



VOK & ASSOCIATES

CHARTERED ACCOUNTANTS

Head Office : Opp. Agyaram Devi Mandir, Ganeshpeth, Nagpur - 440 018.

Branch Office : Rajiv Gandhi Square, Bhandara.

Email : kuljeet@vokassociates.com | Phone : +91 9890194878, 9579065473

Annexure -D

Form - 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Dated : 31ST MARCH, 2024

To,
ANEEKA APPARTMENTS,
Sharda Appt, Flat No.101,
sharda chowk, Jalalpura, Nagpur - 440002

Subject: Certificate of Financial Progress of work of **KALINDI VIHAR ERSTWHILE ANEEKA APPARTMENTS** having MahaRERA Registration Number : **P50500022949** being developed **KALINDI VENTURES PRIVATE LIMITED** Originally Developed by **Sangeeta Land Ventures**

Sir,

This certificate is being issued for RERA compliance for the **KALINDI VIHAR ERSTWHILE ANEEKA APPARTMENTS** having MahaRERA Registration Number : **P50500022949** being developed **KALINDI VENTURES PRIVATE LIMITED** Originally Developed by **Sangeeta Land Ventures** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

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

Sr. No. (1)	Particulars (2)	Estimated Cost
		(At the time of registration of project) (3)
1	i Land Cost	
	a Value of the land as ascertained from the Annual Statement of Rates (ASR)	15,210,000.00
	b Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	3,658,308.00
	c Estimated Acquisition cost of TDR (if any)	-
	d Estimated Amounts payable to State Government/UT Administration or	400,000.00
	e Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	

for KALINDI VENTURES PRIVATE LIMITED

[Signature]

www.vokassociates.com Director



	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 accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and 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	19,268,308.00
	ii	Development Cost/ Cost of Construction of Building :	
	a	Estimated Cost of Construction as certified by Engineer	51,520,000.00
	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 (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	2,000,000.00
	d	Estimated Taxes, Cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	2,500,000.00
	e	financial institution (NBFC) or money lenders on construction funding or	2,500,000.00
		Sub-total of Development Cost	58,520,000.00
		Total Cost of Project (Estimated)	77,788,308.00

* Pass through charges or indirect taxes not included in estimated cost of project.

** Estimated cost shall be revised through correction application.

Table B- Actual Cost Incurred on the Project (as on date of Certificate)

Sr. No. (1)	Particulars (2)	Amount(Rs.) Incurred (3)
1	Land Cost	
	a Value of the land as ascertained from the Annual Statement of Rates (ASR)	15,210,000.00
	b Incurred Expenditure on Premiums to obtain development rights, FSI,	3,658,308.00
	c Incurred expenditure for Acquisition of TDR (if any)	-
	d Amounts payable to State Government/UT Administration or competent	400,000.00
	e Land Premium paid for redevelopment of land owned by public authorities	-
	f Under Rehabilitation Scheme :	
	(i) Incurred expenditure for construction cost 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	-

For KALINDI VENTURES PRIVATE LIMITED

genj

Director



	including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu Transit Accommodation, overhead cost, amount paid to slum dwellers, tenants, apartment owners or appropriate authority or government concessionaire which are not refundable and so on.	
	(iii) Incurred Expenditure towards ASR linked premium, fees, charges security deposit, or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	-
	Sub-Total of LAND COST	19,268,308.00

(1)	(2)	(3)
2	Development Cost/ Cost of Construction :	
	(i) Expenditure for Construction. Minimum of (a) and (b) to be considered	18,610,331.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	18,610,322.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	18,610,331.00
	(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 (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.	472,212.00
	(iv) Estimated Taxes, Cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	(v) incurred expenditure towards Interest to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-
	Sub-Total of Development Cost:	19,082,543.00
3	Total Cost of the project (Actual incurred as on date of certificate)	38,350,851.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	49.30
5	Amount which can be withdrawn from the Designated Account.	38,350,851.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net amount which can be withdrawn from the designated Bank Account under this certificate	38,350,851.00

