



M/s. A. H. SAHU & ASSOCIATES

CHARTERED ACCOUNTANT

CA Aman H. Sahu

(CA, B.Com)

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Office Address : Near Yashraj Corner, Patwa Chowk, Morbag, Amravati. 444601

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

To,

Vandan Infra Projects Private Limited

Date : 24/11/2023

C/o- Sankalp Infratech, Plot No. 13, Sahkar Nagar, Cotton Market Road, Amravati - 444601

Subject: Certificate of Financial Progress of Work of Project Name **VANDAN PARK** having MahaRERA P50300028541 being developed by **Vandan Infra Projects Private Limited** and is based on the records and documents produced before me till 30/09/2023 and explanations provided to me by the management of the Company.

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 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	7,086,212.50
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	1,233,470.00
c)	Estimated Acquisition cost of TDR (if any)	3,483,080.00
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	107,000.00
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 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 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	11,909,762.50



ii) Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	257,477,635
(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	10,000,000.00
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	5,453,337.00
(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		272,930,972.00
2	Total Cost of the Project (Estimated)	284,840,734.50

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

Sr No.	Particulars	Amount (Rs.) Incurred
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	7,086,212.50
b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	1,233,470.00
c)	Incurred Acquisition cost of TDR (if any)	3,483,080.00
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	107,000.00
e)	Estimated Land paid payable as per annual statement of rates (ASR) for development 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 rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-
	(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
ii)	Incurred 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	-
iii)	Incurred 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		11,909,762.50



ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	275,126,874.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	275,126,874.00
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	275,270,783.86
(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 (ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), 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 project registered.	14,114,499.10
(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	5,453,337.00
(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub Total of Development Cost	294,694,710.10
3	Total Cost of the Project (Actual incurred as on date of certificate)	306,604,472.60
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	107.64
5	Amount which can be withdrawn from the Designated Account	284,840,734.50
6	Less: Amount withdrawn till date of this certificate from designated bank account	184,979,653.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	99,861,081.50



