,080.00
6	2	201	91.44	79,570.00	72,75,880.80
7	2	202	82.61	79,570.00	65,73,357.27
8	2	204	82.54	79,570.00	65,67,946.51
9	2	205	45.42	79,570.00	36,13,671.55
10	3	301	91.44	79,570.00	72,75,880.80
11	3	302	82.61	79,570.00	65,73,357.27
12	3	303	82.65	79,570.00	65,76,460.50
13	3	304	82.54	79,570.00	65,67,946.51
14	4	401	91.44	79,570.00	72,75,880.80
15	4	402	82.61	79,570.00	65,73,357.27
16	4	403	82.65	79,570.00	65,76,460.50
17	4	404	82.54	79,570.00	65,67,946.51
18	4	405	45.42	79,570.00	36,13,671.55
19	5	501	91.44	79,570.00	72,75,880.80
20	5	502	82.61	79,570.00	65,73,357.27
21	5	503	82.65	79,570.00	65,76,460.50
22	6	601	91.20	79,570.00	72,56,784.00
23	6	602	83.52	79,570.00	66,45,686.40
24	6	603	83.52	79,570.00	66,45,686.40
25	6	604	130.92	79,570.00	1,04,17,304.40
	TOTAL		**2,523.12**		**21,61,14,737.61**



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	6,84,46,108.00
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	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts	2,523.12
	(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	21,61,14,737.61
4	Estimated receivables of ongoing project [Sum of 2 + 3 i i]	21,61,14,737.61
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account – 70% or 100% [F 4 is greater than l , then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than l, then 100% of the balance receivables of ongoing project will be deposited in designated Account	15,12,80,316.33

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	50,000.40
2	Deposits	1,77,50,460.00
3	Withdrawals	1,77,20,000.00
4	Closing Balance	80,460.40

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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 **M/s. Fortune Infra (Through Partner Mr. Sachin Sumatkumar Jejani)** 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 time of Registration) (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	23,90,40,744.00	23,90,40,744.00	17,05,94,636.00
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	23,90,40,744.00	23,90,40,744.00	17,05,94,636.00
6	**Total Estimated Cost**	**23,90,40,744.00**	**23,90,40,744.00**	**17,05,94,636.00**

Table G

Sr. No	Any Comments/Observations of CA
1	ASR Rate of portion of Land is take as per sale deed dated
2	Estimate Cost of Land and Construction is as per Certified by Promoter/Developer
3	Actual Cost Incurred by Promoter is derived on the Basis of Information, Documents and Bank Statements Provided by the Promoter.
4	ATS Not Executed for Booked Inventories. For that instance, we are showing all Booked flats as Unsold.
5	The Amount Received in Collection account and transferred to RERA Designated Account is against Booked Inventory. Since no registered agreement to sale is Executed against the allotees therefore the same is not shown in Table C that is Sold Inventory.
6	ASR rate for Table No. C are considered on the basis of Information available at www.igrmaharashtra.gov.in (Extract of same is Enclosed with Certificate)

Yours Faithfully,
M/s. MJM ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 117306W

MJM ASSOCIATES ★ NAGPUR FRN 117306W ★ CHARTERED ACCOUNTANTS

(CA Karan Mehendiratta)
PARTNER
M. No. : 192179

UDIN :- 25192179BMILPG2173
Date: 15/04/2025

FORTUNE INFRA
Agreed and accepted by:

Partner / Authorized Signatory
Signature of Promoter
Nam M/s. Fortune Infra
Promoter
(Through Partner Sachin Sumatkumar Jejani)
Date: 15/04/2025