* Pass through charges or indirect taxes not included in incurred cost of the project.

for KALINDI VENTURES PRIVATE LIMITED

[Signature]

Director



Table C**Statement for calculation of Receivables from the Sales of the 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 Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	1A	40.716	2,600,000.00	30,000.00	2,570,000.00
2	6A	40.716	2,250,000.00	50,000.00	2,200,000.00
3					
	Total.....		4,850,000.00	80,000.00	4,770,000.00

* Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	SHOP-1	19.132	934554.20
2	SHOP-2	19.330	944226.04
3	SHOP-3	19.132	934554.20
4	1B	41.144	1590606.47
5	1C	40.224	1555039.73
6	1D	41.224	1593699.23
7	1E	40.060	1548699.57
8	1F	40.817	1577964.81
9	2A	40.716	1574060.20
10	2B	41.144	1590606.47
11	2C	40.224	1555039.73
12	2D	41.224	1593699.23
13	2E	40.060	1548699.57
14	2F	40.817	1577964.81
15	3A	40.716	1574060.20
16	3B	41.144	1590606.47
17	3C	40.224	1555039.73
18	3D	41.224	1593699.23
19	3E	40.060	1548699.57
20	3F	40.817	1577964.81
21	4A	40.716	1574060.20
22	4B	41.144	1590606.47
23	4C	40.224	1555039.73
24	4D	41.224	1593699.23
25	4E	40.060	1548699.57
26	4F	40.817	1577964.81

For KALINDI VENTURES PRIVATE LIMITED

gaur

Director



27	5A	40.716	1652763.21
28	5B	41.144	1670136.79
29	5C	40.224	1632791.71
30	5D	41.224	1673384.19
31	5E	40.060	1626134.55
32	5F	40.817	1656863.05
33	6B	41.144	1670136.79
34	6C	40.224	1632791.71
35	6D	41.224	1673384.19
36	6E	40.060	1626134.55
37	6F	40.817	1656863.05
	Total.....	1441.27	57,170,938.07

For KALINDI VENTURES PRIVATE LIMITED

gus

Director



Table-D
Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount (Rs.)
(1)	(2)	(3)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	39437457
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)	4,770,000.00
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	1,441.27 57,170,938.07
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	61,940,938.07
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	100% 70% FALSE

Table E
Designated Bank Account Details

S No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
See Note	Opening Balance	-
	Deposits	80,000.00
	Withdrawals	80,000.00
	Closing Balance	-

Note: No Collection has been Taken for the Project

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 KALINDI VIHAR ERSTWHILE ANEKA APPARTMENTS 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.

For KALINDI VENTURES PRIVATE LIMITED

[Signature]

Director



Table F
Means of Finance

S.No.	Particulars	Estimated* (At the 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	77,768,308.00	77,788,308.00	38,350,851.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	80,000.00	80,000.00	80,000.00
5	Total Funds for Project	77,848,308.00	77,868,308.00	38,430,851.00
6	Total Estimated Cost(As per Table A)	77,768,308.00	77,788,308.00	38,350,851.00

Table G
Any Comments/ Observations of CA

1	There is a Change in Promoter, but the Estimated Cost is being Kept as it was for the Original Promoter and Changed according to the Enginner Certificate
2	There is a Change in Promoter, but the Cost Incurred for the Land is being Kept as it was for the Original Promoter
3	Unsecured Loans has been Taken from the Directors and there Relatives
4	

Agreed and Accepted by:

for KALINDI VENTURES PRIVATE LIMITED

[Signature]

Director

Signature of Promoter

Name: BHARTI ATUL DISWAL

Date: 12/04/2024

Yours Faithfully

For

[Signature]

Signature of Chartered Accountant

Name- CA OMESH KUMAR PATEL

Membership No: 162309

UDIN: 24162309BKBNGL9407

