P. H. NAIDU & CO.
CHARTERED ACCOUNTANTS

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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Date: 24-08-2024

To,
The Director
Tarangan Infraventures Pvt. Ltd.
Nagpur

Subject: Certificate of Financial Progress of Work upto 30.09.2023 of Project - Pioneer Orchid having MahaRERA Registration Number - P50500017948.

Sir,

This Certificate is being issued for RERA compliance for the Project Named as Pioneer Orchid having Maha RERA Registration Number - P50500017948 and is based on the records and documents produced before me and explanations provided to me by the management of the developer firm.

For the Quarter Ending : - 30th Sept 2023

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

Sr No		Particulars	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).	61,366,335
	b)	Estimated 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/UT Administration or any Statutory Authority.	29,878,422
	c)	Estimated Acquisition cost of TDR (if any)	-
	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, resgistration fees etc; and	3,764,467
	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 accomodation or rent in lien of Transit accomodation, overhead cost, amount payable to slum dwellers, tenants, aparment owners or appropriate authority or government or concesionaire which are not refunable an 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		**95,009,224**

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ii)	Development Cost / Cost of Construction of Building:		
	(a)	Estimated Cost of Construction as certified by Engineer	372,430,154
	(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 (atributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	35,501,655
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any statutory Authority.	1,000,000
	c)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	108,143,385
		Sub Total of Development Cost	**517,075,194**
		Total Cost of the Project (Estimated)	612,084,418



Table B - Actual Cost Incurred on the Project (at on 30.09.2023)

Sr No		Particulars	Amount Incurred (In Rs.)
(1)		(2)	(3)
1	**Land Cost:**		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	61,366,335
	b)	Incurred Expenditure on Premiums to obtain development rights, FSI, Additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	29,878,422
	c)	Incurred Expenditure on Acquisition cost 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, resgistration fees etc; and	3,764,467
	e)	Land Premium paid for redevelopment of land owned by public authorities.	
	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 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 lien of Transit accomodation, overhead cost, amount payable to slum dwellers, tenants, aparment owners or appropriate authority or government or concesionaire which are not refunable an 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 Rs	**95,009,224**
2	**Development Cost / Cost of Construction of Building:**		
	(i)	Expenditure for construction. Minimu of (a) or (b) to be considered	357,288,717
		(a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer	357,288,717
		(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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads, etc.), absorbed cost (atributable 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.	43,020,442
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any statutory Authority.	3,815,277
	(v)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	83,235,419
		Sub Total of Development Cost	**487,359,855**
3		Total Cost of the Project (Actual incurred as on date of certificate)	**582,369,079**
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	95.15%
5		Amount which can be withdrawn from the Designated Account.	454,341,472
6		Less: Amount Withdrawn till date of this certificate from the Designated Account	419,575,365
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	34,766,107

