

FORM-3
[See Regulation 3]

VEDBHUMI BUILDERS & DEVELOPERS PRIVATE LIMITED, NAGPUR

**Brj and Barsana Project At Wathoda Ext. Housing Acc.,
Mouza Wathoda, Plot No. 7, 8 and Commercial Shopping Centre, Kh. No. 24/3(Part)**

Cost of Real Estate Project MahaRERA Registration Number _____

S. N.		PARTICULARS	AMOUNT ESTIMATED	AMOUNT INCURRED
1	I	Land Cost:		
	a	Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost and legal cost	17,07,938	17,07,938
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
	c	Acquisition cost of TDR (if any)	0	0
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	2,93,865	2,93,865
	f	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
	g	Under Rehabilitation Scheme:		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0	0
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
	(iii)	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,	0	0
	(iv)	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	0
		Sub-Total of LAND COST	20,01,803	20,01,803
	ii	Development Cost / Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer.	9,69,94,000	0
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	6,41,25,000



	(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	2,43,28,000	1,31,53,000
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	0	0
	c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	2,64,00,000	0
		Sub - Total of Development Cost	14,77,22,000	7,72,78,000
2		Total Estimated Cost of the Real Estate Project (1 (i)+1(ii) of Estimated Column	14,97,23,803	0
3		Total Cost Incurred of the Real Estate Project (1(i)+(ii) of Incurred Column		7,92,79,803
4		% Completion of Construction Work (as per Project Architect's Certificate)		
5		Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)		52.95%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 *Sr. number 5)		7,92,78,754
7		Less: Amount withdrawn till date of this Certificated as per the Books of Accounts and Bank Statement		7,92,79,803
8		Net Amount which can be withdrawn from the Designated Bank Account under this Certificate.		(-)1049

This certificate is being issued for RERA compliance the Company Vedbhumi Builders & Developers Private Limited, Nagpur and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



Place : Nagpur.
Date : 14th August, 2017

For, RAVINDRA R. WANKHEDE
CHARTERED ACCOUNTANTS,

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(RAVINDRA R. WANKHEDE)
PROPRIETOR,
M. No. 048206.

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	7,04,44,000	
2		Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and Books of Accounts)	36,10,000	
3	(i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	833,350	
	(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 Annexure A to this certificate	2,23,33,776	
4		Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,59,43,776	
5		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 of the balance receivables of ongoing project will be deposited in designated Account	2,59,43,776	

This certificate is being issued for RERA compliance for the Company Vedbhumi Builders & Developers Private Limited, Nagpur and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Place : Nagpur.
Date : 14th August, 2017



For, RAVINDRA R. WANKHEDE
CHARTERED ACCOUNTANTS,


(RAVINDRA R. WANKHEDE)
PROPRIETOR.
M. No. 048206.

Annexure A

Statement for Calculation of Receivables from The Sales of the Ongoing Real Estate Project

SOLD INVENTORY

S. N.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
	As Per Sheet Attached	1068.335	5,85.00,000	5,48,90,000	36,10,000

**UNSOLD INVENTORY VALUATION
READY RECKONER RATE AS ON THE DATE OF CERTIFICATE OF
THE RESIDENTIAL / COMMERCIAL PREMISES RS. 26,800 Per Sq. Mtrs.**

S. N.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
	As Per Sheet Attached	833.350	2,23,33,776



Place : Nagpur.
Date : 14th August, 2017

For, RAVINDRA R. WANKHEDE
CHARTERED ACCOUNTANTS,


(RAVINDRA R. WANKHEDE)
PROPRIETOR.
M. No. 048206.

AREA STATEMENT FOR BARSANA 4BHK - G+7 FLOOR (14 FLATS & STILT PARKING)						
S. N.	CARPET AREA	B/UP AREA	B/UP (INCLUDING ENCLOSED BALCONY - PREMIUM)	SUPER B/UP	TERRACE	% SHARE AS PER SANCTION
FIRST FLOOR						
FLAT 101	83.483	90.808	141.965	210.330	24.146	7.143
FLAT 102	83.253	90.808	141.231	209.701	24.956	7.143
SECOND FLOOR						
FLAT 201	83.483	90.808	141.965	210.330	25.406	7.143
FLAT 202	83.253	90.808	141.231	209.701	25.406	7.143
THIRD FLOOR						
FLAT 301	83.483	90.808	141.965	210.330	24.146	7.143
FLAT 302	83.253	90.808	141.231	209.701	24.956	7.143
FOURTH FLOOR						
FLAT 401	83.483	90.808	141.965	210.330	25.406	7.143
FLAT 402	83.253	90.808	141.231	209.701	25.406	7.143
FIFTH FLOOR						
FLAT 501	83.483	90.808	141.965	210.330	24.146	7.143
FLAT 502	83.253	90.808	141.231	209.701	24.956	7.143
SIXTH FLOOR						
FLAT 601	83.483	90.808	141.965	210.330	25.406	7.143
FLAT 602	83.253	90.808	141.231	209.701	25.406	7.143
SEVENTH FLOOR						
FLAT 701	83.483	90.808	141.965	210.330	24.146	7.143
FLAT 702	83.253	90.808	141.231	209.701	24.956	7.143
GRAND TOTAL	1167.152	1271.312	1982.372	2940.217	348.844	100.000



