VINOD VISHAL & ASSOCIATES

Office: S-4, 2nd Floor, Girish Heights
Beside Bharat Talkies, LIC Sq.
Kamptee Road, Nagpur - 440001
Ph.: 0712-2567123, 2546789
E-mail: vandv123@gmail.com

CA INDIA
Chatered Accountants
H.O. : Opposite Sakhar Dharamshala,
Near Sangam Building,
Matatoli, Gondia-441601

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number **P50300030777**

To,

Date: 05/02/2025

M/s Merigold Reality
Nagpur
PAN: AAWFM0555C

Subject : Certificate of Financial Progress of work of **SUMERU VEDANTA 2** having MahaRERA Registration Number **P50300030777** being developed by **M/s Merigold Reality**

Sir,

This Certificate is being issued for RERA compliance for the **SUMERU VEDANTA 2** having MAHARERA Registration Number **P50300030777** being developed by **M/s Merigold Reality** and is based on 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 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)	4,602,700
	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	2,386,956
	c)	Estimated Acquisition cost of TDR (if any)	1,257,910
	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	175,705
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

VINOD VISHAL & ASSOC. Chartered Accountants NAGPUR

	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.	-
	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	**8,423,271**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	99,915,807
	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.	7,500,000
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	10,000,000.00
		Sub Total of Development Cost	**117,415,807**
		Total cost of Project (Estimated)	**125,839,078**

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

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Table B - Actual Cost Incurred on the project as on 31/12/2024

Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	4,602,700
	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	2,386,956
	c	Incurred Expenditure for acquisition of TDR(if any)	1,257,910
	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	175,705
	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:	**8,423,271**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	50,537,620
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	50,537,620

		(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.	2,872,386
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	1,188,271
		Sub Total of Development Cost	**54,598,277**
3		**Total cost of the project (Actual incurred as on 31/12/2024)**	**63,021,548**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	50.08%
5		**Amount which can be withdrawn from the designated account**	**63,021,548**
6		Less : Amount withdrawn till date 31/12/2024 of this certificate from the designated account	59,438,225
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**3,583,323**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

VINOD VISHAL & ASSOC
Chartered Accountants
NAGPUR

Table C

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

Sold Inventory

Sr. No.	Project	Flat No.	Plot Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on 31/12/2024 date of this certificate	Balance Receivables
1	Sumeru Vedanta 2	101	53.15	3,000,000	2,410,800	589,200
2	Sumeru Vedanta 2	102	49.98	2,800,000	2489161	310,839
3	Sumeru Vedanta 2	103	55.14	2,500,000	2058250	441,750
4	Sumeru Vedanta 2	201	53.15	2,500,000	1805000	695,000
5	Sumeru Vedanta 2	203	55.14	3,600,000	2981940	618,060
6	Sumeru Vedanta 2	301	53.15	3,000,000	2510145	489,855
7	Sumeru Vedanta 2	302	49.98	2,300,000	1598390	701,610
8	Sumeru Vedanta 2	307	53.15	2,600,000	1353490	1,246,510
9	Sumeru Vedanta 2	401	53.15	2,400,000	1912680	487,320
10	Sumeru Vedanta 2	402	49.98	2,350,000	1577891	772,109
11	Sumeru Vedanta 2	403	55.14	2,700,000	2295090	404,910
12	Sumeru Vedanta 2	404	40.28	2,000,000	1747435	252,565
13	Sumeru Vedanta 2	407	53.15	2,500,000	1706000	794,000
14	Sumeru Vedanta 2	501	53.15	2,600,000	2102265	497,735
15	Sumeru Vedanta 2	502	49.98	2,300,000	1446390	853,610
16	Sumeru Vedanta 2	503	55.14	2,700,000	1443155	1,256,845
17	Sumeru Vedanta 2	504	40.28	1,900,000	1443155	456,845
18	Sumeru Vedanta 2	506	49.98	2,986,000	2606674	379,326
19	Sumeru Vedanta 2	507	53.15	2,550,000	2484105	65,895
20	Sumeru Vedanta 2	602	49.98	2,500,000	1922690	577,310
21	Sumeru Vedanta 2	603	55.14	2,750,000	2330490	419,510
22	Sumeru Vedanta 2	604	40.28	1,700,000	128500	1,571,500
23	Sumeru Vedanta 2	605	59.49	2,800,000	2034948	765,052
24	Sumeru Vedanta 2	606	49.98	2,700,000	558990	2,141,010
25	Sumeru Vedanta 2	607	53.15	3,000,000	2437800	562,200
26	Sumeru Vedanta 2	701	53.15	2,600,000	941372	1,658,628
27	Sumeru Vedanta 2	702	49.98	2,300,000	1910205	389,795
28	Sumeru Vedanta 2	703	55.14	3,000,000	2147700	852,300
29	Sumeru Vedanta 2	704	40.28	1,800,000	898650	901,350
30	Sumeru Vedanta 2	705	59.49	3,300,000	2687740	612,260
31	Sumeru Vedanta 2	706	49.98	2,300,000	1324000	976,000
32	Sumeru Vedanta 2	707	53.15	2,800,000	2161191	638,809
Grand Total			**1,645.41**	**82,836,000.00**	**59,456,292.00**	**23,379,708.00**

VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Project	Flat No.	Flat Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 31/12/2024
1	Sumeru Vedanta 2	104	40.28	926,440
2	Sumeru Vedanta 2	105	59.49	1,368,270
3	Sumeru Vedanta 2	106	49.98	1,149,540
4	Sumeru Vedanta 2	107	53.15	1,222,450
5	Sumeru Vedanta 2	202	49.98	1,149,540
6	Sumeru Vedanta 2	204	40.28	926,440
7	Sumeru Vedanta 2	205	59.49	1,368,270
8	Sumeru Vedanta 2	206	49.98	1,149,540
9	Sumeru Vedanta 2	207	53.15	1,222,450
10	Sumeru Vedanta 2	303	55.14	1,265,220
11	Sumeru Vedanta 2	304	40.28	926,440
12	Sumeru Vedanta 2	305	59.49	1,368,270
13	Sumeru Vedanta 2	306	49.98	1,149,540
14	Sumeru Vedanta 2	405	59.49	1,368,270
15	Sumeru Vedanta 2	406	49.98	1,149,540
16	Sumeru Vedanta 2	505	59.49	1,368,270
17	Sumeru Vedanta 2	601	53.15	1,222,450
Total			882.78	20,300,940.00

NAROD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

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)	62,817,530
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	23,379,708.00
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	882.78
	(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	20,300,940
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	43,680,648
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.	**100.00%**

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated Bank Account Details	
		Actual amount till date (from start of bank account till the 31/12/2024 date of this certificate)	
1	Opening Balance	0.00	
2	Deposits	59,456,292.00	
3	Withdrawals	59,438,225.18	
4	Closing Balance	18,066.82	

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 31/12/2024 date of certificate) (In Rs.)
1	Own Funds	381,153.00	381,153.00	3,565,256
2	Total Borrowed Funds (Secured) -- Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4	Customer Receipts used for project	125,457,925	125,457,925	59,456,292
5	Total funds for project	125,839,078	125,839,078	63,021,548
6	Total Estimated cost (As per Table A)	125,839,078	125,839,078	63,021,548
Note: Reasonable assumptions have been made to derive at above mentioned values.				

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

FOR VINOD VISHAL & ASSOCIATES
Chartered Accountants
FRN: 127506W

CA VINOD HASSANI
Partner
(M.NO. 102822)
UDIN: 25102822BMIQOV6742
Date: 05/02/2025

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Agreed and accepted by:
For Merigold Reality
MARIGOLD REALITY
PARTNER

Designation: Partner