Table C :-

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

A) Sold Inventory

Sr No		Carpet Area (in Sq mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
	BUILDING A1 B1				
1	A1-101	49.01	2,600,000.00	2,340,000.00	260,000.00
2	A1-102	38.18	1,751,000.00	1,488,350.00	262,650.00
3	A1-103	49.01	2,151,000.00	2,043,450.00	107,550.00
4	A1-104	49.01	2,151,000.00	1,951,000.00	200,000.00
5	A1-105	38.18	1,751,000.00	1,528,350.00	222,650.00
6	A1-106	59.67	3,000,000.00	2,850,000.00	150,000.00
7	A1-201	49.01	1,951,000.00	1,560,800.00	390,200.00
8	A1-202	38.18	1,651,000.00	1,393,070.00	257,930.00
9	A1-203	49.01	1,951,000.00	1,658,350.00	292,650.00
10	A1-204	49.01	1,951,000.00	1,844,000.00	107,000.00
11	A1-205	38.18	1,651,000.00	1,449,170.00	201,830.00
12	A1-206	59.67	2,351,000.00	2,092,320.00	258,680.00
13	A1-301	49.01	1,851,000.00	1,573,350.00	277,650.00
14	A1-302	38.18	1,551,000.00	295,610.00	1,255,390.00
15	A1-303	49.01	1,851,000.00	1,480,800.00	370,200.00
16	A1-304	49.01	1,851,000.00	1,536,290.00	314,710.00
17	A1-305	38.18	1,551,000.00	1,318,350.00	232,650.00
18	A1-306	59.67	2,251,000.00	2,125,100.00	125,900.00
19	A1-401	49.01	1,751,000.00	1,663,550.00	87,450.00
20	A1-402	38.18	1,451,000.00	1,233,350.00	217,650.00
21	A1-403	49.01	1,751,000.00	1,488,350.00	262,650.00
22	A1-404	49.01	1,751,000.00	1,663,450.00	87,550.00
23	A1-405	38.18	1,451,000.00	1,233,350.00	217,650.00
24	A1-406	59.67	2,151,000.00	1,828,350.00	322,650.00
25	A1-501	49.01	1,651,000.00	1,568,450.00	82,550.00
26	A1-502	38.18	1,351,000.00	1,148,300.00	202,700.00
27	A1-503	49.01	1,651,000.00	1,403,350.00	247,650.00
28	A1-504	49.01	1,651,000.00	1,403,350.00	247,650.00
29	A1-505	38.18	1,351,000.00	1,148,350.00	202,650.00
30	A1-506	59.67	2,051,000.00	1,743,350.00	307,650.00
31	A1-601	49.01	1,551,000.00	1,473,450.00	77,550.00
32	A1-602	38.18	1,151,000.00	1,151,000.00	-
33	A1-603	49.01	1,551,000.00	1,318,350.00	232,650.00
34	A1-604	49.01	1,551,000.00	1,463,250.00	87,750.00
35	A1-605	38.18	1,251,000.00	1,063,350.00	187,650.00
36	A1-606	59.67	1,951,000.00	1,853,450.00	97,550.00
37	A1-701	49.01	1,551,000.00	1,318,350.00	232,650.00
38	A1-703	49.01	1,551,000.00	1,403,350.00	147,650.00
39	A1-704	49.01	1,551,000.00	1,469,220.00	81,780.00
40	A1-705	38.18	1,351,000.00	1,254,740.00	96,260.00
41	A1-706	59.67	2,051,000.00	1,743,350.00	307,650.00
42	B1-101	59.67	3,000,000.00	2,550,000.00	450,000.00
43	B1-102	38.18	1,751,000.00	1,488,350.00	262,650.00
44	B1-103	49.01	2,151,000.00	1,828,350.00	322,650.00
45	B1-104	49.01	2,151,000.00	1,743,350.00	407,650.00
46	B1-105	38.18	1,630,000.00	1,385,500.00	244,500.00
47	B1-106	59.67	2,800,000.00	2,560,000.00	240,000.00
48	B1-201	59.67	2,351,000.00	2,192,850.00	158,150.00
49	B1-202	38.18	1,651,000.00	1,393,070.00	257,930.00
50	B1-203	49.01	1,951,000.00	1,658,350.00	292,650.00
51	B1-204	49.01	1,951,000.00	1,755,900.00	195,100.00
52	B1-205	38.18	1,551,000.00	1,413,350.00	137,650.00
53	B1-206	59.67	2,351,000.00	2,233,450.00	117,550.00
54	B1-301	59.67	2,251,000.00	2,061,800.00	189,200.00
55	B1-302	38.18	1,551,000.00	1,000,000.00	551,000.00
56	B1-303	49.01	1,851,000.00	585,100.00	1,265,900.00
57	B1-304	49.01	1,851,000.00	1,887,150.00	(36,150.00)
58	B1-305	38.18	1,551,000.00	1,318,350.00	232,650.00
59	B1-306	59.67	2,251,000.00	2,138,450.00	112,550.00
60	B1-401	59.67	2,151,000.00	1,855,785.00	295,215.00
61	B1-402	38.18	1,451,000.00	1,230,350.00	220,650.00
62	B1-403	49.01	1,751,000.00	1,388,790.00	362,210.00
63	B1-404	49.01	1,751,000.00	1,382,400.00	368,600.00
64	B1-405	38.18	1,451,000.00	1,233,350.00	217,650.00
65	B1-406	59.67	2,151,000.00	2,028,350.00	122,650.00
66	B1-501	59.67	2,051,000.00	1,948,450.00	102,550.00



