



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

Date: 31-03-2025

To,
Rahul Lahuji Deshmukh & Yusuf Najmuddin Kanchwala Partner in Aks Infrastructure,
53, Pritha Complex, Udya Nagar, Manewada,
Nagpur, 440024.

Sub: Certificate of financial progress of work of "AKS INFRASTRUCTURE" having Maharashtra Registration No. P50500077496 being developed by **Rahul Lahuji Deshmukh & Yusuf Najmuddin Kanchwala Partner in Aks Infrastructure.**

Sir,

This certificate is being issued for RERA compliance for the project "AKS INFRASTRUCTURE" having Maharashtra Registration No. P50500077496 being developed by **Rahul Lahuji Deshmukh & Yusuf Najmuddin Kanchwala Partner in Aks 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)	1,10,00,000
	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 or any Statutory Authority.	43,82,631
	c. Estimated Acquisition Cost of TDR (if any).	7,61,043
	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.	14,30,000
	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	
		(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	1,75,73,674
	ii	Development Cost/Cost of Construction of building:	
	a.	Estimated Cost of Construction as certified by Engineer.	13,27,92,000
	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.	80,69,079
	d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	2,25,000
	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	14,10,86,079
		Total Cost of the Project (Estimated)	15,86,59,753



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)	1,10,00,000
	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 Authority.	41,82,631
	c.	Incurred expenditure for Acquisition of TDR (if any).	7,61,043
	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	14,30,000
	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		1,73,73,674
2	Development Cost / Cost of Construction:		
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	5,97,65,103
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	6,03,00,230
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	5,97,65,103



(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.	9,11,839
(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	6,06,76,942
3	Total Cost of the Project (Actual incurred as on date of certificate)	7,80,50,616
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	49%
5	Amount which can be withdrawn from the Designated Account.	7,80,50,616
6	Less: Amount withdrawn till date of this certificate from the Designated Account	5,09,87,192
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	2,70,63,425



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	Received Amount (5)	Balance Receivable (6)
1	2	16.28		14,00,000.00	
2	7	12.95		12,60,000.00	
3	8	11.51		14,75,000.00	
4	101	61.20		24,64,350.00	
5	102	57.96		25,10,625.00	
6	104	61.20		1,00,000.00	
7	105	60.70		11,41,000.00	
8	107	61.05		22,95,100.00	
9	108	63.70		13,90,000.00	
10	201	61.20		15,75,000.00	
11	204	61.20		51,000.00	
12	207	61.05		23,52,675.00	
13	301	61.20		51,000.00	
14	302	57.96		23,17,500.00	
15	303	60.75		20,38,608.00	
16	304	61.20		25,62,000.00	
17	305	60.70		3,61,000.00	
18	306	61.76		27,85,000.00	
19	307	61.05		21,48,900.00	
20	401	61.20		20,45,000.00	
21	402	57.96		20,87,000.00	
22	403	60.75		21,23,550.00	
23	404	61.20		51,000.00	
24	406	61.76		18,39,035.00	
25	407	61.05		18,70,000.00	
26	408	63.70		25,20,000.00	
27	501	61.20		50,000.00	
28	502	57.96		24,09,000.00	
29	503	60.75		24,70,668.00	
30	504	61.20		25,00,235.00	
31	505	60.70		17,55,000.00	
32	506	61.76		17,55,000.00	
33	507	61.05		22,97,100.00	
34	601	61.20		24,50,000.00	
35	602	57.96		19,40,000.00	



36	603	60.75		22,23,550.00	
37	604	61.20		18,60,000.00	
38	605	60.70		21,99,000.00	
39	606	61.76		16,80,000.00	
40	607	61.05		26,71,875.00	
41	608	63.70		27,00,000.00	
42	702	57.96		19,50,000.00	
43	705	60.70		51,000.00	
44	706	61.76		51,000.00	
45	708	63.70		14,73,200.00	
Cancelled & Paid				1,02,000.00	
TOTAL		2,599.32		7,74,02,971.00	