**AREA STATEMENT FOR BRIJ
3BHK, G+4 (& FLATS+SHOPS)**

S. N.	CARPET AREA	B/UP AREA	B/UP (INCLUDING ENCLOSED BALCONY - PREMIUM)	SUPER B/UP	TERRACE	% SHARE AS PER SANCTION
GROUND FLOOR						
SHOP 01	18.461	20.738	21.157	30.875	—	2.487
SHOP 02	14.433	15.939	15.126	22.074	—	1.911
SHOP 03	15.573	17.052	18.683	27.264	—	2.045
SHOP 04	14.074	15.456	14.633	21.354	—	1.854
SHOP 05	19.390	20.878	21.846	31.880	—	2.504
SHOP 06	12.444	13.618	14.315	20.890	—	1.633
SHOP 07	12.597	13.797	14.320	20.897	—	1.655
SHOP 08	14.979	17.387	17.476	25.503	—	2.085
TOTAL	121.951	134.867	137.556	200.737	—	16.174
FIRST FLOOR						
OFFICE 01 / 101	32.954	37.371	48.716	73.240	18.512	4.482
OFFICE 02 / 102	19.194	21.841	28.375	42.659	—	2.619
OFFICE 03 / 103	25.098	28.188	37.103	55.780	—	3.380
				174.679 (SQ.M)		
OFFICE 04 / 104	25.076	27.940	37.183	60.530	—	3.351
OFFICE 05 / 105	19.384	22.057	28.743	46.791	—	2.645
OFFICE 06 / 106	32.953	37.355	48.864	79.546	18.512	4.480
				186.867 (SQ.M)		
TOTAL	154.659	174.752	228.984	358.546	37.024	20.957
SECOND FLOOR						
OFFICE 01 / 201	32.954	37.371	48.716	71.370	15.33	4.482
OFFICE 02 / 202	19.194	21.841	28.375	41.570	—	2.619
OFFICE 03 / 203	25.098	28.188	37.103	54.356	—	3.380
				167.296 (SQ.M)		
OFFICE 04 / 204	25.076	27.940	37.183	54.430	—	3.351
OFFICE 05 / 205	19.384	22.057	28.743	42.075	—	2.645
OFFICE 06 / 206	32.953	37.355	48.864	71.530	13.797	4.480
				168.035 (SQ.M)		
TOTAL	154.659	174.752	228.984	335.331	29.127	20.957
THIRD FLOOR						
FLAT 301	75.816	87.376	114.195	167.297	13.338	10.478
FLAT 302	75.816	87.376	114.789	168.034	15.618	10.478
TOTAL	151.632	174.752	228.984	335.331	28.956	20.956
FOURTH FLOOR						
FLAT 401	75.816	87.376	114.195	167.297	13.797	10.478
FLAT 402	75.816	87.376	114.789	168.034	13.797	10.478
TOTAL	151.632	174.752	228.984	335.331	27.594	20.956
GRAND TOTAL	734.533	833.874	1053.492	1565.276	122.701	100.000
TOTAL BRIJ IN DARSANA	1901.685	2105.186	3035.864	4505.493	471.545	100.000



