

NACHIKET DHANDEKAR**CHARTERED ACCOUNTANT**

Cell. No. +91 9975414101

AASHIRWAD, 25, JEEVAN CHHAYA SOCIETY, SWAVLAMBI NAGAR, NAGPUR-440022**Form-3**

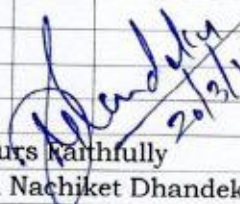
(See Regulation-3)

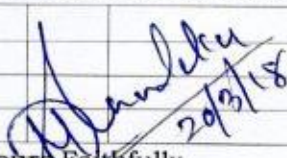
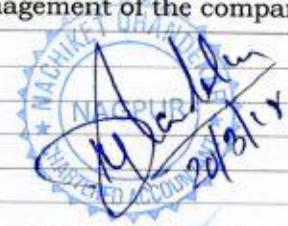
CHARTERED ACCOUNTANT CERIFICATE

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

Cost of Real Estate Project

Sr No.	Particulars	Amount Rs.	
		Estimated	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	1738,78,315	533,27,315
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.	96,93,842	86,93,842
c)	Acquisition cost of TDR (if any)	0.00	0.00
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	97,00,060	-
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0.00	0.00
g)	Under Rehabilitation scheme:	0.00	0.00
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0.00	0.00
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0.00	0.00
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
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 lien of Transit accommodation, overhead cost,	0.00	0.00
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.	0.00	0.00
	Sub Total of LAND COST Rs	1932,72,217	620,21,157

ii) Development Cost / Cost of Construction:			
a	(i)	Estimated Cost of Construction as certified by Engineer	1000,24,710
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	126,67,230
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	126,67,230
	(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, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	230,09,981
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	
	b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	0
	c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	356,77,211
			217,97,211
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	2289,49,428
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	838,18,368
4		% completion of Construction Work (as per Project Architect's Certificate)	
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	36.61%
6		Amount which can be withdrawn from the Designated Account	
		Total Estimated Cost X Proportion of cost incurred	838,18,368
		(Sr. number 2 X Sr. number 5)	
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	814,58,438
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	
This certificate is being issued for RERA compliance for the Company M/s Prateek Naidu Infrastructure [Proprietor. Vijay Naidu] and is based on the records and documents produced before me and explanations provided to me by the management of the company.			
<div>   </div>			
Yours faithfully CA Nachiket Dhandekar (Membership Number 145474)			

Name			
NACHIKET DHANDEKAR			
CHARTERED ACCOUNTANT		Cell. No. +91 9975414101	
AASHIRWAD, 25, JEEVAN CHHAYA SOCIETY, SWAVLAMBI NAGAR, NAGPUR-440022			
=====			
		M/s Prateek Naidu Infrastructure (Prop. Vijay Naidu)	
		(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1553,81,060	
	(calculated as per the Form IV)		
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate	0	
	(as certified by Chartered Accountant as verified from the records and books of Accounts)		
3 i	Balance unsold area	36763.328 Sq. Mtr	
	(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)	2205,75,270	
	as per Annexure A to this certificate		
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2205,75,270	
5	Amount to be deposited in Designed 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	651,94,210	
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.		
This certificate is being issued for RERA compliance for the Company M/s Prateek Naidu Infrastructure [Proprietor. Vijay Naidu] and is based on the records and documents produced before me and explanations provided to me by the management of the company.			
 			
Yours Faithfully			
CA Nachiket Dhandekar			
(Membership Number 145474)			
Name			

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Plot No.	Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Plot No. 22	480.000	2880000	2880000	0
2	Plot No. 25	608.650	3430000	3430000	0
3	Plot No. 35	360.675	2200000	2200000	0
4	Plot No. 36	388.275	2350000	2350000	0
5	Plot No. 61	437.950	2464000	2464000	0
6	Plot No. 07	398.000	2787441	2787441	0
7	Plot No. 08	398.000	2787440	2787440	0
8	Plot No. 09	398.400	2390000	2390000	0
9	Plot No. 10	398.400	2400000	2400000	0
10	Plot No. 18	463.543	2684500	2684500	0
11	Plot No. 19	480.000	2505000	2505000	0
12	Plot No. 21	480.000	2880000	2880000	0
13	Plot No. 23	480.000	2780000	2780000	0
14	Plot No. 24	610.937	4025500	4025500	0
15	Plot No. 26	480.000	2620500	2620500	0
16	Plot No. 30	480.000	2505000	2505000	0
17	Plot No. 31	472.150	3680500	3680500	0
18	Plot No. 33	308.250	1850000	1850000	0
19	Plot No. 34	334.050	2005000	2005000	0
20	Plot No. 38	443.325	2660000	2660000	0
21	Plot No. 54	450.000	2700001	2700001	0
		9350.605	56584882	56584882	0



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs. 6000 Per Sq. Mtr.

