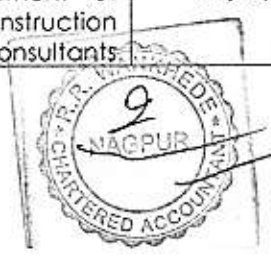
FORM-3
[See Regulation 3]

VEDBHUMI INFRA PROJECTS PRIVATE LIMITED, NAGPUR

Bhumi Park Residency Project at Plot No. 68, Abhyankar Road, Nazul Sheet No. 20-A, C.S. No. 294, Sheet No. 3(28)10 III, Mouza Dhantoli.

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	7,20,25,000	7,20,25,000
	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	48,43,800	48,43,800
	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	39,90,000	39,90,000
	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	8,08,58,800	8,08,58,800
	ii		**Development Cost / Cost of Construction:**		
	a	(i)	Estimated Cost of Construction as certified by Engineer.	6,44,00,000	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	6,92,13,645
		(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants,	91,56,200	58,27,748



			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.		
	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.	5,72,00,000	3,07,17,371
			Sub – Total of Development Cost	13,07,56,200	10,57,58,764
2			**Total Estimated Cost of the Real Estate Project (1 (i)+1(ii) of Estimated Column**	21,16,13,000	0
3			**Total Cost Incurred of the Real Estate Project (1(i)+(ii) of Incurred Column**		18,66,17,564
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 %)**		88.13%
6			**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 *Sr. number 5)**		18,64,94,537
7			**Less: Amount withdrawn till date of this Certificated as per the Books of Accounts and Bank Statement**		18,66,17,564
8			**Net Amount which can be withdrawn from the Designated Bank Account under this Certificate.**		(-) 1,23,027

This certificate is being issued for RERA compliance the Company Vedbhumi Infra Projects 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.

R.R. WANKHEDE NAGPUR CHARTERED ACCOUNTANTS

For, RAVINDRA R. WANKHEDE
CHARTERED ACCOUNTANTS,

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

Place : Nagpur.
Date : 14th August, 2017

(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)	2,49,95,436	
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)	1,50,00,000	
3	(i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	974.12	
	(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	12,11,38,056	
4		Estimated receivables of ongoing project. Sum of 2 + 3(ii)	13,61,38,056	
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	9,52,96,639	

This certificate is being issued for RERA compliance for the Company Vedbhumi Infra Projects 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



For, RAVINDRA R. WANKHEDE
CHARTERED ACCOUNTANTS,

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

Place : Nagpur.
Date : 14th August, 2017

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
1	Shop 01	61.66	95,00,000	80,00,000	15,00,000
2	Shop 02	61.62	95,00,000	80,00,000	15,00,000
3	Flat 101	55.20	70,00,000	70,00,000	----
4	Flat 503	58.83	70,00,000	10,00,000	60,00,000
5	Flat 504	55.49	70,00,000	10,00,000	60,00,000
	TOTAL	292.80	4,00,00,000	2,50,00,000	1,50,00,000

UNSOLD INVENTORY VALUATION
READY RECKNOR RATE AS ON THE DATE OF CERTIFICATE OF
THE RESIDENTIAL / COMMERCIAL PREMISES RS.68,000 Per Sq. Mtrs.

S. N.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Polyclinic- Shop No. 1 in Working	27.25	47,90,464
2	Pathology Lab – Shop No. 2 in Working	26.72	31,65,604
3	Office-1 Shop No. 3 in Working	24.62	32,19,256
4	Office-2 Shop No. 3 in Working		
5	Office-3 Shop No.4 in Working	28.06	46,22,912
6	Office-4 Shop No. 4 in Working		
7	Flat No. 102	58.83	69,73,128
8	Flat No. 201	61.22	69,30,900
9	Flat No. 202	55.20	71,43,400
10	Flat No. 203	58.83	69,73,128
11	Flat No. 204	55.49	70,50,036
12	Flat No. 301	61.22	69,30,900
13	Flat No. 302	55.20	71,43,400
14	Flat No. 303	58.83	69,73,128
15	Flat No. 304	55.49	70,50,036
16	Flat No. 401	61.22	69,30,900
17	Flat No. 402	55.20	71,43,400
18	Flat No. 403	58.83	69,73,128
19	Flat No. 404	55.49	70,50,036
20	Flat No. 501	61.22	69,30,900
21	Flat No. 502	55.20	71,43,400
	TOTAL	974.12	12,11,38,056

For, RAVINDRA R. WANKHEDE
CHARTERED ACCOUNTANTS,

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

R.R. WANKHEDE * NAGPUR * CHARTERED ACCOUNTANT

Place : Nagpur.
Date : 14th August, 2017

VEDBHUMI INFRA PROJECTS PRIVATE LIMITED, NAGPUR

AREA STATEMENT AS PER DOD FOR (BHUMI PARK RESIDENCY)

G+5 (SHOPS, OFFICES AND 18 FLATS. G+5)

