AGRAWAL SARAF ASSOCIATES
CHARTERED ACCOUNTANTS
101, Maa Saraswati appartments, KDK College road, Jagnade Square, Nagpur-440009
Email: camayanksaraf2017@gmail.com

To,
M/s V G S Infrastructure,
Axon House, Chtrapati housing society
Nagpur 440015

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number ----------

Project Name **Unique value**

Sr. No		Particulars	Amount (in Rs.) Estimated (Column - A)	Amount (in Rs.) Incurred (Column - B)
1				
	i	**Land Cost:**		
	a	Value of the land as ascertained from the Annual Statements of Rates (ASR)	4,47,76,360	4,47,76,360
	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/ UT administration or any Statutory Authority	-	-
	c	Acquisition cost of TDR (if any)	-	-
	d	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.	24,55,100	24,55,100
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment 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 **(in Column-A)**	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		-
	(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, amounts payable to slum dwellers, Tenants, Appartmement owners or appropriate authority or Government or Concessionaire which are not refundable and so on.	-	-
	(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.	-	-
	(V)	Any other cost including interest incurred on the borrowing done specifically for	-	-
		Sub-Total of Land Cost	**4,72,31,460**	**4,72,31,460**

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	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	7,53,80,000	-
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	-	-
	a (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, 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.	-	-
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	2,31,47,200	2,31,47,200
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	-	-
		Sub-Total of Development Cost	**9,85,27,200**	**2,31,47,200**
2		Total Cost of the Project (Estimated And Actual)	**14,57,58,660**	**7,03,78,660**
3		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		**48.28%**
4		Amount which can be withdrawn from the Designated Account Total Estimated Cost.		**7,03,78,660**
5	**Less:**	Amount withdrawn till date of this certificate from the designated Account		-
6		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		**7,03,78,660**

This certificate is being issued for RERA compliance for M/s Cozy Homes and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: 21177706AAAACJ1565

Date: 20th February, 2021
Place: Nagpur

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**7,53,80,000**
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)	**4,65,99,870**
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	**16,971.20**
	(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.	**8,21,74,550**
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**12,87,74,420**
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 balance receivables of Ongoing project will be deposited in designated Account.	**70.00%**

This certificate is being issued for RERA compliance for M/s Cozy Homes and is based on the records and documents produced before me and

Yours Faithfully,
Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: 21177706AAAACJ1565

Date: 20th February, 2021
Place: Nagpur

Annexure - A

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

Sold Inventory

(Amount in Rs.)

Sr. No	Flat No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment (excluding GST)	Received Amount	Balance Amount
1					-
2					-
3					-
4					-
Total		-	-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of the certificate of the Residential/commercial premises Rs. 6,750 per sm.

(Amount in Rs.)

Sr. No	Plot No	Carpet Area (in Sq. Mts.)	Value as per read recknor rates
1	1	1274.6	8603550.00
2	2	1454.43375	9817427.81
3	3	2177.75	14699812.50
4	4	1383.85	9340987.50
5	5	1378.82	9307035.00
6	6	975.88	6587190.00
7	7	946.25	6387187.50
8	8	957.4575	6462838.13
9	9	3427.39	23134882.50
10	10	3173.61	21421867.50
11	11	639.435	4316186.25
12	12	433.6	2926800.00
13	13	433.6	2926800.00
14	14	520.32	3512160.00
15	15	3658.78375	24696790.31
16	16	483	3260250.00
17	17	483	3260250.00
18	18	483	3260250.00
19	19	483	3260250.00
20	20	483	3260250.00
21	21	583.95	3941662.50
22	22	457.6425	3089086.88
23	23	407.49	2750557.50
24	24	426.8775	2881423.13
25	25	445.9125	3009909.38
26	26	464.94	3138345.00

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27	27	483.9825	3266881.88
28	28	606.97	4097047.50
29	29	545.25	3680437.50
30	30	480	3240000.00
31	31	480	3240000.00
32	32	480	3240000.00
33	33	480	3240000.00
34	34	502.28	3390390.00
35	35	493.14	3328695.00
36	36	475.5	3209625.00
37	37	475.5	3209625.00
38	38	475.5	3209625.00
39	39	475.5	3209625.00
40	40	523.8425	3535936.88
Total		**34,491.22**	**23,63,51,638**

Signature of Chartered Accountant



(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: 21177706AAAACJ1565

Date: 20th February, 2021
Place: Nagpur