

Vardhaman S. Bhandari

Chartered Accountants

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FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 27.04.2022

To,
The Vrundavan Buildcon,
Shri Krishna Marbal Compound
Parola Road, Opp. Cotton Market, Near APMC,
Dhule - 424004

Subject: Certificate of Financial Progress of Work of **Vrundavan Plaza** having Maha RERA Registration Number **P49800011285** being developed by **Vrundavan Buildcon**.

Sir,

This certificate is being issued for RERA compliance for the **Vrundavan Plaza** having Maha RERA Registration Number **P49800011285** being developed by **Vrundavan Buildcon** 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 (As On 31.03.2021)

Sr. No.	Particulars	Estimated Cost (As On 31.03.2021)
(1)	(2)	(3)
1	(i) Land Cost :	
	a) Value of the Land as ascertained from the Annual Statement of Rates (ASR)	14,07,980.00
	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.	0.00
	c) Estimated Acquisition cost of TDR (if any)	0.00
	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	80,960.00



		e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
		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, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
		(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.	0.00
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
		Sub-Total of Land Cost	14,88,940.00
	(ii)	Development Cost / Cost of Construction of Building	
		a) Estimated Cost of Construction as certified by Engineer.	69,50,500.00
		b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0.00
		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 cost, consumables etc.	3,20,250.00
		d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	0.00
		e) Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
		Sub-total of Development Cost:	72,70,750.00
		Total Cost of the Project (Estimated)	87,59,690.00

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

**Estimated cost shall be revised through correction application.



Table B - Actual Cost Incurred on the Project (as on 31.03.2021)

Sr. No.	Particulars	Actual (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost	
	(a) Value of land as ascertained from the Annual Statement of Rates (ASR)	14,07,980.00
	(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/UT Administration or any Statutory Authority.	0.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(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	80,960.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
	(a) Cost Incurred for construction of rehab including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
	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 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.	0.00
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	0.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub -Total of Land Cost	14,88,940.00



2	Development Cost/ Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	52,51,300.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	52,51,300.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	52,51,300.00
	(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.	4,55,100.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
	(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.	0.00
	Sub-Total of Development Cost:	57,06,400.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	71,95,340.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	82.14%
5	Amount which can be withdrawn from the Designated Account	71,95,340.00
	Less: Amount withdrawn till date of this certificate from the	
6	Designated Account	64,97,351.00
7	Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.	6,97,989.00

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



Table C
Statement of Calculation of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr No.	Flat No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(3)	(4)	(5)	(6)	(7)
1	BM-1	16.17	2,65,000.00	2,65,000.00	0.00
2	BM-2	16.44	2,65,000.00	2,65,000.00	0.00
3	BM-3	16.44	2,65,000.00	2,65,000.00	0.00
4	BM-4	17.00	2,71,000.00	2,71,000.00	0.00
5	BM-5	16.44	2,65,000.00	2,65,000.00	0.00
6	BM-6	16.44	2,85,000.00	2,85,000.00	0.00
7	BM-7	16.44	2,81,000.00	2,81,000.00	0.00
8	BM-8	16.17	3,01,000.00	3,01,000.00	0.00
9	GF-1	16.17	3,51,786.00	3,51,786.00	0.00
10	GF-2	16.44	4,00,000.00	4,00,000.00	0.00
11	GF-3	16.44	3,21,786.00	3,21,786.00	0.00
12	GF-4	17.00	3,51,786.00	3,51,786.00	0.00
13	GF-5	16.44	3,25,786.00	3,25,786.00	0.00
14	GF-6	16.44	3,31,786.00	3,31,786.00	0.00
15	GF-7	16.44	4,00,000.00	4,00,000.00	0.00
16	GF-8	16.17	4,00,000.00	4,00,000.00	0.00
17	GF-Hall	61.80	6,01,000.00	6,01,000.00	0.00
18	FF-Hall 2 Part	67.35	7,00,000.00	7,00,000.00	0.00
19	FF-Hall 1 & 2 Part	66.35	14,00,000.00	14,00,000.00	0.00
20	FF-Hall-1	130.00	15,00,000.00	15,00,000.00	0.00
Total		572.41	92,81,930.00	92,81,930.00	0.00

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

Unsold Inventory

Sr. No.	Unit Nos.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	SF-Hall-1 & 2	149.35	60,00,000.00
Total		149.35	60,00,000.00



Table D
Comparison between Balance Cost and Receivables

Sr. 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)	15,64,350.00
2	Balance amount receivable from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)	149.35
	(ii) Estimated amount of sales proceed 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	60,00,000.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	60,00,000.00
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	42,00,000.00

Table E
Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details IDBI Bank Ltd. Account No. '483120100001526
		Actual Amount till Date From 01.04.18 to 31.03.21
	Opening Balance	18,154.00
1	Deposits	15,00,460.00
2	Withdrawals	15,05,312.70
3	Closing Balance	13,301.30
4		

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 **Vrundavan Buildcon** 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) (In Rs.) (Proposed and indicative)	Proposed/Estim ated (As on 31.03.2021) (in Rs.)	Actual (As on 31.03.2021) (In Rs.)
1.	Own Funds	60,00,000.00	60,00,000.00	50,18,355.57
	(Secured)			
2.	- Drawdown availed till date	0.00	0.00	0.00
	(Unsecured)			
3.	- Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for Project	27,59,690.00	27,59,690.00	21,76,984.43
5.	Total Funds for Project	87,59,690.00	87,59,690.00	71,95,340.00
6.	Total Estimated Cost (as per Table A)	87,59,690.00	87,59,690.00	71,95,340.00

Table G
Any Comments/Observations of CA

1.	The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2.	All the estimates are taken as latest certified by the Promoter. The figures appearing in incurred column are as on 31.03.2021 as per books of accounts produced before us for verification to the extent of data available with us. We have also relied on CA certificate dated 25.07.2017 produced before us for verification.
3.	The estimates and actuals relating to means of finance are taken as self-certified by the Promoter.
4.	The details of unsold area i.e Flat No., Carpet Area and Valuation as per ready reckoner rate is taken as provided by the promoter.

Yours faithfully,

For

Chartered Accountants



VARDHAMAN S. BHANDARI

Vardhaman S. Bhandari

CHARTERED ACCOUNTANT
M.NO.42045

CA Vardhaman S. Bhandari

Partner

Membership No.: 042045

Date: 27.04.2022

UDIN: 22042045AHYHGR8654

Place: Nashik

Agreed and accepted by:

D. P. Patel

Signature of Promoter

Name: Dhanesh P. Patel

Designation: Partner

Date: 27.04.2022