Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE

For the Quarter October to December 2024

To
KOLHE VENTURES
Plot No. 190, Behind Nivrutti Nath Mandir,
Om Nagar, Hanuman Nagar,
Nagpur, 440009

Date : 29/04/2025

Subject : Certificate of Financial Progress of Work of **VIDYA NAGRI** having MahaRERA Registration Number P50400052189 being developed by **KOLHE VENTURES.**

Sir,

This certificate is being issued for RERA compliance for the Project **VIDYA NAGRI, Wardha** having MahaRERA Registration Number P50400052189 being developed by **KOLHE VENTURES** and is based on the records and documents produced before me and explanations provided to me by the management of the

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

Sr. No. (1)	Particulars (2)	Estimated Cost (In ₹) (At the time of Registration of Project) (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates	**42,00,000**
	(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/UT Administration or any Statutory Authority.	-
	(c) Estimated Acquisition cost of TDR (if any)	-
	(d) Estimated Amounts Payable to State Govcnrment/UT Administration or competent authority, or any other statutory authority of the State or Central Govenment, towards stamp duty, transfer charges, registration fees etc ; and	2,50,000
	(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 Accomodation, overhead cost, amounts payable to slum dwellers, tenants, appartment owners or appropriate athority or government or	-
	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	-
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub - Total of Land Cost :	**44,50,000**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	94,00,000
	(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 (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.	-
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any 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.	-
	Sub - Total of Development Cost :	**94,00,000**
	Total cost of the Project (Estimated)	**1,38,50,000**



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

Sr No. (1)	Particulars (2)	Amount (In Rs.) Incurred (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates	42,00,000
	(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/UT Administration or any Statutory Authority.	-
	(c) Incurred Expenditure for Acquisition 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	2,50,000
	(e) Land Premium paid for redevelopment of land owned by public	-
	(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 infrastructure for the same as certified by	-
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by 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 Accomodation, overhcad cost, amounts paid to slum dwellers. tenants, appartment owners or appropriate authority or government or	-
	iii. Incurred Expenditure towards 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.	-
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub - Total of Land Cost	**44,50,000**



2	**ii. Development Cost/Cost of Construction** (a) Expenditure for construction. Minimum of (a) or (b) to be considered (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (b) Actual Cost of construction incurred as per the books of accounts as verified by CA	36,97,488.11
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) 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	1,88,554.00
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(e) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for corstruction.	-
	Sub - Total of Development Cost	**38,86,042.11**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**83,36,042.11**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	60.19%
5	Amount which can be withdrawn from the Designated Account	83,36,042
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	83,36,042



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

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 (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	16	77	1,50,000.00	1,50,000.00	-
2	2	154.57	2,70,000.00	2,70,000.00	-
3	3	90	1,60,000.00	1,60,000.00	-
4	21	451.65	8,00,000.00	8,00,000.00	-
5	13	102.3	2,50,000.00	2,50,000.00	-
6	14	125.06	3,03,000.00	3,03,000.00	-
7	17	129.49	3,13,500.00	3,13,500.00	-
8	15	77	2,06,000.00	2,06,000.00	-
Grand Total		**1207.07**	**24,52,500.00**	**24,52,500.00**	-

TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	Plot No.	RERA Carpet Area per unit (in sq. mtrs.)	Unit Consideration as per Ready Reckoner Rate on cut off date
1	1	162.08	6,48,320.00
2	4	116.25	4,65,000.00
3	5	95.7	3,82,800.00
4	6	90	3,60,000.00
5	7	90	3,60,000.00
6	8	90	3,60,000.00
7	9	90	3,60,000.00
8	10	153.15	6,12,600.00
9	11	94.75	3,79,000.00
10	12	85	3,40,000.00
11	18	742	29,68,000.00
12	19	524.67	20,98,680.00
13	20	497.86	19,91,440.00
14	22	532.78	21,31,120.00
Total		**3364.24**	**1,34,56,960.00**



Table D

Comparison between Balance Cost and receivable

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)	55,13,957.89
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)	3,364.24
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of Table C to this certificate	1,34,56,960.00
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	1,34,56,960.00
5	(iv) (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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	94,19,872.00



Table E Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details
		Actual amount till date (from start of bank account till the cut off
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in act, collected from allottees of the project unit as

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 date of certificate) (In Rs.)
1	Own Funds	1,38,50,000.00	1,38,50,000.00	83,36,042.11
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4	Customer Receipts used for project	-	-	-
5	Total funds for project	1,38,50,000.00	1,38,50,000.00	83,36,042.11
6	Total Estimated cost (As per Table A)	1,38,50,000.00	1,38,50,000.00	83,36,042.11

Table G Any Comments/Observations of CA

Sr. No	Comments/Observations of CA
1	New designated bank account is opened for the project.
2	The Actual sale proceeds as per market value would be match more than the Ready Reckoner Rate for the

Agree and Accepted By

For K N D & ASSOCIATES
Chartered Accountants
F.R.N No. 112180W

NAGPUR

K N D & ASSOCIATES NAGPUR Chartered Accountants

(SUMIT AGRAWAL)
Partner
M.No. 165871

DATED: 29/04/2025

UDIN : 25165871BMJBYC2522