DEMBLE RAMANI & Co.
CHARTERED ACCOUNTANTS

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FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project

Sr. No.	Particulars		Amount (Rs.) Estimated	Amount (Rs.) Incurred
1.	**i. Land Cost :**		Rs. Crore	Rs. crore
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	18.50	18.50
	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	13.56	13.56
	c.	Acquisition cost of TDR (if any)	–	–
	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	1.29	1.29
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A.	N.A.
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	N.A.	N.A.
		(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)**	N.A.	N.A.

		(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,	N.A.	N.A.
		(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.	N.A.	N.A.
		Sub-Total of LAND COST	33.36	33.36
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer (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)** (iii) Estimated 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.	23.20 – 2.32	– – –
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	NIL	NIL

	c.	Estimated 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 ;	2.00	NIL
		Sub-Total of Development Cost	27.52	NIL

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	60.88
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	33.36
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	0%
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	54.80%
6.	**Amount Which can be withdrawn from the Designated Account** Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) **Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	33.36
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 Prafulved Infra Pvt. Ltd. (Scheme/ Project – Ved Solitaire) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

DEMBLE RAMANI & CO. NAGPUR Chartered Accountants

Yours Faithfully

Signature of Chartered Accountant

(Membership Number 140900)

CA Himesh Demble

UDIN No. → 19140900AAAAAK5062

(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)	27.52
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)	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 Annexure A to this certificate	4052.285sq mtr 38.71
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	38.71
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	27.10

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DEMBLE RAMANI & CO. NAGPUR Chartered Accountants

Yours Faithfully

Signature of Chartered Accountant
(Membership Number 140900)
CA Himesh Demble
UDIN No. → 19140900AAAAAK5062

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the commercial premises Rs. 89400/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	G1	445.210	4,99,52,562/-
2	M1	113.273	1,01,26,606/-
3	101	175.619	1,57,00,338/-
4	102	93.135	83,26,269/-
5	201	175.619	1,57,00,338/-
6	202	93.135	83,26,269/-
7	301	175.619	1,57,00,338/-
8	302	93.135	83,26,269/-
9	401	175.619	1,57,00,338/-
10	402	93.135	83,26,269/-
11	501	175.619	1,57,00,338/-
12	502	93.135	83,26,269/-
12	601	175.619	1,64,85,355/-
14	602	93.135	87,42,852/-
18	802	93.135	87,42,852/-
15	701	175.619	1,64,85,355/-
16	702	93.135	87,42,852/-
17	801	175.619	1,64,85,355/-

19	901	175.619	1,64,85,355/-
20	902	93.135	87,42,852/-
21	1001	175.619	1,64,85,355/-
22	1002	93.135	87,42,852/-
23	1101	175.619	1,73,09,535/-
24	1102	93.135	91,79,665/-
25	1201	175.619	1,73,09,535/-
26	1202	93.135	91,79,665/-
27	1401	175.619	1,73,09,535/-
28	1402	93.135	91,79,665/-
29	1501	175.619	1,73,09,535/-
30	1502	93.135	91,79,665/-