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Table C

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

Sold Inventory

Sr No	Flat No / Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount *	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	101	46.685	3,268,571	3,248,571	20,000
2	102	45.225	3,120,025	2,909,952	210,073
3	103	45.225	2,938,162	2,918,162	20,000
4	104	46.685	2,902,925	2,882,925	20,000
5	105	46.685	2,899,000	2,879,000	20,000
6	106	46.685	2,578,751	2,578,751	-
7	107	46.685	3,042,079	3,022,080	19,999
8	108	41.179	3,129,878	3,129,877	1
9	109	46.685	2,982,500	2,962,500	20,000
10	110	46.685	2,937,410	2,937,410	-
11	111	46.685	2,982,203	2,982,203	(1)
12	112	46.685	2,916,702	2,896,664	20,038
13	113	46.685	3,291,120	3,200,000	91,120
14	114	46.685	3,233,000	3,233,000	-
15	115	46.685	2,763,850	2,618,860	144,990
16	116	46.685	2,717,595	2,622,500	95,095
17	117	46.685	2,773,750	2,773,750	-
18	118	46.685	2,843,055	2,823,055	20,000
19	119	46.685	3,662,110	3,611,000	51,110
20	120	46.685	3,052,640	3,032,640	20,000
21	121	46.685	3,384,302	3,364,302	20,000
22	122	45.225	2,902,841	2,882,841	20,000
23	123	45.225	2,815,500	2,815,517	(17)
24	124	46.685	2,532,435	2,532,435	-
25	201	46.685	2,782,500	2,762,500	20,000
26	202	45.225	2,763,897	2,743,891	20,006
27	203	45.225	3,135,556	3,115,556	20,000
28	204	46.685	2,819,448	2,799,447	20,001
29	205	46.685	2,938,095	2,918,100	19,995
30	206	46.685	2,842,950	2,822,950	20,000
31	207	46.685	2,732,000	2,732,000	-
32	208	41.179	2,638,200	2,638,210	(10)
33	209	46.685	3,135,600	3,135,600	-
34	210	46.685	2,949,109	2,942,050	7,059
35	211	46.685	2,922,090	2,891,000	31,090
36	212	46.685	2,949,150	2,929,150	20,000
37	213	46.685	3,191,760	3,160,000	31,760
38	214	46.685	2,577,132	2,577,132	-
39	215	46.685	2,902,950	2,895,950	7,000
40	216	46.685	3,004,763	2,984,763	20,000
41	217	46.685	2,875,150	2,875,150	-
42	218	46.685	2,848,000	2,828,000	20,000
43	219	46.685	2,910,375	2,910,375	-
44	220	46.685	2,768,879	2,748,880	19,999
45	221	46.685	3,274,072	3,274,000	72
46	222	45.225	3,274,082	3,274,000	82
47	223	45.225	3,066,000	3,066,000	-
48	224	46.685	3,030,000	3,030,000	-
49	301	46.685	3,083,392	2,988,300	95,093
50	302	45.225	2,965,000	2,965,000	-
51	303	45.225	2,795,265	2,775,265	20,000
52	304	46.685	2,747,960	2,732,600	15,360
53	305	46.685	2,747,850	2,732,600	15,250
54	306	46.685	3,081,728	2,975,000	106,728
55	307	46.685	3,044,800	3,044,800	-
56	308	41.179	2,500,000	2,400,000	100,000
57	309	46.685	2,764,140	2,758,870	5,270
58	310	46.685	2,965,250	2,011,000	954,250
59	311	46.685	2,738,584	2,738,584	-
60	312	46.685	2,627,370	2,607,360	20,010
61	313	46.685	2,500,000	-	2,500,000
62	314	46.685	2,535,813	2,435,813	100,000