67	B1-502	38.18	1,351,000.00	1,148,350.00	202,650.00
68	B1-503	49.01	1,651,000.00	1,403,350.00	247,650.00
69	B1-504	49.01	1,651,000.00	1,403,350.00	247,650.00
70	B1-505	38.18	1,351,000.00	1,080,800.00	270,200.00
71	B1-506	59.67	2,051,000.00	1,743,350.00	307,650.00
72	B1-601	59.67	1,951,000.00	1,658,351.00	292,649.00
73	B1-602	38.18	1,251,000.00	1,063,350.00	187,650.00
74	B1-603	49.01	1,551,000.00	1,318,350.00	232,650.00
75	B1-604	49.01	1,551,000.00	1,623,450.00	(72,450.00)
76	B1-605	38.18	1,251,000.00	1,063,350.00	187,650.00
77	B1-606	59.67	1,951,000.00	1,853,450.00	97,550.00
78	B1-701	59.67	2,051,000.00	1,720,220.00	330,780.00
79	B1-702	38.18	1,351,000.00	1,148,350.00	202,650.00
80	B1-703	49.01	1,651,000.00	1,403,250.00	247,750.00
81	B1-704	49.01	1,551,000.00	1,383,920.00	167,080.00
82	B1-705	38.18	1,351,000.00	1,148,350.00	202,650.00
83	B1-706	59.67	2,051,000.00	1,743,350.00	307,650.00
BUILDING A2 B2					
84	UG-23	16.71	1,000,000.00	900,000.00	100,000.00
85	UG-22	16.00	800,000.00	450,000.00	350,000.00
86	UG-18	13.80	800,000.00	665,000.00	135,000.00
87	UG-20	16.71	800,000.00	100,000.00	700,000.00
88	UG-24	16.71	800,000.00	800,000.00	-
89	UG-25	16.00	800,000.00	100,000.00	700,000.00
90	UG-26	13.81	800,000.00	800,000.00	-
91	UG-30	17.15	800,000.00	51,000.00	749,000.00
92	UG-31	17.26	800,000.00	51,000.00	749,000.00
93	A2-101	59.67	2,800,000.00	2,240,000.00	560,000.00
94	A2-102	38.18	1,751,000.00	1,488,350.00	262,650.00
95	A2-103	49.01	2,151,000.00	1,600,000.00	551,000.00
96	A2-104	49.01	2,051,000.00	1,743,350.00	307,650.00
97	A2-105	38.18	1,751,000.00	1,488,350.00	262,650.00
98	A2-106	59.67	2,800,000.00	2,380,000.00	420,000.00
99	A2-201	59.67	2,351,000.00	2,115,900.00	235,100.00
100	A2-202	38.18	1,651,000.00	1,515,090.00	135,910.00
101	A2-203	49.01	1,951,000.00	1,655,350.00	295,650.00
102	A2-204	49.01	2,051,000.00	1,743,350.00	307,650.00
103	A2-205	38.18	1,651,000.00	1,320,800.00	330,200.00
104	A2-206	59.67	2,351,000.00	1,998,350.00	352,650.00
105	A2-301	59.67	2,251,000.00	1,800,800.00	450,200.00
106	A2-302	38.18	1,551,000.00	1,240,800.00	310,200.00
107	A2-303	49.01	1,851,000.00	100,000.00	1,751,000.00
108	A2-304	49.01	1,851,000.00	1,573,350.00	277,650.00
109	A2-305	38.18	1,551,000.00	1,318,350.00	232,650.00
110	A2-306	59.67	2,251,000.00	1,800,800.00	450,200.00
111	A2-401	59.67	2,151,000.00	1,827,900.00	323,100.00
112	A2-402	38.18	1,451,000.00	1,305,900.00	145,100.00
113	A2-403	49.01	1,751,000.00	1,400,800.00	350,200.00
114	A2-404	49.01	1,751,000.00	1,488,350.00	262,650.00
115	A2-405	38.18	1,451,000.00	1,233,350.00	217,650.00
116	A2-406	59.67	2,151,000.00	1,828,250.00	322,750.00
117	A2-501	59.67	2,051,000.00	1,640,800.00	410,200.00
118	A2-502	38.18	1,351,000.00	1,130,000.00	221,000.00
119	A2-503	49.01	1,651,000.00	1,403,350.00	247,650.00
120	A2-504	49.01	1,651,000.00	1,327,250.00	323,750.00
121	A2-505	38.18	1,351,000.00	1,215,900.00	135,100.00
122	A2-506	59.67	2,051,000.00	1,743,350.00	307,650.00
123	A2-602	38.18	1,251,000.00	1,163,350.00	87,650.00
124	A2-603	49.01	1,551,000.00	1,395,900.00	155,100.00
125	A2-604	49.01	1,551,000.00	1,318,400.00	232,600.00
126	A2-605	38.18	1,251,000.00	1,063,350.00	187,650.00
127	A2-701	59.67	1,951,000.00	2,047,250.00	(96,250.00)
128	A2-702	38.18	1,351,000.00	1,148,250.00	202,750.00
129	A2-703	49.01	1,551,000.00	1,403,250.00	147,750.00
130	A2-704	49.01	1,551,000.00	1,485,900.00	65,100.00
131	A2-705	38.18	1,351,000.00	300,000.00	1,051,000.00
132	A2-706	59.67	1,951,000.00	1,669,000.00	282,000.00
133	B2-101	59.67	2,800,000.00	2,240,000.00	560,000.00
134	B2-102	38.18	1,751,000.00	1,488,350.00	262,650.00
135	B2-103	49.01	2,151,000.00	1,828,350.00	322,650.00
136	B2-104	49.01	2,151,000.00	1,828,350.00	322,650.00
137	B2-105	38.18	1,751,000.00	1,488,350.00	262,650.00
138	B2-106	49.01	2,800,000.00	2,065,100.00	734,900.00
139	B2-201	59.67	1,800,000.00	1,310,000.00	490,000.00
140	B2-202	38.18	1,200,000.00	880,000.00	320,000.00
141	B2-203	49.01	1,951,000.00	1,560,800.00	390,200.00
142	B2-204	49.01	2,051,000.00	1,640,000.00	411,000.00
143	B2-205	38.18	1,651,000.00	843,050.00	807,950.00
144	B2-206	49.01	1,951,000.00	11,000.00	1,940,000.00
145	B2-301	59.67	2,251,000.00	1,800,800.00	450,200.00



