

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE QUARTER ENDED 30th MARCH 2023)

VATSALYABHUMI – Project Registration No. P50500013281

Date: 15th April 2023

To,

M/s. Vedbhumi Builders & Developers Pvt. Ltd.

1st Floor, Bhumi Arcade, Pattidar Bhawan Marg, Near Lakadganj marg, Nagpur - 440008.

Subject: Certificate of Financial Progress of Work of “VATSALYABHUMI”, at Kh. No. 24/3, City Survey No. 34, Sheet No. 565/18, Village – Wathoda, Taluka – Nagpur (Rural), Distt. – Nagpur, Pin Code –440008; being developed by M/s. Vedbhumi Builders & Developers Pvt. Ltd.

Sir,

This certificate is being issued for RERA compliance for the project “VATSALYABHUMI”, at Kh. No. 24/3, City Survey No. 34, Sheet No. 565/18, Village – Wathoda, Taluka – Nagpur (Rural), Distt. – Nagpur, Pin Code –440008; being developed by M/s. Vedbhumi Builders & Developers Pvt. Ltd and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 1,04,84,815/-
b.	Estimated Amount of Premium Payable to obtain development	NIL



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	rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	
c.	Acquisition of Cost of TDR (if any)	NIL
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.	Rs. 22,73,000/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		Rs. 1,27,57,815/-



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(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 71,81,00,000/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs. 15,63,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	Rs. 9,65,00,000/-
Sub – Total of DEVELOPMENT COST		Rs. 97,09,00,000/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		Rs. 98,36,57,815/-

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 1,04,84,815/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL



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c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
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.	Rs. 22,73,000/-
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
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 Engineer. (b) Incurred Expenditure for constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 accommodation or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		Rs. 1,27,57,815/-



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2.	DEVELOPMENT COST / COST OF CONSTRUCTION	
i.	Expenditure for construction. Minimum of (a) and (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 the C.A.	Rs. 67,52,45,786/-
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's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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 registered.	Rs. 13,50,924/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	NIL
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	Rs. 15,11,74,359/-
Sub – Total of DEVELOPMENT COST		Rs. 82,77,71,069/-
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	Rs. 84,05,28,884/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	85.44%
5.	Amount which can be withdrawn from the Designated Account.	Rs. 84,05,28,884/-
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	Rs. 1,00,00,000/-
7.	Net Amount which can be withdrawn from the Designated Account.	Rs. 83,05,28,884/-



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TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No.	Plot No.	Area (Sq. Mtrs.)	Registration Date of Sub-Registrar	Sale Deed Amount	Received Amount
<u>INDRAPRASTHA</u>					
1	RH A - 2	71.574	JULY/17	30,00,000	30,00,000
2	RH A - 3	71.574	MAY/16	30,00,000	30,00,000
3	RH A - 4	71.574	MAY/16	30,00,000	30,00,000
4	RH A - 5	71.574	MARCH/16	30,00,000	30,00,000
5	RH A - 6	71.574	SEPTEMBER/15	30,00,000	30,00,000
6	RH A - 7	71.574	FEBRUARY/16	30,00,000	30,00,000
7	RH A - 8	71.574	MARCH/15	30,00,000	30,00,000
8	RH A1 - 4	71.574	OCTOBER/14	30,00,000	30,00,000
9	RH A1 - 5	71.574	APRIL/15	30,00,000	30,00,000
10	RH A1 - 6	71.574	JUNE/17	30,00,000	30,00,000
11	RH A1 - 7	71.574	JANUARY/20	30,00,000	30,00,000
12	RH A1 - 8	71.574	JUNE/14	30,00,000	30,00,000
13	RH A2 - 1	71.574	APRIL/19	30,00,000	30,00,000
14	RH A2 - 2	71.574	FEBRUARY/17	30,00,000	30,00,000
15	RH A2 - 3	71.574	JUNE/14	30,00,000	30,00,000
16	RH A2 - 4	71.574	SEPTEMBER/15	30,00,000	30,00,000
17	RH A2 - 5	71.574	FEBRUARY/15	30,00,000	30,00,000
18	RH A2 - 6	71.574	FEBRUARY/16	30,00,000	30,00,000
19	RH A2 - 7	71.574	JUNE/15	30,00,000	30,00,000
20	RH A2 - 8	71.574	JUNE/15	30,00,000	30,00,000
<u>GOKUL</u>					
21	FLAT 101	56.324	11/07/2021	25,00,000	25,00,000
22	FLAT 102	52.616	20/07/2021	25,00,000	25,00,000
23	FLAT 103	57.480	20/06/2021	25,00,000	25,00,000
24	FLAT 104	56.111	10/06/2021	25,00,000	25,00,000