AREA STATEMENT FOR BARSANA 4BHK - G+7 FLOOR (14 FLATS & STILT PARKING)					
S. N.	CARPET AREA	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT / LETTER OF ALLOTMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
FIRST FLOOR					
FLAT 101	83.483	Unsold			
FLAT 102	83.253	Sold	4,500,000.00	4,200,000.00	300,000.00
SECOND FLOOR					
FLAT 201	83.483	Unsold			
FLAT 202	83.253	Sold	4,500,000.00	4,500,000.00	-
THIRD FLOOR					
FLAT 301	83.483	Unsold			
FLAT 302	83.253	Sold	4,500,000.00	4,500,000.00	-
FOURTH FLOOR					
FLAT 401	83.483	Sold	4,500,000.00	4,200,000.00	300,000.00
FLAT 402	83.253	Sold	4,500,000.00	4,500,000.00	-
FIFTH FLOOR					
FLAT 501	83.483	Sold	4,500,000.00	2,790,000.00	1,710,000.00
FLAT 502	83.253	Sold	4,500,000.00	2,600,000.00	1,900,000.00
SIXTH FLOOR					
FLAT 601	83.483	Sold	4,500,000.00	4,500,000.00	-
FLAT 602	83.253	Sold	4,500,000.00	4,500,000.00	-
SEVENTH FLOOR					
FLAT 701	83.483	Sold	4,500,000.00	2,511,000.00	1,989,000.00
FLAT 702	83.253	Sold	4,500,000.00	4,500,000.00	-
GRAND TOTAL	1167.152		49,500,000.00	43,301,000.00	6,199,000.00



AREA STATEMENT FOR BRIJ

3BHK,G+4 (8 FLATS+SHOPS)

S. N.	CARPET AREA	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT / LETTER OF ALLOTMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
GROUND FLOOR					
SHOP 01	18.461	Unsold			
SHOP 02	14.433	Unsold			
SHOP 03	15.573	Unsold			
SHOP 04	14.074	Unsold			
SHOP 05	19.390	Unsold			
SHOP 06	12.444	Unsold			
SHOP 07	12.597	Unsold			
SHOP 08	14.979	Unsold			
TOTAL	121.951				
FIRST FLOOR					
OFFICE 01 /101	32.954	Unsold			
OFFICE 02 /102	19.194	Unsold			
OFFICE 03 /103	25.098	Unsold			
OFFICE 04 /104	25.076	Unsold			
OFFICE05 /105	19.384	Unsold			
OFFICE 06 /106	32.953	Unsold			
TOTAL	154.659				
SECOND FLOOR					
OFFICE 01 /201	32.954	Unsold			
OFFICE 02 /202	19.194	Unsold			
OFFICE 03 /203	25.098	Unsold			
OFFICE 04 /204	25.076	Unsold			
OFFICE05 / 205	19.384	Unsold			
OFFICE 06 /206	32.953	Unsold			
TOTAL	154.659				
THIRD FLOOR					
FLAT 301	75.816	Unsold			
FLAT 302	75.816	Sold	4,500,000.00	3,000,000.00	1,500,000.00
TOTAL	151.632		4,500,000.00	3,000,000.00	1,500,000.00
FOURTH FLOOR					
FLAT 401	75.816	Unsold			
FLAT 402	75.816	Sold	4,500,000.00	3,000,000.00	1,500,000.00
TOTAL	151.632		4,500,000.00	3,000,000.00	1,500,000.00
GRAND TOTAL	734.533		9,000,000.00	6,000,000.00	3,000,000.00
TOTAL BRIJnBARSANA	1901.685		58,500,000.00	49,301,000.00	9,199,000.00



VEDBHUMI BUILDERS & DEVELOPERS PRIVATE LIMITED, NAGPUR

STATEMENT OF CALCULATION OF RECEIVABLES FROM THE SALES OF ONGOING REAL ESTATE PROJECT

AREA STATEMENT FOR BARSANA
4BHK - G+7 FLOOR (14 FLATS & STILT PARKING)

S. N.	FLAT NO.	CARPET AREA	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT / LETTER OF ALLOTMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
FIRST FLOOR						
1	FLAT 102	83.253	Sold	4,500,000.00	4,200,000.00	300,000.00
SECOND FLOOR						
2	FLAT 202	83.253	Sold	4,500,000.00	4,500,000.00	-
THIRD FLOOR						
3	FLAT 302	83.253	Sold	4,500,000.00	4,500,000.00	-
FOURTH FLOOR						
4	FLAT 401	83.483	Sold	4,500,000.00	4,200,000.00	300,000.00
5	FLAT 402	83.253	Sold	4,500,000.00	4,500,000.00	-
FIFTH FLOOR						
6	FLAT 501	83.483	Sold	4,500,000.00	2,790,000.00	1,710,000.00
7	FLAT 502	83.253	Sold	4,500,000.00	2,600,000.00	1,900,000.00
SIXTH FLOOR						
8	FLAT 601	83.483	Sold	4,500,000.00	4,500,000.00	-
9	FLAT 602	83.253	Sold	4,500,000.00	4,500,000.00	-
SEVENTH FLOOR						
10	FLAT 701	83.483	Sold	4,500,000.00	2,511,000.00	1,989,000.00
11	FLAT 702	83.253	Sold	4,500,000.00	4,500,000.00	-
GRAND TOTAL						
		916.703		49,500,000.00	43,301,000.00	6,199,000.00