146	B2-302	38.18	1,551,000.00	1,138,350.00	212,650.00
147	B2-303	49.01	1,800,000.00	1,440,000.00	360,000.00
148	B2-304	49.01	1,851,000.00	1,480,800.00	370,200.00
149	B2-305	38.18	1,551,000.00	1,240,800.00	310,200.00
150	B2-306	49.01	1,851,000.00	1,488,250.00	362,750.00
151	B2-401	59.67	2,151,000.00	1,951,350.00	199,650.00
152	B2-402	38.18	1,451,000.00	1,160,800.00	290,200.00
153	B2-403	49.01	1,751,000.00	1,415,000.00	336,000.00
154	B2-404	49.01	1,751,000.00	1,480,800.00	270,200.00
155	B2-405	38.18	1,451,000.00	1,160,800.00	290,200.00
156	B2-406	49.01	1,751,000.00	1,504,800.00	246,200.00
157	B2-501	59.67	2,051,000.00	1,640,800.00	410,200.00
158	B2-502	38.18	1,351,000.00	1,080,800.00	270,200.00
159	B2-503	49.01	1,651,000.00	100,000.00	1,551,000.00
160	B2-504	49.01	1,651,000.00	1,320,800.00	330,200.00
161	B2-505	38.18	1,351,000.00	1,215,900.00	135,100.00
162	B2-506	49.01	1,651,000.00	1,238,250.00	412,750.00
163	B2-601	59.67	1,951,000.00	1,412,320.00	538,680.00
164	B2-602	38.18	1,251,000.00	1,151,000.00	100,000.00
165	B2-603	49.01	1,551,000.00	1,156,300.00	394,700.00
166	B2-604	49.01	1,551,000.00	1,395,900.00	155,100.00
167	B2-605	38.18	1,251,000.00	938,250.00	312,750.00
168	B2-606	49.01	1,551,000.00	1,473,450.00	77,550.00
169	B2-701	59.67	2,051,000.00	1,743,250.00	307,750.00
170	B2-702	38.18	1,351,000.00	1,080,800.00	270,200.00
171	B2-703	49.01	1,551,000.00	1,241,100.00	309,900.00
172	B2-704	49.01	1,651,000.00	1,320,800.00	330,200.00
173	B2-705	38.18	1,251,000.00	850,000.00	401,000.00
174	B2-706	49.01	1,551,000.00	100,000.00	1,451,000.00
	Total	8,061.55		248,421,016.00	54,911,984.00

B) Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential premises is Rs. 22300/- per sq. mtrs, Commercial premises on Ground Floor is Rs. 28100/- per sq. mtrs and Upper Ground Floor is Rs. 25400/- Per Sq.mtrs.