63	315	46.685	2,671,303	2,651,300	20,003
64	316	46.685	2,995,378	2,995,346	32
65	317	46.685	2,176,500	2,176,500	-
66	318	46.685	2,995,395	2,975,395	20,000
67	319	46.685	3,000,000	2,980,000	20,000
68	320	46.685	2,816,045	2,796,045	20,000
69	321	46.685	3,000,000	2,980,000	20,000
70	322	45.225	2,500,000	2,500,000	-
71	323	45.225	3,095,310	3,075,000	20,310
72	324	46.685	2,793,649	2,793,649	-
73	401	46.685	3,135,600	3,135,600	-
74	402	45.225	2,815,500	2,795,500	20,000
75	403	45.225	2,863,500	2,763,000	100,500
76	404	46.685	2,842,916	2,770,000	72,916
77	405	46.685	2,877,500	2,848,500	29,000
78	406	46.685	2,782,500	2,770,000	12,500
79	407	46.685	2,520,000	2,520,000	-
80	408	41.179	3,182,273	3,182,273	-
81	409	46.685	2,721,700	2,634,915	86,785
82	410	46.685	3,228,990	3,228,830	160
83	411	46.685	3,153,325	3,153,325	-
84	412	46.685	3,245,395	3,225,395	20,000
85	413	46.685	3,000,000	2,920,000	80,000
86	414	46.685	2,972,250	2,952,250	20,000
87	415	46.685	2,995,515	2,929,955	65,560
88	416	46.685	2,721,700	2,721,698	2
89	417	46.685	3,152,782	3,132,800	19,982
90	418	46.685	3,316,813	3,316,813	0
91	419	46.685	2,816,102	2,780,855	35,247
92	420	46.685	2,957,549	2,937,550	19,999
93	421	46.685	3,147,620	3,127,620	20,000
94	422	45.225	2,503,050	2,483,000	20,050
95	423	45.225	2,910,381	2,890,509	19,872
96	424	46.685	2,949,150	2,949,059	91
97	501	46.685	2,885,337	2,750,337	135,000
98	502	45.225	3,088,836	3,068,836	20,000
99	503	45.225	2,864,902	2,669,000	195,902
100	504	46.685	2,816,102	2,796,102	20,000
101	505	46.685	3,033,712	3,013,712	20,000
102	506	46.685	3,042,128	3,042,152	(25)
103	507	46.685	2,747,000	2,727,000	20,000
104	508	41.179	2,700,600	2,680,600	20,000
105	509	46.685	3,042,190	3,022,190	20,000
106	510	46.685	2,830,344	2,804,343	26,001
107	511	46.685	2,967,939	2,967,940	(1)
108	516	46.685	3,182,294	3,162,294	20,000
109	517	46.685	3,048,000	3,030,000	18,000
110	518	46.685	3,088,793	3,068,795	19,998
111	519	46.685	2,721,700	2,721,700	-
112	520	46.685	3,135,600	3,077,000	58,600
113	521	46.685	2,902,858	2,882,858	20,000
114	522	45.225	2,995,461	2,975,481	19,980
115	523	45.225	2,956,700	2,956,700	-
116	524	46.685	2,922,075	2,872,075	50,000
117	601	46.685	2,949,150	2,929,150	20,000
118	602	45.225	2,859,997	2,859,996	1
119	603	45.225	2,859,997	2,859,996	1
120	604	46.685	2,860,054	2,860,000	54
121	605	46.685	2,840,250	2,830,000	10,250
122	606	46.685	3,033,714	3,013,500	20,214
123	607	46.685	2,856,200	2,836,200	20,000
124	608	41.179	2,903,550	2,883,550	20,000
125	609	46.685	2,816,053	2,779,052	37,001
126	610	46.685	3,291,925	3,191,925	100,000
127	611	46.685	3,440,000	3,440,000	-
128	612	46.685	3,291,678	3,271,680	19,998
129	613	46.685	3,440,000	3,440,000	-
130	614	46.685	3,291,760	3,191,760	100,000
131	615	46.685	3,199,278	3,183,519	15,759
132	616	46.685	3,042,128	3,022,127	20,001
133	617	46.685	2,700,000	2,700,000	-
134	618	46.685	2,752,880	2,732,880	20,000

