M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601
Mob. No. +91 7020387041
email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

RSL REALITIES LLP (FF1,2,3 Girish Heights, LIC SQUARE, SADAR, Nagpur -440001)

Sub.:- Certificate of Financial Progress of Work of Lake Shore Oasis MahaRERA Registration Number P50500079204 being developed by M/s RSL REALITIES LLP

Sir,

This certificate is being issued for RERA compliance for the Lake Shore Oasis having MahaRERA Registration Number P50500079204 being developed by M/s RSL REALITIES LLP and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

For Quarter Ending 31st March 2025

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	-
	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.	76,19,482
	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	13,85,182
	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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance 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	90,04,664
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	14,36,52,454
	(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 services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	55,60,250
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	2,56,022
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	1,47,72,057
	Sub-Total of DEVELOPMENT COST	16,42,40,783
	Total Cost of The project (Estimated)	**17,32,45,447**

G A D & ASSOCIATES FRN-145550W NAGPUR Chartered Accountants

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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	-
	b) Incurred expenditure on Premiums 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.	19,91,178
	c) Incurred Expenditure for Acquisition cost 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	13,86,690
	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 infrastruture for the same as certified by Engineer.	
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	87,98,810
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	1,21,76,678
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	3,07,665
	(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 services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	4,75,735
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	23,53,286
	Sub-Total of DEVELOPMENT COST	31,36,686
3	Total Cost of The project (Actual incurred as on date of certificate)	1,53,13,364
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	8.84
5	Amount which can be withdrawn from the Designated Account.	1,53,13,364
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	1,53,13,364

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
~~FRN-146550W~~



CA. Ankit Talreja
Nagpur
10 April 2025
UDIN:25177608BMGYDG1389

Date:- 10-04-2025
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	15,79,32,083
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)	108.00
	(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	35,38,080
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	35,38,080
5	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)	35,38,080

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details :- BANK NAME : ICICI BANK IFSC CODE :- ICIC0000059 A/C NO.:- 777705546656 Actual Amount till Date (From start of bank account to 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 allottees of the project unit as indicated in Table C has
I hereby certify that M/s RSL REALITIES LLP has utilized the required proportion of money, as specified in the act, collectred from allottees for this

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
10 April 2025
UDIN:25177608BMGYDG1389

Date:- 10-04-2025
Place:-Nagpur

Table C

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

Sold Inventory

Sr. 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					
	TOTAL	-	-	-	-

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Residential Project at Rs. 32760/- per Sq. Mtrs Carpet Area for Row House

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	ROW HOUSE NO.62	108.00	35,38,080
	Total	**108.00**	**35,38,080.00**



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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	10,00,00,000	10,00,00,000	1,53,13,364
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	10,00,00,000	10,00,00,000	-
4	Customer Receipts under for Project	35,38,080	35,38,080	-
5	Total Funds for Project	20,35,38,080	20,35,38,080	1,53,13,364
6	Total Estimated Cost (As per Table A)	17,32,45,447	17,32,45,447	1,53,13,364

Table G
Any Comments / Observations of CA

1	The proportionate land cost of the registered project has been considered as cost incurred by the promoter towards acquiring development rights under the Joint Development Agreement (JDA) executed with the landowner, Luxuro Infrastructure Private Limited. This cost has been recognized in accordance with Clause (ii) of the definition of "Land Cost" under the MahaRERA framework, which includes: "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 of government or concessionaire which are not refundable, and so on." Further, a non-refundable security deposit, which is adjustable against the revenue share of the landowner, has also been considered as part of the proportionate land cost of the project registered with MahaRERA. Accordingly, such cost has been treated as part of the project cost incurred by the promoter for the purposes of this certification.

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:25177608BMGYDG1389

Agreed and accepted by:

Name: Shri. ADITYA UMESH GUPTA
Partner
RSL REALITIES LLP
Place: Nagpur
Date:- 10-04-2025