Hansaria Shah S. & Associates
Chartered Accountants

CA Sawan Anil Bute
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To,

Day : 08/02/2024 Thursday **Date :**

M/s Nupur Constructions
Plot No 40, Deo Nagar Khamla Road, Nagpur
PAN: AOEPB1063J

Form-3

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

Project Name : Bharat Residency

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

Sr No.	Particulars		Amount (Rs.) Estimated Cost (At the time of registration of project)
1	2		3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,93,90,000.00
	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	41,44,863.00
	c)	Estimated Acquisition cost of TDR (if any)	6,60,050.00
	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	12,95,000.00
	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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-

HANSARIA SHAH S. & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ FRN 115058W

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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 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 Rs	2,54,89,913.00
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	6,10,00,000.00
	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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	25,00,000.00
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	6,74,078.00
	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	6,41,74,078.00
		Total cost of Project (Estimated)	8,96,63,991.00

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

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Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,93,90,000
	b	Incurred Expenditure on 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	41,44,863
	c	Incurred Expenditure for acquisition of TDS(if any)	6,60,050
	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	12,95,000
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, 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) Incurred expenditure towards 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:	**2,54,89,913.00**

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02, Royal Arcade, Beltarodi Road, Nagpur- 440027
Offices at - Mumbai, Pune, Mandvi (Guj.)

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2		**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.	-
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	-
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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. payable to Statutory Authority.	6,74,078
	(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	**6,74,078.00**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**2,61,63,991**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	29.18%
5		**Amount which can be withdrawn from the designated account**	**2,61,63,991**
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**	**2,61,63,991**
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;			

This certificate is being issued for RERA compliance for M/s Nupur Constructions and is based on the records and documents produced before me and explanations provided to me by the management.

For,
Hansaria Shah S. & Associates,
Chartered Accountants
FRN: 115058W



Sawan Bute
Partner
Membership Number: 185697
Date: 08/02/2024
UDIN: 24185697BKBJLX7611

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Table C
Statement for calculation of receivables from the sales of the Real Estate Project
Sold Inventory

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
Grand Total			0.00	0	0	0

For,
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Chartered Accountants
FRN: 115058W

HANSARIA SHAH S. & ASSOCIATES ★ FRN 115058W ★ CHARTERED ACCOUNTANTS

Sawan Bute
Partner
Membership Number: 185697
Date: 08/02/2024
UDIN: 24185697BKBJLX7611

Hansaria Shah S. & Associates
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TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
A. RESIDENTIAL FLATS			
1	101	55.92	30,00,000
2	102	55.53	30,00,000
3	103	70.37	32,00,000
4	104	70.37	32,00,000
5	105	55.53	30,00,000
6	106	55.92	30,00,000
7	201	55.92	30,00,000
8	202	55.53	30,00,000
9	203	70.37	32,00,000
10	204	70.37	32,00,000
11	205	55.53	30,00,000
12	206	55.92	30,00,000
13	301	55.92	30,00,000
14	302	55.53	30,00,000
15	303	70.37	32,00,000
16	304	70.37	32,00,000
17	305	55.53	30,00,000
18	306	55.92	30,00,000
19	401	55.92	30,00,000
20	402	55.53	30,00,000
21	403	70.37	32,00,000
22	404	70.37	32,00,000
23	405	55.53	30,00,000
24	406	55.92	30,00,000
25	501	55.92	30,00,000
26	502	55.53	30,00,000
27	503	70.37	32,00,000
28	504	70.37	32,00,000
29	505	55.53	30,00,000
30	506	55.92	30,00,000
31	601	55.92	30,00,000
32	602	55.53	30,00,000
33	603	70.37	32,00,000
34	604	70.37	32,00,000
35	605	55.53	30,00,000
36	606	55.92	30,00,000
37	701	55.92	30,00,000
38	702	55.53	30,00,000
Total		**2,293.27**	**11,64,00,000**
B. SHOPS			
39	G-01	15.73	15,00,000
40	G-02	15.73	15,00,000
41	G-03	15.73	15,00,000
42	G-04	15.73	15,00,000
Total B.		**62.92**	**60,00,000**
Total A+B		**2,356.18**	**12,24,00,000**

For,
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FRN: 115058W

Sawan Bute
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Table D			
Comparision between Balance Cost and Receivables			
Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	6,35,00,000
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	0
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	2,356
		(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	12,24,00,000
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	12,24,00,000
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 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.	70%

Table E Designated Bank Account Details			
Sr. No.	Particulars	Designated Bank Account Details	Nagpur Nagrik Sahakari Bank A/c - 04150100000072
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance	8,000.00	
2	Deposits	0.00	
3	Withdrawals	0.00	
4	Closing Balance	8,000.00	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

Table F Means of 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	2,86,63,991	2,86,63,991	2,61,63,991
2		Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	1,50,00,000	1,50,00,000	0
4		Customer Receipts used for project	4,60,00,000	4,60,00,000	0
5		Total funds for project	8,96,63,991	8,96,63,991	2,61,63,991
6		Total Estimated cost (As per Table A)	8,96,63,991	8,96,63,991	

Note: Reasonable assumptions have been made to derive at above mentioned values.

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Table G Any Comments/Observations of CA	
Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

For,
Hansaria Shah S. & Associates,
Chartered Accountants
FRN: 115058W

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Sawan Bute
Partner
Membership Number: 185697
Date: 08/02/2024
UDIN: 24185697BKBJLX7611

Agreed and accepted by:
For Nupur Construction
FOR NUPUR CONSTRUCTION

PROPRIETOR

Name:Monish Bahal
Designation: Properitor

02, Royal Arcade, Beltarodi Road, Nagpur- 440027