AREA STATEMENT FOR BRIJ 3BHK,G+4 (8 FLATS+SHOPS)

S. N.	FLAT NO.	CARPET AREA	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT / LETTER OF ALLOTMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
THIRD FLOOR						
12	FLAT 302	75.816	Sold	4,500,000.00	3,000,000.00	1,500,000.00
	TOTAL	75.816		4,500,000.00	3,000,000.00	1,500,000.00
FOURTH FLOOR						
13	FLAT 402	75.816	Sold	4,500,000.00	3,000,000.00	1,500,000.00
	TOTAL	75.816		4,500,000.00	3,000,000.00	1,500,000.00
GRAND TOTAL						
		151.632		9,000,000.00	6,000,000.00	3,000,000.00
TOTAL BRIJ in BARSANA						
		1068.335		58,500,000.00	49,301,000.00	9,199,000.00



VEDBHUMI BUILDERS & DEVELOPERS PRIVATE LIMITED, NAGPUR**STATEMENT OF UNSOLD INVENTORY VALUATION AS PER ASR RATES****RATES AS PER READY RECKONER IN FORCE FROM 01-04-2017 ITEM NO. 35.473/19****RS.****26,800 PER SQ. MTRS.****AREA STATEMENT FOR BARSANA
4BHK - G+7 FLOOR (14 FLATS & STILT PARKING)**

S. N.	FLAT / SHOP NO.	CARPET AREA	STATUS OF SALE	UNIT CONSIDERATION AS PER READY RECKONER RATE (ASR)
1	FIRST FLOOR			
	FLAT 101	83.483	Unsold	2,237,344.00
2	SECOND FLOOR			
	FLAT 201	83.483	Unsold	2,237,344.00
3	THIRD FLOOR			
	FLAT 301	83.483	Unsold	2,237,344.00
GRAND TOTAL		250.449		6,712,032.00
AREA STATEMENT FOR BRIJ 3 BHK, G+4 (8 FLATS+SHOPS)				
S. N.	FLAT / SHOP NO.	CARPET AREA	STATUS OF SALE	UNIT CONSIDERATION AS PER READY RECKONER RATE (ASR)
4	GROUND FLOOR			
	SHOP 01	18.461	Unsold	494,755.00
5	SHOP 02	14.433	Unsold	386,804.00
6	SHOP 03	15.573	Unsold	417,356.00
7	SHOP 04	14.074	Unsold	377,183.00
8	SHOP 05	19.390	Unsold	519,652.00
9	SHOP 06	12.444	Unsold	333,499.00
10	SHOP 07	12.597	Unsold	337,600.00
11	SHOP 08	14.979	Unsold	401,437.00
TOTAL		121.951		3,268,286.00
12	FIRST FLOOR			
	OFFICE 01 /101	32.954	Unsold	883,167.00
13	OFFICE 02 /102	19.194	Unsold	514,399.00
14	OFFICE 03 /103	25.098	Unsold	672,626.00
15	OFFICE 04 /104	25.076	Unsold	672,037.00
16	OFFICE 05 /105	19.384	Unsold	519,491.00
17	OFFICE 06 /106	32.953	Unsold	883,140.00
TOTAL		154.659		4,144,860.00



	SECOND FLOOR			
18	OFFICE 01 /201	32.954	Unsold	883,167.00
19	OFFICE 02 /202	19.194	Unsold	514,399.00
20	OFFICE 03 /203	25.098	Unsold	672,626.00
21	OFFICE 04 /204	25.076	Unsold	672,037.00
22	OFFICE05 / 205	19.384	Unsold	519,491.00
23	OFFICE 06 /206	32.953	Unsold	883,140.00
	TOTAL	154.659		4,144,860.00
	THIRD FLOOR			
24	FLAT 301	75.816	Unsold	2,031,869.00
	TOTAL	75.816		2,031,869.00
	FOURTH FLOOR			
25	FLAT 401	75.816	Unsold	2,031,869.00
	TOTAL	75.816		2,031,869.00
	GRAND TOTAL	582.901		15,621,744.00
	TOTAL BRIJnBARSANA	833.350		22,333,776.00

