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ASHISH AGARWAL
CHARTERED ACCOUNTANT

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Date: 17-05-2024

To: Mr. Umakant Vitthal Mendhe, Flat No. 201, Mangalmurti Apartment, Parivartan Square, Vidnyan Nagar, Manewada Road, Nagpur - 440034

Subject: Certificate of Financial Progress of Work of PRIME PLATINUM having MahaRERA Registration Number P50500033201 being developed by Mr. Umakant Vitthal Mendhe.

Sir,

This certificate is being issued for RERA compliance for the PRIME PLATINUM having MahaRERA Registration Number P50500033201 being developed by Mr. Umakant Vitthal Mendhe and is based on the records and documents produced before me and explainations provided by the management of the promoter.

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

Sr No.		Particulars	Estimated Cost (At the time of registration of Project)(INR)
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,01,50,000
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	21,50,000
	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	
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 accommodation or rent in lien of Transit accommodation, 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	**2,23,00,000**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	1,35,00,000
	(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, 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.	5,00,000
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	25,000
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**1,40,25,000**
		Total Cost of the Project (Estimated)	**3,63,25,000**



Table B - Actual Cost Incurred on the Project (as on 31/12/2023)			
Sr No.		**Particulars**	**Amount (INR) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,01,50,000
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	21,50,000
	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 Rehabilitation scheme:	-
	i)	Incurred Expenditure for construction 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 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 accommodation or rent in lieu of Transit accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits 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	**2,23,00,000**

2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	1,33,32,759
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(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 project registered.	5,00,000
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	25,000
	(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**1,38,57,759**
		Total Cost of the Project (Incurred)	**3,61,57,759**

3		Total Cost of the Project (Actual incurred as on date of certificate)	3,61,57,759
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	99.54%
5		Amount which can be withdrawn from the Designated Account	3,61,57,759
6		Less: Amount withdrawn till date of this certificate from Designated Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,61,57,759

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



Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	**Plot No.**	**Plottable Area (Sq. Mtrs)**	**Unit Consideration as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	1	240.13	16,00,000	700000	9,00,000
2	2,3	292.35	28,32,150	2265720	5,66,430
3	4	155.40	11,75,000	725000	4,50,000
4	5	137.86	13,35,591	683948	6,51,643
5	6	152.49	9,50,000	550000	4,00,000
6	7	105.00	8,01,000	200000	6,01,000
7	8	105.00	8,47,500	626500	2,21,000
8	9	105.00	9,04,000	683000	2,21,000
9	10	142.28	11,48,625	927625	2,21,000
10	11	142.28	14,54,925	1163925	2,91,000
11	12	105.00	14,97,542	400000	10,97,542
12	15	194.35	13,00,000	700000	6,00,000
13	16	273.92	23,58,768	1807768	5,51,000
14	19	127.28	9,70,420	627815	3,42,605
15	20	105.00	7,30,220	449220	2,81,000
16	22	169.96	20,12,453	1609000	4,03,453
17	23	112.50	8,00,000	600000	2,00,000
18	24	112.50	16,95,330	1695330	-
19	25	112.50	11,50,000	1150000	-
20	26	112.50	11,50,000	1150000	-
21	27	112.50	13,32,045	1328000	4,045
22	28	112.50	9,74,815	375000	5,99,815
23	29	149.78	9,80,000	293648	6,86,352
24	30	149.78	9,80,000	553000	4,27,000
25	31	112.50	8,10,950	810950	-
26	32	112.50	10,00,000	900000	1,00,000
27	33	112.50	7,50,000	750000	-
28	34	112.50	7,50,000	750000	-
29	35	112.50	9,68,764	968764	-
30	36	112.50	968764	968764	-
31	37	112.50	11,11,571	1111571	-
32	38	169.96	12,00,000	1200000	-
33	39	169.96	12,50,000	1199000	51,000
34	41	112.50	10,89,855	1089855	-
35	42	112.50	13,32,000	100000	12,32,000
36	43	112.50	11,25,000	950000	1,75,000
37	44	112.50	7,50,000	300000	4,50,000
38	45	149.78	10,00,000	280000	7,20,000
39	46	149.78	14,50,000.00	1450000	-
40	47	112.50	13,32,045	1282045	50,000
41	48	112.50	8,48,000	848000	-
42	49	112.50	11,50,402	350402	8,00,000
43	50	112.50	11,50,000	1150000	-
44	52	112.50	15,74,235	50000	15,24,235
45	60	157.14	12,91,502	1240502	51,000
46	61	133.34	10,35,272	1035272	-
	Sub Total of Sold	**6257.82**	**5,49,18,744.00**	**4,00,49,624.00**	**1,48,69,120**
Unsold Inventory					
Sr. No	**Plot No.**	**Plottable Area (Sq. Mtrs)**		**Unit Consideration as per ready reckoner rate**	
1	13	105		6,77,880	
2	14	105		6,77,880	
3	17	214.43		13,84,360	
4	18	228.66		14,76,229	
5	21	129.65		8,37,020	
6	40	112.5		7,26,300	
7	51	112.5		7,26,300	
8	53	169.96		10,97,262	
9	54	127.7		8,24,431	
10	55	96.34		6,21,971	
11	56	100.85		6,51,088	
12	57	139.84		9,02,807	
13	58	174.35		11,25,604	
14	59	202.71		13,08,696	
Sub Total of unsold		**2019.49**		**1,30,37,827**	
Total		**8277.31**			



Table D - Comparison between Balance cost and receivables		
Sr No.	**Particulars**	**Amount (INR) Incurred**
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	1,67,241
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)	1,48,69,120
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq. Mtrs)	2,019.49
	(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	1,30,37,827
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	2,79,06,947
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	70%

Table E - Designated Bank Account details		
Sr No.	**Particulars**	**Actual Amount till date (From start of bank account to till date)**
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing balance	-

I hereby certify that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has not been deposited in Designated Bank account.

I hereby certify that Mr. Umakant Vitthal Mendhe has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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 Certificate) (In Rs.)**	**Actual (As on the date of Certificate) (In Rs.)**
1	Own funds	2,54,27,500	2,54,27,500	-
2	Total borrowed funds (secured) Drawdown availed till date			
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	1,08,97,500	1,08,97,500	3,61,57,759
5	Total funds for project	3,63,25,000	3,63,25,000	3,61,57,759
6	Total estimated cost (As per Table A)	3,63,25,000	3,63,25,000	3,61,57,759

Table G - Any Comments/ Observations of CA	
1	For Quarter ending December 2023. This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	The amount from customers is received in current account. But the money has been utilised for the purpose of this project only.
3	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
4	We have relied on management for information provided in Table E.

Agreed and Accepted by:

GHARKUL INFRA

Proprietor

Authorized signatory

Date: 17-05-2024

ASHISH AGARWAL * CA * Chartered Accountant *

Yours Faithfully

For, Ashish Agarwal
Chartered Accountant

CA Ashish Agarwal
M. No. 186994
UDIN: 24186994BKBEGM9959