(Unsold Inventory)

Ready Recknor Rate as on the date of certificate for the Shop is Rs. 37,500/- per Sq Mtr. and for Residential Premises is Rs.29,280 /- per Sq Mtr

Sr. no.	Floor / Wing	Shop No/ Flat No.	2BHK/3BHK/4BHK	Carpet Area (SQ MTR.)	Unit Consideration as per Ready Reckoner rate(ASR)
1	Ground	Shop-1	Shop	16.88	6,32,925.00
2	Ground	Shop-3	Shop	15.46	5,79,712.50
3	Ground	Shop-4	Shop	14.89	5,58,300.00
4	Ground	Shop-5	Shop	15.68	5,87,850.00
5	Ground	Shop-6	Shop	13.53	5,07,262.50
6	First Floor	103	2BHK	60.75	17,78,730.72
7	First Floor	106	2BHK	61.76	18,08,332.80
8	Second Floor	202	2BHK	57.96	16,97,010.24
9	Second Floor	203	2BHK	60.75	17,78,730.72
10	Second Floor	205	2BHK	60.70	17,77,413.12
11	Second Floor	206	2BHK	61.76	18,08,332.80
12	Second Floor	208	2BHK	63.70	18,65,106.72
13	Third Floor	308	2BHK	63.70	18,65,106.72
14	Fourth Floor	405	2BHK	60.70	17,77,413.12
15	Fifth Floor	508	2BHK	63.70	18,65,106.72
16	Seventh	701	2BHK	61.20	17,92,053.12
17	Seventh	703	2BHK	60.75	17,78,730.72
18	Seventh	704	2BHK	61.20	17,92,053.12
19	Seventh	707	2BHK	61.05	17,87,426.88
Total				936.11	2,80,37,597.52



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)	8,06,09,137
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) (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	936.11 2,80,37,598
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 Kotak Mahindra Bank A/c No. 6450414725 Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	5,31,18,095
4	Closing Balance	4,99,23,207 31,94,888.10

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 **Rahul Lahuji Deshmukh & Yusuf Najmuddin Kanchwala** Partner in Aks Infrastructure has utilized the required proportion of money, as specified In the Act, collected from alloters of this project only For Land and Construction of this project.



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	38,42,534
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	-
3	Total Borrowed Fund (unsecured) drawdown Available till date	-	-	-
4	Customer Receipt used for Project	15,50,00,000	15,50,00,000	7,42,08,083
5	Total Funds for Project	21,50,00,000	21,50,00,000	7,80,50,616
6	Total Estimated Cost (As per table A)	15,86,59,753	15,86,59,753	15,86,59,753

Table G
Any Comments/Observations of CA

1	Land Valuation (ASR Rate) taken as per Department Of registration & Stamp Valuation Portal Government of Maharashtra for Mouja-Hudkeshwar(Bu), Taluka & Distrcit - Nagpur, i.e., Rs.4310/- Per Sq. Mtr.for FY 24-25.
2	The (Table A) estimate cost of the project has been provide by the Promoters after consulting the Engineer & Architect. Estimated & Proposed cost in Table - F is provided by the Promoter.
3	This Certificate covers receipt & expenditure upto 31-03-2025.
4	Ready Recknor Rate as on the date of certificate of the Shop is Rs. 37500/- per Sq Mtr. and for Residential Premises is Rs.29280/- per Sq Mtr for Mouja- Hudkeshwar(Bu), Taluka & Distrcit - Nagpur.
5	The promoter has not share details of the unit price at which the shop/flats are sold.

Yours faithfully

For, APJ & Associates
Chartered Accountants
FRN:124810W



Abhinav Welekar

(Partner)

M. No.123675

UDIN :25123675BMSCAX9031

Date:22-04-2025

For AKS Infrastructure


Partner

Signature Of Promoter

Name: Rahul Lahuji Deshmukh

Date:22-04-2025

Yusuf Najmuddin Kanchwala

Date:22-04-2025