Sr No	Plot No	Plot Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Plot No. 1	557.326	33,43,956
2	Plot No. 2	505.282	30,31,692
3	Plot No. 3	467.411	28,04,466
4	Plot No. 4	429.387	25,76,322
5	Plot No. 5	390.754	23,44,524
6	Plot No. 5A	349.768	20,98,608
7	Plot No. 5B	343.740	20,62,440
8	Plot No. 6	496.030	29,76,180
9	Plot No. 11	515.166	30,90,996
10	Plot No. 12	582.525	34,95,150
11	Plot No. 13	398.400	23,90,400
12	Plot No. 14	398.400	23,90,400
13	Plot No. 15	398.400	23,90,400
14	Plot No. 16	398.400	23,90,400
15	Plot No. 17	634.599	38,07,594
16	Plot No. 20	480.000	28,80,000
17	Plot No. 27	798.600	47,91,600
18	Plot No. 28	795.524	47,73,144
19	Plot No. 29	441.107	26,46,642
20	Plot No. 32	413.804	24,82,824
21	Plot No. 37	416.250	24,97,500
22	Plot No. 39	1016.503	60,99,018
23	Plot No. 40	493.014	29,58,084
24	Plot No. 41	527.075	31,62,450
25	Plot No. 42	666.360	39,98,160
26	Plot No. 43	717.660	43,05,960
27	Plot No. 44	369.750	22,18,500
28	Plot No. 45	365.240	21,91,440
29	Plot No. 46	565.270	33,91,620
30	Plot No. 47	350.240	21,01,440
31	Plot No. 48	320.000	19,20,000
32	Plot No. 49	337.100	20,22,600
33	Plot No. 50	444.378	26,66,268
34	Plot No. 50A	347.680	20,86,080
35	Plot No. 50B	379.090	22,74,540
36	Plot No. 51	437.950	26,27,700



37	Plot No. 52	450.000	27,00,000
38	Plot No. 53	450.000	27,00,000
39	Plot No. 55	450.000	27,00,000
40	Plot No. 56	450.000	27,00,000
41	Plot No. 57	450.000	27,00,000
42	Plot No. 58	450.000	27,00,000
43	Plot No. 59	450.000	27,00,000
44	Plot No. 60	437.950	26,27,700
45	Plot No. 62	450.000	27,00,000
46	Plot No. 63	450.000	27,00,000
47	Plot No. 64	450.000	27,00,000
48	Plot No. 65	450.000	27,00,000
49	Plot No. 66	450.000	27,00,000
50	Plot No. 67	450.000	27,00,000
51	Plot No. 68	450.000	27,00,000
52	Plot No. 69	450.000	27,00,000
53	Plot No. 70	437.950	26,27,700
54	Plot No. 71	340.450	20,42,700
55	Plot No. 72	352.500	21,15,000
56	Plot No. 73	352.500	21,15,000
57	Plot No. 74	352.500	21,15,000
58	Plot No. 75	352.500	21,15,000
59	Plot No. 76	352.500	21,15,000
60	Plot No. 77	352.500	21,15,000
61	Plot No. 78	352.500	21,15,000
62	Plot No. 79	352.500	21,15,000
63	Plot No. 80	340.450	20,42,700
64	Plot No. 81	340.450	20,42,700
65	Plot No. 82	352.500	21,15,000
66	Plot No. 83	352.500	21,15,000
67	Plot No. 84	352.500	21,15,000
68	Plot No. 85	352.500	21,15,000
69	Plot No. 86	352.500	21,15,000
70	Plot No. 87	352.500	21,15,000
71	Plot No. 88	352.500	21,15,000
72	Plot No. 89	352.500	21,15,000
73	Plot No. 90	340.450	20,42,700
74	Plot No. 91	1249.500	74,97,000
75	Plot No. 92	1175.750	70,54,500
76	Plot No. 93	1102.750	66,16,500
77	Plot No. 94	1058.662	63,51,972
		36763.328	2205,75,270