S. N.	FLAT / SHOP NO.		CARPET AREA	B/UP +ENC. BALCONY+ ENCLOSED PREMIUM	SUPER B/UP IN SANCTION	LAND SHARE (%)	TERRACE
	GROUND FLOOR						
1	SHOP 001		61.66	84.877	127.065	4.808	0.000
2	SHOP 002		61.62	85.684	128.484	4.854	0.000
	TOTAL		123.28	170.561	255.549	9.661	0.000
	FIRST FLOOR						
3	POLYCLIINIC	SHOP 1 IN WORKING	27.250	70.448	98.261	2.080	0.000
4	PATHOLOGY LAB	SHOP 2 IN WORKING	26.720	46.553	74.366	2.080	0.000
5	OFFICE -1	SHOP 3 IN WORKING	24.620	47.342	73.002	1.919	0.000
6	OFFICE -2						
7	OFFICE -3	SHOP 4 IN WORKING	28.060	67.984	97.293	2.192	0.000
8	OFFICE -4						
9	FLAT 101	FLAT 102	55.200	105.050	157.064	4.454	0.000
10	FLAT 102	FLAT 103	58.830	102.546	153.389	4.729	0.000
	TOTAL		220.680	439.923	653.375	17.452	0.000
	SECOND FLOOR						
11	FLAT 201		61.22	101.925	153.529	4.503	8.837
12	FLAT 202		55.2	105.050	157.038	4.631	9.292
13	FLAT 203		58.83	102.546	153.623	4.518	9.292
14	FLAT 204		55.49	103.677	155.224	4.570	8.562
	TOTAL		230.740	413.198	619.414	18.222	35.983
	THIRD FLOOR						
15	FLAT 301		61.22	101.925	153.529	4.503	9.838
16	FLAT 302		55.2	105.050	157.038	4.631	8.853
17	FLAT 303		58.83	102.546	153.623	4.518	8.853
18	FLAT 304		55.49	103.677	155.224	4.570	9.838
	TOTAL		230.74	413.198	619.414	18.222	37.382
	FOURTH FLOOR						
19	FLAT 401		61.22	101.925	153.529	4.503	8.837
20	FLAT 402		55.2	105.050	157.038	4.631	9.292
21	FLAT 403		58.83	102.546	153.623	4.518	9.292
22	FLAT 404		55.49	103.677	155.224	4.570	8.562
	TOTAL		230.740	413.198	619.414	18.222	35.983
	FIFTH FLOOR						
23	FLAT 501		61.22	101.925	153.529	4.503	9.838
24	FLAT 502		55.2	105.050	157.038	4.631	8.853
25	FLAT 503		58.83	102.546	153.623	4.518	8.853
26	FLAT 504		55.49	103.677	155.224	4.570	9.838
	TOTAL		230.74	413.198	619.414	18.222	37.382
	GRAND TOTAL		1036.180	2292.647	3386.580	100.000	146.730

R.R. WANKHEDE
NAGPUR
CHARTERED ACCOUNTANT

VEDBHUMI INFRA PROJECTS PRIVATE LIMITED, NAGPUR

AREA STATEMENT AS PER DOD FOR (BHUMI PARK RESIDENCY)

G+5 (SHOPS, OFFICES AND 18 FLATS. G+5)

S. N.	FLAT / SHOP NO.		CARPET AREA	B/UP +ENC. BALCONY+ ENCLOSED PREMIUM	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
	GROUND FLOOR							
1	SHOP 001		61.66	84.877	Sold	9,500,000	8,000,000	1,500,000
2	SHOP 002		61.62	85.684	Sold	9,500,000	8,000,000	1,500,000
	TOTAL		123.28	170.561		19,000,000	16,000,000	3,000,000
	FIRST FLOOR							
3	POLYCLIINIC	SHOP 1 IN WORKING	27.250	70.448	Unsold			-
4	PATHOLOGY LAB	SHOP 2 IN WORKING	26.720	46.553	Unsold			-
5	OFFICE -1	SHOP 3 IN	24.620					-
6	OFFICE -2	WORKING		47.342	Unsold			-
7	OFFICE -3	SHOP 4 IN	28.060					-
8	OFFICE -4	WORKING		67.984	Unsold			-
9	FLAT 101	FLAT 101	55.200	105.050	Sold	7,000,000	7,000,000	-
10	FLAT 102	FLAT 102	58.830	102.546	Unsold			-
	TOTAL		220.680	439.923		7,000,000	7,000,000	-
	SECOND FLOOR							
11	FLAT 201		61.22	101.925	Unsold			-
12	FLAT 202		55.2	105.050	Unsold			-
13	FLAT 203		58.83	102.546	Unsold			-
14	FLAT 204		55.49	103.677	Unsold			-
	TOTAL		230.740	413.198		-	-	-
	THIRD FLOOR							
15	FLAT 301		61.22	101.925	Unsold			-
16	FLAT 302		55.2	105.050	Unsold			-
17	FLAT 303		58.83	102.546	Unsold			-
18	FLAT 304		55.49	103.677	Unsold			-
	TOTAL		230.74	413.198		-	-	-
	FOURTH FLOOR							
19	FLAT 401		61.22	101.925	Unsold			-
20	FLAT 402		55.2	105.050	Unsold			-
21	FLAT 403		58.83	102.546	Unsold			-
22	FLAT 404		55.49	103.677	Unsold			-
	TOTAL		230.740	413.198		-	-	-
	FIFTH FLOOR							
23	FLAT 501		61.22	101.925	Unsold			-
24	FLAT 502		55.2	105.050	Unsold			-
25	FLAT 503		58.83	102.546	Sold	7,000,000	1,000,000	6,000,000
26	FLAT 504		55.49	103.677	Sold	7,000,000	1,000,000	6,000,000
	TOTAL		230.74	413.198		14,000,000	2,000,000	12,000,000
	GRAND TOTAL		1266.920	2292.647		40,000,000	25,000,000	15,000,000