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25	FLAT 201	56.324	11/07/2021	25,00,000	25,00,000
26	FLAT 202	52.616	29/06/2021	25,00,000	25,00,000
27	FLAT 203	57.480	31/12/2020	25,00,000	25,00,000
28	FLAT 204	56.111	20/07/2021	25,00,000	25,00,000
29	FLAT 301	56.324	11/07/2021	25,00,000	25,00,000
30	FLAT 302	52.616	31/03/2021	25,00,000	25,00,000
31	FLAT 303	57.480	02/06/2021	25,00,000	25,00,000
32	FLAT 304	56.111	31/03/2021	25,00,000	25,00,000
33	FLAT 401	56.324	31/03/2021	25,00,000	25,00,000
34	FLAT 402	52.616	31/03/2021	25,00,000	25,00,000
35	FLAT 403	57.480	--	25,00,000	25,00,000
36	FLAT 404	56.111	--	25,00,000	25,00,000
37	FLAT 501	56.324	--	25,00,000	25,00,000
38	FLAT 502	52.616	31/03/2021	25,00,000	25,00,000
39	FLAT 503	57.480	31/12/2020	25,00,000	25,00,000
40	FLAT 504	56.111	10/06/2021	25,00,000	25,00,000
41	FLAT 601	56.324	10/06/2021	25,00,000	25,00,000
42	FLAT 602	52.616	02/06/2021	25,00,000	25,00,000
43	FLAT 604	56.111	31/03/2021	25,00,000	25,00,000
44	FLAT 701	56.324	10/06/2021	25,00,000	25,00,000
45	FLAT 702	52.616	--	25,00,000	25,00,000
46	FLAT 703	57.480	20/07/2021	25,00,000	25,00,000
47	FLAT 704	56.111	31/03/2021	25,00,000	25,00,000
48	FLAT 801	56.324	31/03/2021	25,00,000	25,00,000
49	FLAT 802	52.616	05/06/2021	25,00,000	25,00,000
50	FLAT 803	57.480	20/07/2021	25,00,000	25,00,000
51	FLAT 804	56.111	22/07/2021	25,00,000	25,00,000
MATHURA					
52	FLAT 101	71.497	31/03/2021	30,00,000	30,00,000
53	FLAT 102	71.497	31/03/2021	30,00,000	30,00,000
54	FLAT 103	71.497	31/03/2021	30,00,000	30,00,000
55	FLAT 104	71.497	25/03/2021	30,00,000	30,00,000



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56	FLAT 201	71.497	02/06/2021	30,00,000	30,00,000
57	FLAT 202	71.497	31/03/2021	30,00,000	30,00,000
58	FLAT 203	71.497	02/06/2021	30,00,000	30,00,000
59	FLAT 301	71.497	20/07/2021	30,00,000	30,00,000
60	FLAT 302	71.497	20/07/2021	30,00,000	30,00,000
61	FLAT 303	71.497	18/06/2021	40,00,000	30,00,000
62	FLAT 304	71.497	08/10/2020	30,00,000	30,00,000
63	FLAT 401	71.497	31/03/2021	30,00,000	30,00,000
64	FLAT 402	71.497	31/03/2021	30,00,000	30,00,000
65	FLAT 403	71.497	31/03/2021	30,00,000	30,00,000
66	FLAT 404	71.497	02/06/2021	30,00,000	30,00,000
67	FLAT 501	71.497	31/03/2021	30,00,000	30,00,000
68	FLAT 502	71.497	02/06/2021	30,00,000	30,00,000
69	FLAT 503	71.497	19/03/2021	30,00,000	30,00,000
70	FLAT 504	71.497	02/06/2021	30,00,000	30,00,000
71	FLAT 601	71.497	31/03/2021	30,00,000	30,00,000
72	FLAT 602	71.497	31/03/2021	30,00,000	30,00,000
73	FLAT 603	71.497	02/06/2021	30,00,000	30,00,000
74	FLAT 604	71.497	10/06/2021	30,00,000	30,00,000
75	FLAT 701	71.497	31/12/2020	30,00,000	30,00,000
76	FLAT 702	71.497	02/06/2021	30,00,000	30,00,000
77	FLAT 703	71.497	31/03/2021	30,00,000	30,00,000
78	FLAT 704	71.497	22/06/2021	30,00,000	30,00,000
79	FLAT 801	71.497	26/03/2021	30,00,000	30,00,000
80	FLAT 802	71.497	26/03/2021	30,00,000	30,00,000
81	FLAT 803	71.497	26/03/2021	30,00,000	30,00,000

