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 **P50500028495**

To,

Date: 07/03/2024

M/s Bharat Heritage
Nagpur

Subject : Certificate of Financial Progress of work of **Bharat Heritage Fetri 96/B** having MahaRERA Registration Number **P50500033331** being developed by **M/s Bharat Heritage**

Sir,

This Certificate is being issued for RERA compliance for the **Bharat Heritage Fetri 96/B** having MAHARERA Registration Number **P50500033331** being developed by **M/s Bharat 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)	94,532,900
	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	-
	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	11,244,388

VINOD VISHAL & ASSOCIATES Chartered Accountants NAGPUR

	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	**105,777,288**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	45,203,362
	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.	7,327,831
	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.	39,622,220.00
		Sub Total of Development Cost	**92,153,413**
		Total cost of Project (Estimated)	**197,930,701**

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

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Table B - Actual Cost Incurred on the project as on 31st December 2023			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	94,532,900
	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	-
	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	11,244,388
	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:	**105,777,288**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	39,293,105
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	39,293,105
	(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.	15,097,876
	(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.	7,373,011
		Sub Total of Development Cost	**61,763,992**
3		**Total cost of the project (Actual incurred as on 31st December 2023)**	**167,541,280**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	84.65%
5		**Amount which can be withdrawn from the designated account**	**167,541,280**
6		Less : Amount withdrawn till date of this certificate from the designated account	167,541,280
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;

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

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 31st December 2023	Balance Receivables
1	Bharat Heritage Fetri 96/B	31	108.00	1917300.00	1917300.00	-
2	Bharat Heritage Fetri 96/B	35	171.50	2769000.00	2769000.00	-
3	Bharat Heritage Fetri 96/B	42	162.00	2614500.00	2614500.00	-
4	Bharat Heritage Fetri 96/B	43	162.00	2614500.00	2614500.00	-
5	Bharat Heritage Fetri 96/B	65	108.00	1917300.00	1917300.00	-
6	Bharat Heritage Fetri 96/B	83	113.06	1521000.00	1521000.00	-
7	Bharat Heritage Fetri 96/B	104	214.34	2885000.00	2885000.00	-
8	Bharat Heritage Fetri 96/B	105	135.95	1900000.00	1900000.00	-
9	Bharat Heritage Fetri 96/B	106	115.60	2052600.00	2052600.00	-
10	Bharat Heritage Fetri 96/B	36	162.00	2811000.00	2811000.00	-
11	Bharat Heritage Fetri 96/B	102	119.00	2112000.00	2112000.00	-
12	Bharat Heritage Fetri 96/B	66	108.00	1917300.00	1917300.00	-
13	Bharat Heritage Fetri 96/B	50	144.00	2635000.00	2635000.00	-
14	Bharat Heritage Fetri 96/B	103	119.00	1920000.00	1920000.00	-
15	Bharat Heritage Fetri 96/B	64	108.00	2033500.00	2033500.00	-
16	Bharat Heritage Fetri 96/B	28	108.00	2033500.00	2033500.00	-
17	Bharat Heritage Fetri 96/B	27	108.00	2033500.00	2033500.00	-
18	Bharat Heritage Fetri 96/B	109	162.28	1746000.00	1746000.00	-
19	Bharat Heritage Fetri 96/B	45	159.67	2834700.00	2834700.00	-
20	Bharat Heritage Fetri 96/B	92	158.53	1706000.00	1706000.00	-
21	Bharat Heritage Fetri 96/B	93	162.28	1746000.00	1746000.00	-
22	Bharat Heritage Fetri 96/B	19	93.50	1664850.00	1664850.00	-
23	Bharat Heritage Fetri 96/B	48	146.92	2766750.00	2766750.00	-
24	Bharat Heritage Fetri 96/B	38	162.00	2745225.00	2745225.00	-
25	Bharat Heritage Fetri 96/B	82	151.40	2606400.00	2606400.00	-
26	Bharat Heritage Fetri 96/B	86	113.06	2129750.00	2129750.00	-
27	Bharat Heritage Fetri 96/B	11	178.04	3353000.00	3353000.00	-
28	Bharat Heritage Fetri 96/B	10	182.70	3440000.00	3440000.00	-
29	Bharat Heritage Fetri 96/B	14	97.50	1835750.00	1835750.00	-
30	Bharat Heritage Fetri 96/B	13	125.34	2360750.00	2360750.00	-
31	Bharat Heritage Fetri 96/B	59	152.28	2851860.00	2851860.00	-
32	Bharat Heritage Fetri 96/B	23	145.92	2669000.00	2669000.00	-
33	Bharat Heritage Fetri 96/B	9	187.35	3528000.00	3528000.00	-
34	Bharat Heritage Fetri 96/B	16	111.74	2103500.00	2103500.00	-
35	Bharat Heritage Fetri 96/B	8	192.02	3615500.00	3615500.00	-
36	Bharat Heritage Fetri 96/B	33	108.00	2033500.00	2033500.00	-
37	Bharat Heritage Fetri 96/B	49	144.00	2712500.00	2712500.00	-
38	Bharat Heritage Fetri 96/B.	61	108.00	2033500.00	2033500.00	-
39	Bharat Heritage Fetri 96/B	74	122.50	2306500.00	2306500.00	-
40	Bharat Heritage Fetri 96/B	7	195.38	3670000.00	3670000.00	-
41	Bharat Heritage Fetri 96/B	46	166.25	3130750.00	3130750.00	-
42	Bharat Heritage Fetri 96/B	72	122.50	2174700.00	2174700.00	-
43	Bharat Heritage Fetri 96/B	30	108.00	1743000.00	1743000.00	-
44	Bharat Heritage Fetri 96/B	57	102.40	1928500.00	1928500.00	-
45	Bharat Heritage Fetri 96/B	96	170.40	3117800.00	3117800.00	-
46	Bharat Heritage Fetri 96/B	62	108.00	2033500.00	2033500.00	-
47	Bharat Heritage Fetri 96/B	6	180.36	3396750.00	3396750.00	-
48	Bharat Heritage Fetri 96/B	95	119.00	2176000.00	2176000.00	-
49	Bharat Heritage Fetri 96/B	12	186.46	3211200.00	3211200.00	-
50	Bharat Heritage Fetri 96/B	71	122.50	1977000.00	1977000.00	-
51	Bharat Heritage Fetri 96/B	24	145.92	2512000.00	2512000.00	-
52	Bharat Heritage Fetri 96/B	17	105.65	1989750.00	1989750.00	-
53	Bharat Heritage Fetri 96/B	76	166.19	3129000.00	3129000.00	-