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135	619	46.685	2,782,500	2,682,500	100,000
136	620	46.685	2,947,500	2,927,500	20,000
137	621	46.685	2,842,916	2,842,000	916
138	622	45.225	2,863,500	2,863,500	-
139	623	45.225	2,910,381	2,815,377	95,004
140	624	46.685	3,106,548	3,106,547	1
141	702	45.225	3,042,190	2,942,190	100,000
142	703	45.225	2,764,140	2,625,000	139,140
143	704	46.685	2,763,950	2,525,000	238,950
144	705	46.685	2,763,938	2,763,938	(1)
145	706	46.685	1,800,000	1,800,000	-
146	707	46.685	3,430,594	3,410,594	20,000
147	708	41.179	3,430,720	3,410,720	20,000
148	709	46.685	3,199,125	3,179,125	20,000
149	710	46.685	3,013,920	2,993,859	20,061
150	712	46.685	3,082,993	3,062,993	20,000
151	716	46.685	3,049,220	3,029,220	20,000
152	717	46.685	2,560,000	1,500,000	1,060,000
153	718	46.685	3,094,000	3,094,000	-
154	719	46.685	3,153,750	3,133,750	20,000
155	720	46.685	2,949,150	2,934,009	15,141
156	721	46.685	2,995,395	2,975,350	20,045
157	722	45.225	2,799,000	2,799,000	-
158	723	45.225	2,921,840	2,902,089	19,751
159	801	46.685	3,359,266	3,259,265	100,001
160	802	45.225	3,004,761	2,984,760	20,001
161	803	45.225	2,916,603	2,900,000	16,603
162	804	46.685	3,147,620	3,127,620	20,000
163	805	46.685	3,042,128	2,985,129	56,999
164	806	46.685	2,674,590	2,649,526	25,064
165	807	46.685	2,816,102	2,715,034	101,068
166	808	41.179	2,816,079	2,705,037	111,042
167	809	46.685	3,106,548	3,086,547	20,001
168	810	46.685	3,106,548	3,082,000	24,548
169	811	46.685	3,291,678	2,961,000	330,678
170	812	46.685	3,291,678	3,191,700	99,978
171	813	46.685	2,671,372	2,671,372	-
172	814	46.685	3,266,432	3,246,432	20,000
173	815	46.685	3,338,115	3,038,115	300,000
174	816	46.685	3,135,518	3,135,518	(1)
175	817	46.685	2,617,500	2,547,500	70,000
176	818	46.685	3,042,094	3,022,500	19,594
177	819	46.685	2,981,135	2,961,133	20,002
178	820	46.685	3,000,000	2,980,000	20,000
179	821	46.685	2,100,000	2,100,000	-
180	822	45.225	2,648,500	2,648,500	-
181	823	45.225	3,135,556	3,115,555	20,001
182	824	46.685	3,152,500	3,132,500	20,000
183	903	45.225	3,476,870	3,476,870	-
184	904	46.685	2,600,000	2,580,000	20,000
185	905	46.685	3,478,375	3,428,375	50,000
186	906	46.685	3,199,125	3,179,125	20,000
187	908	41.179	3,199,095	1,199,095	2,000,000
188	909	46.685	2,844,642	2,500,000	344,642
189	912	46.685	3,060,256	3,040,000	20,256
190	913	46.685	2,546,172	2,546,172	-
191	914	46.685	2,486,172	2,486,172	-
192	916	46.685	2,856,519	2,856,519	-
193	917	46.685	2,846,000	1,830,000	1,016,000
194	918	46.685	3,042,094	3,018,731	23,363
195	919	46.685	2,947,500	2,927,500	20,000
196	920	46.685	2,995,433	2,975,432	20,001
197	921	46.685	3,135,820	3,135,820	-
198	922	45.225	2,902,833	2,882,835	19,998
199	923	45.225	3,292,180	3,242,180	50,000
200	924	46.685	3,013,920	2,983,920	30,000
201	1001	46.685	2,835,500	1,899,125	936,375
202	1002	45.225	2,862,461	2,400,000	462,461
203	1003	45.225	2,763,897	2,743,900	19,997
204	1004	46.685	2,763,950	2,743,950	20,000
205	1005	46.685	2,816,078	2,816,037	41
206	1006	46.685	2,856,750	2,759,750	97,000
207	1007	46.685	3,291,726	3,271,726	20,000
208	1009	46.685	2,995,433	2,975,432	20,001
209	1010	46.685	3,245,478	3,245,478	(1)
210	1013	46.685	3,291,760	3,291,760	-
211	1015	46.685	3,199,113	3,040,000	159,113
212	1016	46.685	3,182,295	3,162,295	20,000
213	1017	46.685	3,100,043	3,080,000	20,043
214	1018	46.685	3,100,068	3,080,000	20,068
215	1019	46.685	2,848,005	2,828,005	20,000
216	1020	46.685	2,910,458	2,870,000	40,458
217	1021	46.685	3,033,730	2,957,036	76,694
218	1022	45.225	3,033,853	2,957,034	76,819
219	1023	45.225	3,199,102	3,199,102	1
220	1024	46.685	3,030,895	2,870,800	160,095
221	1101	46.685	2,967,939	2,917,939	50,000
222	1118	46.685	3,199,125	3,179,125	20,000
223	1119	46.685	2,809,725	2,540,302	269,423
224	1120	46.685	2,816,057	2,411,388	404,669
225	1121	45.225	2,757,500	1,613,538	1,143,962
226	1122	46.685	2,886,750	2,866,750	20,000
			667,006,463	649,059,245	17,947,219