SHRINATHJI

82	FLAT 101	61.545	JUNE/17	40,00,000	40,00,000
83	FLAT 102	61.545	JUNE/17	40,00,000	40,00,000
84	FLAT 106	61.545	JUNE/17	40,00,000	40,00,000
85	FLAT 201	61.545	JUNE/14	40,00,000	40,00,000
86	FLAT 202	61.545	JUNE/17	40,00,000	40,00,000



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87	FLAT 204	61.545	JUNE/17	40,00,000	40,00,000
88	FLAT 205	61.545	JUNE/17	40,00,000	40,00,000
89	FLAT 207	61.545	JUNE/17	40,00,000	40,00,000
90	FLAT 301	61.545	NOVEMBER/20	40,00,000	40,00,000
91	FLAT 302	61.545	MARCH/15	40,00,000	40,00,000
92	FLAT 303	61.545	MARCH/15	40,00,000	40,00,000
93	FLAT 304	61.545	MARCH/16	40,00,000	40,00,000
94	FLAT 306	61.545	MARCH/15	40,00,000	40,00,000
95	FLAT 307	61.545	MARCH/15	40,00,000	40,00,000
96	FLAT 308	61.545	JUNE/17	40,00,000	40,00,000
97	FLAT 402	61.545	MARCH/15	40,00,000	40,00,000
98	FLAT 403	61.545	JUNE/17	40,00,000	40,00,000
99	FLAT 404	61.545	MARCH/16	40,00,000	40,00,000
100	FLAT 405	61.545	OCTOBER/16	40,00,000	40,00,000
101	FLAT 406	61.545	JUNE/17	40,00,000	40,00,000
102	FLAT 501	61.545	JUNE/17	40,00,000	40,00,000
103	FLAT 502	61.545	MARCH/16	40,00,000	40,00,000
104	FLAT 503	61.545	AUGUST/20	40,00,000	40,00,000
105	FLAT 505	61.545	JUNE/17	40,00,000	40,00,000
106	FLAT 506	61.545	DECEMBER/20	40,00,000	40,00,000
107	FLAT 507	61.545	DECEMBER/20	40,00,000	40,00,000
108	FLAT 601	61.545	JULY/21	40,00,000	40,00,000
109	FLAT 602	61.545	JUNE/17	40,00,000	40,00,000
110	FLAT 603	61.545	JUNE/17	40,00,000	40,00,000
111	FLAT 605	61.545	JUNE/17	40,00,000	40,00,000
112	FLAT 607	61.545	JUNE/17	40,00,000	40,00,000
113	FLAT 707	61.545	DECEMBER/20	40,00,000	40,00,000
<u>VRINDAVAN</u>					
114	FLAT 101	69.159	MAY/19	40,00,000	40,00,000
115	FLAT 102	69.159	MARCH/21	40,00,000	40,00,000
116	FLAT 103	69.159	AUGUST/19	40,00,000	40,00,000
117	FLAT 104	69.159	JUNE/17	40,00,000	40,00,000



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118	FLAT 201	69.159	JULY/20	40,00,000	40,00,000
119	FLAT 202	69.159	SEPTEMBER/20	40,00,000	40,00,000
120	FLAT 203	69.159	JANUARY/19	40,00,000	40,00,000
121	FLAT 204	69.159	FEBRUARY/19	40,00,000	40,00,000
122	FLAT 301	69.159	DECEMBER/16	40,00,000	40,00,000
123	FLAT 302	69.159	OCTOBER/18	40,00,000	40,00,000
124	FLAT 303	69.159	OCTOBER/18	40,00,000	40,00,000
125	FLAT 304	69.159	OCTOBER/18	40,00,000	40,00,000
126	FLAT 401	69.159	JANUARY/20	40,00,000	40,00,000
127	FLAT 402	69.159	MARCH/15	40,00,000	40,00,000
128	FLAT 403	69.159	JUNE/17	40,00,000	40,00,000
129	FLAT 404	69.159	JUNE/17	40,00,000	40,00,000
130	FLAT 501	69.159	JUNE/17	40,00,000	40,00,000
131	FLAT 502	69.159	JUNE/17	40,00,000	40,00,000
132	FLAT 503	69.159	JUNE/17	40,00,000	40,00,000
133	FLAT 504	69.159	OCTOBER/18	40,00,000	40,00,000
134	FLAT 601	69.159	JUNE/19	40,00,000	40,00,000
135	FLAT 602	69.159	JUNE/19	40,00,000	40,00,000
136	FLAT 603	69.159	JUNE/17	40,00,000	40,00,000
137	FLAT 604	69.159	NOVEMBER/19	40,00,000	40,00,000
138	FLAT 701	69.159	SEPTEMBER/21	40,00,000	40,00,000
139	FLAT 702	69.159	JUNE/19	40,00,000	40,00,000
140	FLAT 703	69.159	JANUARY/19	40,00,000	40,00,000
141	FLAT 704	69.159	JANUARY/19	40,00,000	40,00,000
142	FLAT 801	69.159	JANUARY/20	40,00,000	40,00,000
143	FLAT 802	69.159	JANUARY/20	40,00,000	40,00,000
144	FLAT 803	69.159	JANUARY/20	40,00,000	40,00,000
145	FLAT 804	69.159	JANUARY/20	40,00,000	40,00,000
DWARKA					
146	FLAT 107	53.965	OCTOBER/18	35,00,000	35,00,000
147	FLAT 110	53.965	JUNE/17	35,00,000	35,00,000
148	FLAT 112	53.965	JUNE/17	35,00,000	35,00,000