VEDBHUMI INFRA PROJECTS PRIVATE LIMITED, NAGPUR

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

AREA STATEMENT AS PER DOD FOR BHUMI PARK RESIDENCY

G+5 (SHOPS, OFFICES AND 18 FLATS. G+5)

S. N.	FLAT / SHOP NO.	CARPET AREA	B/UP +ENC. BALCONY+ ENCLOSED PREMIUM	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
	GROUND FLOOR						
1	SHOP 001	61.66	84.877	Sold	9,500,000	8,000,000	1,500,000
2	SHOP 002	61.62	85.684	Sold	9,500,000	8,000,000	1,500,000
	TOTAL	123.28	170.561		19,000,000	16,000,000	3,000,000
	FIRST FLOOR						
3	FLAT 101	55.200	105.050	Sold	7,000,000	7,000,000	-
	TOTAL	55.200	105.050		7,000,000	7,000,000	-
	SECOND FLOOR	0.000					
	TOTAL	0.000	0.000		-	-	-
	THIRD FLOOR	0.000					
	TOTAL	0.000	0.000		-	-	-
	FOURTH FLOOR	0.000					
	TOTAL	0.000	0.000		-	-	-
	FIFTH FLOOR						
4	FLAT 503	58.83	102.546	Sold	7,000,000	1,000,000	6,000,000
5	FLAT 504	55.49	103.677	Sold	7,000,000	1,000,000	6,000,000
	TOTAL	114.32	206.223		14,000,000	2,000,000	12,000,000
	GRAND TOTAL	292.800	511.205		40,000,000	25,000,000	15,000,000



VEDBHUMI INFRA PROJECTS 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. 18.292/28

RS. 68,000 PER SQ. MTRS.

AREA STATEMENT AS PER DOD FOR (BHUMI PARK RESIDENCY)

G+5 (SHOPS, OFFICES AND 18 FLATS. G+5)

S. N.	FLAT / SHOP NO.		CARPET AREA	B/UP +ENC. BALCONY+ ENCLOSED PREMIUM	STATUS OF SALE	UNIT CONSIDERATION AS PER AGREEMENT
	GROUND FLOOR					
	TOTAL			0.000		-
	FIRST FLOOR					
1	POLYCLIINIC	SHOP 1 IN WORKING	27.250	70.448	Unsold	1,853,000
2	PATHOLOGY LAB	SHOP 2 IN WORKING	26.720	46.553	Unsold	1,816,960
3	OFFICE -1	SHOP 3 IN	24.620			
4	OFFICE -2	WORKING		47.342	Unsold	1,853,000
5	OFFICE -3	SHOP 4 IN	28.060			
6	OFFICE -4	WORKING		67.984	Unsold	1,853,000
7	FLAT 102	FLAT 102	58.830	102.546	Unsold	4,000,440
	TOTAL		165.480	334.873		11,376,400
	SECOND FLOOR					
8	FLAT 201		61.22	101.925	Unsold	4,162,960
9	FLAT 202		55.2	105.050	Unsold	3,753,600
10	FLAT 203		58.83	102.546	Unsold	4,000,440
11	FLAT 204		55.49	103.677	Unsold	3,773,320
	TOTAL		230.740	413.198		15,690,320
	THIRD FLOOR					
12	FLAT 301		61.22	101.925	Unsold	4,162,960
13	FLAT 302		55.2	105.050	Unsold	3,753,600
14	FLAT 303		58.83	102.546	Unsold	4,000,440
15	FLAT 304		55.49	103.677	Unsold	3,773,320
	TOTAL		230.74	413.198		15,690,320
	FOURTH FLOOR					
16	FLAT 401		61.22	101.925	Unsold	4,162,960
17	FLAT 402		55.2	105.050	Unsold	3,753,600
18	FLAT 403		58.83	102.546	Unsold	4,000,440
19	FLAT 404		55.49	103.677	Unsold	3,773,320
	TOTAL		230.740	413.198		15,690,320
	FIFTH FLOOR					
20	FLAT 501		61.22	101.925	Unsold	4,162,960
21	FLAT 502		55.2	105.050	Unsold	3,753,600
	TOTAL		116.420	206.975		7,916,560
	GRAND TOTAL		974.120	1810.813		66,363,920

R.R. WANKHEDE NAGPUR CHARTERED ACCOUNTANT