(Unsold Inventory)

Sr.No	Flat / Plot No	Carpet Area(in sq.Mts)	Unit Conideration as per Read Reckoner Rate
1	512	46.685	1,776,000.00
2	513	46.685	1,776,000.00
3	514	46.685	1,776,000.00
4	515	46.685	1,776,000.00
5	701	46.685	1,776,000.00
6	711	46.685	1,776,000.00
7	713	46.685	1,776,000.00
8	714	46.685	1,776,000.00
9	715	46.685	1,776,000.00
10	724	46.685	1,776,000.00
11	901	45.225	1,776,000.00
12	902	46.685	1,776,000.00
13	907	46.685	1,776,000.00
14	910	46.685	1,776,000.00
15	911	46.685	1,776,000.00
16	915	41.179	1,776,000.00
17	1008	46.685	1,776,000.00
18	1011	46.685	1,776,000.00
19	1012	46.685	1,776,000.00
20	1014	45.225	1,776,000.00
21	1102	46.685	1,776,000.00
22	1103	46.685	1,776,000.00
23	1104	46.685	1,776,000.00
24	1105	46.685	1,776,000.00
25	1106	41.179	1,776,000.00
26	1107	46.685	1,776,000.00
27	1108	46.685	1,776,000.00
28	1109	46.685	1,776,000.00
29	1110	46.685	1,776,000.00
30	1111	46.685	1,776,000.00
31	1112	46.685	1,776,000.00
32	1113	46.685	1,776,000.00
33	1114	46.685	1,776,000.00
34	1115	46.685	1,776,000.00
35	1116	46.685	1,776,000.00
36	1117	46.685	1,776,000.00
		1,666.73	63,936,000.00

P.H. NAIDU & CO. NAGPUR CHARTERED ACCOUNTANT

Table D
Comparison between Balance Cost and Receivables

Sr.No.	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	29,715,339
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)	17,947,219
3	Balance unsold area (in sq mtrs)	1,666.73
	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)	63,936,000
	as per Annexure A to this certificate	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	81,883,219
5	Amount to be deposited in Designed Account - 70% or 100%	70%
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account	57,318,254
	If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	-



Table E

Designated Bank Account Details		
Sr No.	**Particulars**	**Designated Bank Account Details**
	Account Number	179005001368
	IFSC Code	ICIC0001790
	Bank Name	ICICI Bank
	Branch	Dharampeth Branch, Nagpur-440010

Sr. No.	Particulars	Designated Bank Account Details Actual Amount Till Date (From Start of Bank Account to Till Date
1	Opening Balance	-
2	Deposits	543,199,556
3	Withdrawals	543,199,556
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in the act, collected from allottes of the project unit as indicated in the Table C has been deposited in Designated RERA Bank Account.

I hereby certify that , M/s. tarangan Infraventures Pvt. Ltd. has utilized the required proportion of money as specified in the act, collected from allottees for this project only for land and constrution of this project.

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	95,009,224	95,009,224	95,036,312
2	Total Borrowed Funds (Secured) - Drawdown availed till date	155,122,559	155,122,559	155,122,590
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4	Customer Receipts used for Project	361,952,635	361,952,635	361,925,516
5	Total Funds for Project	612,084,418	612,084,418	612,084,418
6	Total Estimated Cost (As per Table A)	612,084,418	612,084,418	612,084,418

Table G

Any Comments/Observations of CA

1	The above values have been Certified uptill 30.09.2023
2	The above values have been Certified from Data and Records produced to us for Verification

Agreed and accepted by:

Yours Faithfully

P.H. NAIDU & CO. NAGPUR CHARTERED ACCOUNTANT

M.No. 129766

Date : 28 AUG 2024

UDIN : 24129766BKESSJ8195