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149	FLAT 201	53.965	NOVEMBER/16	35,00,000	35,00,000
150	FLAT 204	53.965	MAY/15	35,00,000	35,00,000
151	FLAT 205	53.965	AUGUST/20	35,00,000	35,00,000
152	FLAT 211	53.965	--	35,00,000	35,00,000
153	FLAT 304	53.965	MARCH/16	35,00,000	35,00,000
154	FLAT 309	53.965	JUNE/17	35,00,000	35,00,000
155	FLAT 310	53.965	JUNE/17	35,00,000	35,00,000
156	FLAT 311	53.965	JANUARY/20	35,00,000	35,00,000
157	FLAT 401	53.965	MARCH/15	35,00,000	35,00,000
158	FLAT 410	53.965	JANUARY/20	35,00,000	35,00,000
159	FLAT 411	53.965	NOVEMBER/20	35,00,000	35,00,000
160	FLAT 501	53.965	JULY/17	35,00,000	35,00,000
161	FLAT 506	53.965	JANUARY/15	35,00,000	35,00,000
	Total	10345.13 Sq. Mtrs.		54,05,00,000/-	54,05,00,000/-

UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
<u>INDRAPRASTHA</u>			
1	RH A - 1	71.574	19,18,183
2	RH A1 - 1	71.574	19,18,183
3	RH A1 - 2	71.574	19,18,183
4	RH A1 - 3	71.574	19,18,183
<u>GOKUL</u>			
5	FLAT 603	57.480	15,40,464
6	FLAT 702	52.616	14,10,109
<u>MATHURA</u>			
7	FLAT 204	71.497	19,16,120
8	FLAT 804	71.497	19,16,120
<u>SHRINATHJI</u>			
9	FLAT 103	61.545	16,49,406



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10	FLAT 104	61.545	16,49,406
11	FLAT 105	61.545	16,49,406
12	FLAT 107	61.545	16,49,406
13	FLAT 108	61.545	16,49,406
14	FLAT 206	61.545	16,49,406
15	FLAT 208	61.545	16,49,406
16	FLAT 305	61.545	16,49,406
17	FLAT 401	61.545	16,49,406
18	FLAT 407	61.545	16,49,406
19	FLAT 408	61.545	16,49,406
20	FLAT 504	61.545	16,49,406
21	FLAT 508	61.545	16,49,406
22	FLAT 604	61.545	16,49,406
23	FLAT 606	61.545	16,49,406
24	FLAT 608	61.545	16,49,406
25	FLAT 701	61.545	16,49,406
26	FLAT 702	61.545	16,49,406
27	FLAT 703	61.545	16,49,406
28	FLAT 704	61.545	16,49,406
29	FLAT 705	61.545	16,49,406
30	FLAT 706	61.545	16,49,406
31	FLAT 708	61.545	16,49,406
DWARKA			
32	FLAT 101	53.965	14,46,262
33	FLAT 102	53.965	14,46,262
34	FLAT 103	53.965	14,46,262
35	FLAT 104	53.965	14,46,262
36	FLAT 105	53.965	14,46,262
37	FLAT 106	53.965	14,46,262
38	FLAT 108	53.965	14,46,262
39	FLAT 109	53.965	14,46,262
40	FLAT 111	53.965	14,46,262



RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

41	FLAT 202	53.965	14,46,262
42	FLAT 203	53.965	14,46,262
43	FLAT 206	53.965	14,46,262
44	FLAT 207	53.965	14,46,262
45	FLAT 208	53.965	14,46,262
46	FLAT 209	53.965	14,46,262
47	FLAT 210	53.965	14,46,262
48	FLAT 212	53.965	14,46,262
49	FLAT 301	53.965	14,46,262
50	FLAT 302	53.965	14,46,262
51	FLAT 303	53.965	14,46,262
52	FLAT 305	53.965	14,46,262
53	FLAT 306	53.965	14,46,262
54	FLAT 307	53.965	14,46,262
55	FLAT 308	53.965	14,46,262
56	FLAT 312	53.965	14,46,262
57	FLAT 402	53.965	14,46,262
58	FLAT 403	53.965	14,46,262
59	FLAT 404	53.965	14,46,262
60	FLAT 405	53.965	14,46,262
61	FLAT 406	53.965	14,46,262
62	FLAT 407	53.965	14,46,262
63	FLAT 408	53.965	14,46,262
64	FLAT 409	53.965	14,46,262
65	FLAT 412	53.965	14,46,262
67	FLAT 502	53.965	14,46,262
68	FLAT 503	53.965	14,46,262
69	FLAT 504	53.965	14,46,262
70	FLAT 505	53.965	14,46,262
71	FLAT 507	53.965	14,46,262
72	FLAT 508	53.965	14,46,262



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73	FLAT 509	53.965	14,46,262
74	FLAT 510	53.965	14,46,262
75	FLAT 511	53.965	14,46,262
76	FLAT 512	53.965	14,46,262
77	FLAT 601	53.965	14,46,262
78	FLAT 602	53.965	14,46,262
79	FLAT 603	53.965	14,46,262
80	FLAT 604	53.965	14,46,262
81	FLAT 605	53.965	14,46,262
82	FLAT 606	53.965	14,46,262
83	FLAT 607	53.965	14,46,262
84	FLAT 608	53.965	14,46,262
85	FLAT 609	53.965	14,46,262
86	FLAT 610	53.965	14,46,262
87	FLAT 611	53.965	14,46,262
88	FLAT 612	53.965	14,46,262
COMMERCIAL BLOCK KRISHNARPAN			
89	SHOP 001	11.023	2,95,416
90	SHOP 002	11.856	3,17,741
91	SHOP 003	16.025	4,29,470
92	SHOP 004	18.280	4,89,904
93	SHOP 005	15.953	4,27,540
94	SHOP 006	16.108	4,31,694
95	SHOP 007	9.580	2,56,744
96	SHOP 10	91.234	24,45,071
97	SHOP 10	40.635	10,89,018
98	SHOP 20	91.234	24,45,071
99	SHOP 20	40.635	10,89,018
TOTAL		5339.524 Sq. Mtrs.	14,30,99,242/-



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TABLE D

Comparison between Balance Cost and Receivables

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)	Rs. 14,31,28,931/-
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)	NIL
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	5339.524 Sq. Mtrs. Rs. 14,30,99,242/-
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	NIL
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%



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TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	Rs. 10,000/-
2	Deposits	Rs. 54,05,00,000/-
3	Withdrawals	Rs. 54,05,00,000/-
4	Closing Balance	Rs. 10,000/-

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 M/s. Vedbhumis Builders & Developers Pvt. Ltd, has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.



RISHI LASHKARE & ASSOCIATES

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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 Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 97,36,57,815/-	Rs. 97,36,57,815/-	Rs. 30,00,28,884/-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	Rs. 1,00,00,000/-	Rs. 1,00,00,000/-	Rs. 54,05,00,000/-
5	Total Funds for Project	Rs. 98,36,57,815/-	Rs. 98,36,57,815/-	Rs. 84,05,28,884/-
6	Total Estimated Cost (As per Table A)	Rs. 98,36,57,815/-	Rs. 98,36,57,815/-	Rs. 84,05,28,884/-



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TABLE G

Any Comments / Observations of C.A.

1.	All the above figures are taken as per the limited data provided by the client with respect to the project only
2.	All the above figures are taken from the un-audited books of accounts as provided by the client.



R. R. Lashkare

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 24130169BJ22279848)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully

Agreed and accepted by:

R. R. Lashkare

Signature of Promoter

Name: M/s. Vedbhumi Builders & Developers Pvt. Ltd

Date: 15th April 2023

Place: Nagpur