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Sr. No.	Project	Plot No.	Plot Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on 31st December 2023	Balance Receivables
54	Bharat Heritage Fetri 96/B	75	207.01	3565000.00	3565000.00	-
55	Bharat Heritage Fetri 96/B	110	698.69	11844000.00	7250000.00	
56	Bharat Heritage Fetri 96/B	85	113.06	1825500.00	1825500.00	-
57	Bharat Heritage Fetri 96/B	29	108.00	1743000.00	1743000.00	-
58	Bharat Heritage Fetri 96/B	100	162.28	3404700.00	3404700.00	-
59	Bharat Heritage Fetri 96/B	98	119.00	2496000.00	2496000.00	-
60	Bharat Heritage Fetri 96/B	70	158.53	2901000.00	2901000.00	-
61	Bharat Heritage Fetri 96/B	32	108.00	2033500.00	2033500.00	-
62	Bharat Heritage Fetri 96/B	108	115.60	2053600.00	2053600.00	-
63	Bharat Heritage Fetri 96/B	101	162.28	1746000.00	1746000.00	-
64	Bharat Heritage Fetri 96/B	60	152.28	3196000.00	3196000.00	-
65	Bharat Heritage Fetri 96/B	56	102.40	2148900.00	2148900.00	-
66	Bharat Heritage Fetri 96/B	3	450.52	11200000.00	11200000.00	-
67	Bharat Heritage Fetri 96/B	4	126.03	2644200.00	2644200.00	-
68	Bharat Heritage Fetri 96/B	5	126.55	2383590.00	2383590.00	-
69	Bharat Heritage Fetri 96/B	15	97.50	2045550.00	2045550.00	-
70	Bharat Heritage Fetri 96/B	22	150.13	2826250.00	2826250.00	-
71	Bharat Heritage Fetri 96/B	25	390.00	6297000.00	6297000.00	-
72	Bharat Heritage Fetri 96/B	26	146.78	2369000.00	2369000.00	-
73	Bharat Heritage Fetri 96/B	34	149.18	3129750.00	3129750.00	-
74	Bharat Heritage Fetri 96/B	39	162.00	2615000.00	2615000.00	-
75	Bharat Heritage Fetri 96/B	63	108.00	2265900.00	2265900.00	-
76	Bharat Heritage Fetri 96/B	67	108.00	2265900.00	2265900.00	-
77	Bharat Heritage Fetri 96/B	73	122.50	2504200.00	2504200.00	-
78	Bharat Heritage Fetri 96/B	80	113.06	2373150.00	2373150.00	-
79	Bharat Heritage Fetri 96/B	81	151.40	3176550.00	3176550.00	-
80	Bharat Heritage Fetri 96/B	84	113.06	2129750.00	2129750.00	-
81	Bharat Heritage Fetri 96/B	87	134.96	2758800.00	2758800.00	-
82	Bharat Heritage Fetri 96/B	89	122.50	2570000.00	2570000.00	-
83	Bharat Heritage Fetri 96/B	91	122.50	2504200.00	2504200.00	-
84	Bharat Heritage Fetri 96/B	94	119.00	1536000.00	1536000.00	-
85	Bharat Heritage Fetri 96/B	99	119.00	1920000.00	1920000.00	-
86	Bharat Heritage Fetri 96/B	107	115.60	1866000.00	1866000.00	-
87	Bharat Heritage Fetri 96/B	53	102.40	2148900.00	2148900.00	-
88	Bharat Heritage Fetri 96/B	55	102.40	2148900.00	2148900.00	-
89	Bharat Heritage Fetri 96/B	68	108.00	2265900.00	2265900.00	-
90	Bharat Heritage Fetri 96/B	79	113.06	2373150.00	2373150.00	-
91	Bharat Heritage Fetri 96/B	90	122.50	2570100.00	2570100.00	-
92	Bharat Heritage Fetri 96/B	97	197.36	4141800.00	4141800.00	-
93	Bharat Heritage Fetri 96/B	18	93.75	1,967,550.00	1967550.00	-
94	Bharat Heritage Fetri 96/B	44	153.95	2,320,000	2320000.00	-
95	Bharat Heritage Fetri 96/B	54	102.40	2,148,900	2148900.00	-
96	Bharat Heritage Fetri 96/B	58	102.40	2,148,900	2148900.00	-
97	Bharat Heritage Fetri 96/B	77	113.06	2,373,150	2373150.00	-
98	Bharat Heritage Fetri 96/B	78	113.06	2,373,150	2373150.00	-
99	Bharat Heritage Fetri 96/B	88	179.09	3,711,000	3711000.00	-
100	Bharat Heritage Fetri 96/B	21	105.00	2,034,000	500000.00	1,534,000
101	Bharat Heritage Fetri 96/B	47	158.53	1,876,600	1513500.00	363,100
Grand Total			**14,752.78**	**267,605,975.00**	**261,114,875.00**	**1,897,100.00**



TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	**Project**	**Plot No.**	**Plot Carpet Area (in sq. mtrs.)**	**Unit Consideration as per Ready reckoner rate on 31st December, 2023**
1	Bharat Heritage Fetri 96/B	1	492.90	3,598,192
2	Bharat Heritage Fetri 96/B	2	514.24	3,753,967
3	Bharat Heritage Fetri 96/B	20	93.50	682,550
4	Bharat Heritage Fetri 96/B	37	162.00	1,182,600
5	Bharat Heritage Fetri 96/B	40	162.00	1,182,600
6	Bharat Heritage Fetri 96/B	41	162.00	1,182,600
7	Bharat Heritage Fetri 96/B	51	184.47	1,346,602
8	Bharat Heritage Fetri 96/B	52	102.40	747,520
9	Bharat Heritage Fetri 96/B	69	171.19	1,249,702
Total			**2,044.70**	**14,926,331.90**

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

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)	30,389,421
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	1,897,100
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	2,045
	(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	14,926,332
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	16,823,432
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.	**100.00%**

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated Bank Account Details	
		Actual amount till date (from start of bank account till 31st December 2023)	
1	Opening Balance	0.00	
2	Deposits	167,541,279.63	
3	Withdrawals	167,541,279.63	
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 31st December, 2022 as asked in the format issued by the RERA Authority.



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	112,139,728	-	-
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	9,000,000	-	-
4	Customer Receipts used for project	76,790,973	197,930,701	167,541,280
5	Total funds for project	197,930,701	197,930,701	167,541,280
6	Total Estimated cost (As per Table A)	197,930,701	197,930,701	167,541,280
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: 24102822BKACQV7595
Date: 07/03/2024

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Agreed and accepted by:
For Bharat Heritage

M/S BHARAT HERITAGE
Partner/Auth Signatory
AmitMaganlalPanchmatiya