VINOD VISHAL & ASSOCIATES
Office : S-4, 2nd Floor, Girish Heights
Beside Bharat Talkies, LIC Square
Sadar, Kamptee Road, Nagpur - 440001
Ph. : 0712- 2546789
E-mail : vandv123@gmail.com

Chartered Accountants
H.O. : Opposite Sakhar Dharamshala,
Near Sangam Building,
Matatoli, Gondia-441601

Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number **P50500028470**

To,

Date: 28/02/2023

M/s Premier Heritage
Nagpur
PAN: AAXFP9637M

Subject : Certificate of Financial Progress of work of **PREMIER HERITAGE WADDHAMNA -183** having MahaRERA Registration Number **P50500028470** being developed by **M/s Premier Heritage**

Sir,

This Certificate is being issued for RERA compliance for the **PREMIER HERITAGE WADDHAMNA -183** having MAHARERA Registration Number **P50500028470** being developed by **M/s Premier Heritage** and is based on 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.	Particulars		Amount (Rs.) 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)	1,17,79,135
	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	13,30,824
	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, registration fees etc.; and	-

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	e)	Estimated 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	-
	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 lieu of Transit Accomodation, overhead cost, amounts 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 Rs	**1,31,09,959**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	98,52,000
	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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	75,21,225
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	26,79,955.00
		Sub Total of Development Cost	**2,00,53,180**
		Total cost of Project (Estimated)	**3,31,63,139**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

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Table B - Actual Cost Incurred on the project as on 30th September 2022			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,17,79,135
	b	Incurred Expenditure on 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	13,30,824
	c	Incurred Expenditure for acquisition 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, registration fees etc.; and	-
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and 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:	**1,31,09,959**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	89,54,951
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-

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		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	89,54,951
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	40,44,343
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	(v)	Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	26,79,955
		Sub Total of Development Cost	**1,56,79,250**
3		**Total cost of the project (Actual incurred as on 30th June 2022**	**2,87,89,209**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	86.81%
5		**Amount which can be withdrawn from the designated account**	**2,87,89,209**
6		Less : Amount withdrawn till date of this certificate from the designated account	2,87,89,209
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	-

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Table C

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

Sold Inventory

Sr. No.	Project	Plot No.	Plot Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on 30th September, 2022	Balance Receivables
1	PREMIER HERITAGE WADDHAMNA -183	2	153	1950000.00	1950000.00	-
2	PREMIER HERITAGE WADDHAMNA -183	3	153	1646000.00	1646000.00	-
3	PREMIER HERITAGE WADDHAMNA -183	4	153	1563700.00	1563700.00	-
4	PREMIER HERITAGE WADDHAMNA -183	5	153	1563700.00	1563700.00	-
5	PREMIER HERITAGE WADDHAMNA -183	6	168	1813000.00	1813000.00	-
6	PREMIER HERITAGE WADDHAMNA -183	7	177	1910000.00	1910000.00	-
7	PREMIER HERITAGE WADDHAMNA -183	8	162	1655850.00	1655850.00	-
8	PREMIER HERITAGE WADDHAMNA -183	9	162	1655850.00	1655850.00	-
9	PREMIER HERITAGE WADDHAMNA -183	10	162	1655850.00	1655850.00	-
10	PREMIER HERITAGE WADDHAMNA -183	12	152	1800700.00	1800700.00	-
11	PREMIER HERITAGE WADDHAMNA -183	13	129	1325250.00	1325250.00	-
12	PREMIER HERITAGE WADDHAMNA -183	14	129	1500000.00	1500000.00	-
13	PREMIER HERITAGE WADDHAMNA -183	15	129	1395000.00	1395000.00	-
14	PREMIER HERITAGE WADDHAMNA -183	16	129	1046250.00	1046250.00	-
15	PREMIER HERITAGE WADDHAMNA -183	18	129	1534500.00	1534500.00	-
16	PREMIER HERITAGE WADDHAMNA -183	21	112	1331000.00	1331000.00	-
17	PREMIER HERITAGE WADDHAMNA -183	22	112	1210000.00	1210000.00	-
18	PREMIER HERITAGE WADDHAMNA -183	23	112	1210000.00	1210000.00	-
19	PREMIER HERITAGE WADDHAMNA -183	24	112	1431000.00	1431000.00	-
20	PREMIER HERITAGE WADDHAMNA -183	25	112	1210000.00	1210000.00	-
21	PREMIER HERITAGE WADDHAMNA -183	26	112	1149500.00	1149500.00	-
22	PREMIER HERITAGE WADDHAMNA -183	27	128	1315750.00	1315750.00	-
						-
Grand Total			**3,040.00**	**3,28,72,900.00**	**3,28,72,900.00**	**0.00**

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TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Project	Plot No.	Plot Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate 30th September, 2022
1	PREMIER HERITAGE WADDHAMNA -183	1	240	15,60,000
2	PREMIER HERITAGE WADDHAMNA -183	11	229	14,88,000
3	PREMIER HERITAGE WADDHAMNA -183	17	129	8,38,000
4	PREMIER HERITAGE WADDHAMNA -183	19	245	15,92,000
5	PREMIER HERITAGE WADDHAMNA -183	20	211	13,71,000
Total			1,054.00	68,49,000.00

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Table D		
Comparision between Balance Cost and Receivables		
Sr. No	Particulars	Amount
1	Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	43,73,930
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	-
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	1,054
	(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	68,49,000
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	68,49,000
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.	**70.00%**

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated Bank Account Details	
		Actual amount till date (from start of bank account till 30th September, 2022)	
1	Opening Balance	0.00	
2	Deposits	2,87,89,208.98	
3	Withdrawals	2,87,89,208.98	
4	Closing Balance	0.00	

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to 30th September, 2022 as asked in the format issued by the RERA Authority.

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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	55,52,689	-	-
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4	Customer Receipts used for project	2,76,10,450	3,31,63,139	2,87,89,209
5	Total funds for project	3,31,63,139	3,31,63,139	2,87,89,209
6	Total Estimated cost (As per Table A)	3,31,63,139	3,31,63,139	2,87,89,209
Note: Reasonable assumptions have been made to derive at above mentioned values.				

Table G Any Comments/Observations of CA	
Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

FOR VINOD VISHAL & ASSOCIATES
Chartered Accountants
FRN: 127506W

CA Vinod Hassani
Partner
(M.NO. 102822)
UDIN: 23102822BGUVWV2596
Date: 28/02/2023

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Chartered Accountants
NAGPUR

Agreed and accepted by:
For Premier Heritage

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