Sr No	Flat /Shop No.	Carpet Area (in Sq mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	LG-1	16.71	469,551.00
2	LG-2	16.98	477,138.00
3	LG-3	16.71	469,551.00
4	LG-4	17.53	492,593.00
5	LG-5	16.71	469,551.00
6	LG-6	13.80	387,780.00
7	LG-7	16.00	449,600.00
8	LG-8	16.71	469,551.00
9	UG-1	16.71	424,434.00
10	UG-2	16.98	431,292.00
11	UG-3	16.71	424,434.00
12	UG-4	16.71	424,434.00
13	UG-5	13.80	350,520.00
14	UG-6	16.00	406,400.00
15	UG-7	16.71	424,434.00
16	UG-8	16.71	424,434.00
17	A1-702	38.18	851,414.00
18	LG-10	16.00	449,600.00
19	LG-11	13.80	387,780.00
20	LG-12	16.71	469,551.00
21	LG-13	17.53	492,593.00
22	LG-14	16.71	469,551.00
23	LG-15	13.37	375,697.00
24	LG-16	16.00	449,600.00
25	LG-17	17.15	481,915.00
26	LG-9	16.71	469,551.00
27	UG-10	13.80	350,520.00
28	UG-11	16.71	424,434.00
29	UG-12	16.71	424,434.00
30	UG-13	13.37	339,598.00
31	UG-14	16.00	406,400.00
32	UG-15	17.15	435,610.00
33	UG-9	16.00	406,400.00
34	LG-18	17.15	481,915.00
35	LG-19	15.56	437,236.00
36	LG-20	16.71	469,551.00
37	LG-21	16.71	469,551.00



38	LG-17	15.56	492,593.00
39	LG-24	13.80	387,780.00
40	LG-25	16.00	449,600.00
41	LG-26	16.71	469,551.00
42	UG-16	17.15	435,610.00
43	UG-19	16.71	424,434.00
44	UG-21	13.80	350,520.00
45	UG-22	16.00	406,400.00
46	UG-23	16.71	424,434.00
47	A2-601	59.67	1,330,641.00
48	A2-606	59.67	1,330,641.00
49	LG-27	16.71	469,551.00
50	LG-28	16.00	449,600.00
51	LG-29	13.80	387,780.00
52	LG-30	16.71	469,551.00
53	LG-31	17.53	492,593.00
54	LG-32	16.71	469,551.00
55	LG-33	16.54	464,774.00
56	LG-34	17.15	481,915.00
57	LG-35	17.26	485,006.00
58	UG-27	16.71	424,434.00
59	UG-28	16.71	424,434.00
60	UG-29	16.54	420,116.00
		1,079.66	28,480,107.00

Table D :-

Comparison Between Balance Cost And Receivables

Sr No	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-
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)	54,911,984.00
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 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	(i) 1079.66, (ii) 2,84,80,107/-
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	83,392,091.00
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	70%



Designated Bank Account Details

Sr No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date 30.09.2023)
1	Opening balance	10,000.00
2	Deposits	185,142,855.00
3	Withdrawals	184,979,653.00
4	Closing Balance	173,202.00

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 **Vandan Infra Projects Private Limited** has utilized the required poportion 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 (As on date 30/09/2023 of this certificate)	Actual (As on date 30/09/2023 of this certificate)
1	Total Borrowed Funds (secured) - Drawdown availed till date	0	90,000,000.00	80,976,756.00
2	Own Funds and Internal Accruals	106,581,375.00	19,840,734.50	38,789,867.60
3	Customer Receipts Used For The Project	178,259,359.00	175,000,000.00	186,837,849.00
4	Total Fund For The Project	284,840,734.50	284,840,735	306,604,472.60
5	Total Estimated Cost (As per Table A)	284,840,734.50	284,840,735	284,840,734.50

Table G

AnyComments / observations of CA

Sr	Comments
1	The figures of deposits and withdrawals account are exclusive of cheque returns and receipts towards stamp duty.
2	NA
3	NA
4	NA

Yours Faithfully,

Agreed and Accepted By,

For Vandan Infra Projects Private Limited,

Pramod Rathod
Director

Place : Amravati
Date : 24/11/2023
Udin:- 23193773BGSYKL5939



M/s. A.H.Sahu & Associates
CHARTERED ACCOUNTANTS

(Signature)
Proprietor
CA AMAN H. SAHU
FRN-151832W