



Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)

Date : 09th August' 2024

As on : 30/06/2024

To,

PRATEEK INFRASTRUCTURES (VIJAY PRABHAKARRAO NAIDU)

Subject: Certificate of Financial Progress of Work of **PRATEEK NAIDU RESIDENTIAL PARK** having MAHARERA Registration Num **P50500034446** being developed by **VIJAY PRABHAKARRAO NAIDU**

Sir,

This Certificate is being issued for RERA compliance for the Project **PRATEEK NAIDU RESIDENTIAL PARK** having Maha RERA Registration Number **P50500034446** being developed by **VIJAY PRABHAKARRAO NAIDU** and is based on the records and documents produced before me and explanations provided to me by the management of the Company as on 30/06/2024.

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)
1	1) Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	3,25,00,000
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.	20,00,000
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	25,00,000
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 accommodation or rent in lieu 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 Rs	3,70,00,000



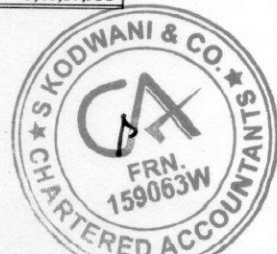
ii)	Development Cost / Cost of Construction of Building	
a)	Estimated Cost of Construction as certified by Engineer	1,22,60,500
b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c)	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, developement 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. .	10,00,000
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any 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;	
	Sub Total of Development Cost	1,32,60,500
	Total Cost of the Project (Estimated)	5,02,60,500

*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.	Particulars	Amount Incurred (Rs.)
2	(i) Land Cost:	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	2,75,00,000
b)	Incurred Expenditure on Premium 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.	48,76,938
c)	Incurred Expenditure for Acquisition cost 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	17,11,000
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 the books of Accounts as verified by 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 lien 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 toward 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 estimated on the borrowing done specifically for construction of rehabilitation component.	
	Sub Total of LAND COST Rs	3,40,87,938



ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	1,23,99,816
	(b) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	1,12,43,406
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 work, 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.	4,15,750
d)	Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	
e)	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;	
	Sub Total of Development Cost	1,16,59,156
3	Total Cost of the Project (Actual Incurred as on date of Certificate)	4,57,47,094
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	91.02
5	Amount which can be withdrawn from the Designated Account	4,57,47,094
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	4,57,47,094

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



TABLE C
STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL
ESTATE PROJECT

SOLD INVENTORY

Sr. No.	Plot No.	Carpet Area (in Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
1	1	383.72	29,01,000	29,01,000	-
2	2	472.13	35,70,000	35,70,000	-
3	3	506.03	38,26,000	38,26,000	-
4	4	386.07	29,20,000	29,20,000	-
5	5	141.36	13,70,000	13,70,000	-
6	6	97.50	9,45,000	9,45,000	-
7	7	97.50	9,45,000	9,45,000	-
8	8	105.00	10,18,000	10,18,000	-
9	9	105.00	10,18,000	10,18,000	-
10	13	81.00	7,85,000	7,85,000	-
11	14	81.00	7,85,000	7,85,000	-
12	15	81.00	8,72,000	8,72,000	-
13	21	79.00	7,66,000	7,66,000	-
14	22	79.00	7,65,333	7,65,333	-
15	23	79.00	7,65,333	7,65,333	-
16	24	79.00	7,66,000	7,66,000	-
17	26	127.28	4,33,000	4,33,000	-
18	27	88.56	3,02,000	3,02,000	-
19	29	88.56	8,58,000	8,58,000	-
20	30	88.56	8,58,000	8,58,000	-
21	31	88.56	8,58,000	8,58,000	-
22	36	91.37	8,86,000	8,86,000	-
23	37	90.45	12,65,680	12,65,680	-
24	38	89.54	13,01,491	13,01,491	-
25	39	85.10	13,01,492	13,01,492	-
26	40	84.27	13,01,492	13,01,492	-
27	41	83.43	8,09,716	8,09,716	-
28	43	81.76	7,93,000	7,93,000	-
29	44	129.26	12,51,000	12,51,000	-
	Total	4,073.01	3,62,36,541	3,62,36,542	-

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

UNSOLD INVENTORY

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	10	142.28	10,76,348
2	11	127.28	9,62,873
3	12	75.60	5,71,914
4	16	81.00	6,12,765
5	17	127.56	9,64,991
6	18	126.14	9,54,249
7	19	79.00	5,97,635
8	20	79.00	5,97,635
9	25	127.28	9,62,873
10	28	88.56	6,69,956
11	32	88.56	6,69,956
12	33	134.14	10,14,769
13	34	173.82	13,14,948
14	35	92.28	6,98,098
15	42	82.60	6,24,869
		1,625.10	1,22,93,882



TABLE D
COMPARISON 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)	45,13,406
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) 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	1625.10 1,22,93,882
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	1,22,93,882
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designed 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.	

TABLE E
DESIGNATED BANK ACCOUNT DETAILS

SR NO.	PARTICULARS		Share of Project in Bank Account	Share of Project in Bank Account
		Actual Amount till Date (From Start of bank account to till date)	Prateek Naidu Industrial Park	Prateek Naidu Residential Park
1	Opening Balance	-	-	-
2	Deposits	5,05,83,599.00	3,75,30,870.00	1,30,52,729.00
3	Withdrawals	5,05,13,309.00	3,74,90,580.00	1,30,22,729.00
4	Closing Balance	70,290.00	40,290.00	30,000.00

Developer has not maintained separate designated bank account for the project, instead he has used Various Current Bank Account for depositing of advances and withdrawal of funds for expenses of project. Same Current account has also been used for another project and expenses not related to project.

Thus details of Bank account which is shown in RERA profile of project is actually a current account and used for two different RERA registered project. Therefore details of that current account along with bifurcation of share of deposits and withdrawal from current account for both the projects is given above along with respective share in closing balance

I hereby certify that **VIJAY PRABHAKARRAO NAIDU** 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.



TABLE F
MEANS OF FINANCE

SR 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	1,00,00,000	1,00,00,000	1,00,00,000
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date			
4	Customer receipts Used for Project	4,02,60,500	4,02,60,500	3,57,47,094
5	Total Funds for Project	5,02,60,500	5,02,60,500	4,57,47,094
6	Total Estimated Cost (As per Table A)	5,02,60,500	5,02,60,500	

TABLE G
Any Comment/Observation of CA

1	Separate Designated Bank Account not Maintained		
2	Advances Received deposited in various Bank Accounts other than Bank Account mentioned in RERA Profile		
3			
4			

UDIN : 24449574BKH8DH7371

Place : Nagpur
Dated : 09/08/2024

S Kodwani & Co.
Chartered Accountants
FRN: 159063W

Shikha Kodwani
Proprietor
Mem. No.- 449574

Agreed and Accepted by-
PRATEEK INFRASTRUCTURES

Signature of Promoter
Name:
Date: 09/08/2024

Proprietor

