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T S K K AND CO LLP
CHARTERED ACCOUNTANTS

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: 20-04-2025

To: M/S. VIKAS INFRAVENTURES, 401,Shree Govindraj Heights, Gitanjali Square, Nagpur,18

Subject: Certificate of Financial Progress of Work of ARSH GLORY having MahaRERA Registration Number P50500046204 being developed by M/S. VIKAS INFRAVENTURES.

Sir,

This certificate is being issued for RERA compliance for the ARSH GLORY having MahaRERA Registration Number P50500046204 being developed by M/S. VIKAS INFRAVENTURES 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).	1,50,00,000
	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.	63,02,275
	c)	Estimated Acquisition cost of TDR (if any)	7,26,480
	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	9,31,000
	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	**2,29,59,755**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	7,03,50,000
	(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.	25,00,000
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	-
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; (Principal :3,00,00,000/-)	55,00,000
		Sub Total of Development Cost	**7,83,50,000**
		Total Cost of the Project (Estimated)	**10,13,09,755**

T S K K AND Co. LLP Chartered Accountants NAGPUR

Table B - Actual Cost Incurred on the Project (For the Quarter Ending March 2025)			
Sr No.		**Particulars**	**Amount (INR) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,50,00,000
	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.	63,02,275
	c)	Incurred Expenditure for Acquisition of TDR (if any)	7,26,480
	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	9,31,000
	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 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	**2,29,59,755**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	3,81,62,735
		(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.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	-
	(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; (Principal :3,00,00,000/-)	28,14,622
		Sub Total of Development Cost	**4,09,77,357**
		Total Cost of the Project (Incurred)	**6,39,37,112**

3		Total Cost of the Project (Actual incurred as on date of certificate)	6,39,37,112
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	63.11%
5		Amount which can be withdrawn from the Designated Account	6,39,37,112
6		Less: Amount withdrawn till date of this certificate from Designated Account	2,59,77,764
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,79,59,348

*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	**Floor No.**	**Carpet Area (Sq. Mtrs)**	**Unit Consideration as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	104	78.740	45,00,000.00	37,00,000.00	8,00,000.00
2	201	70.790	30,00,000.00	26,00,000.00	4,00,000.00
3	203	63.200	30,00,000.00	22,00,000.00	8,00,000.00
4	204	78.740	45,00,000.00	40,40,000.00	4,60,000.00
5	301	70.790	30,00,000.00	12,50,005.00	17,49,995.00
6	302	70.520	30,00,000.00	12,50,005.00	17,49,995.00
7	304	78.740	35,00,000.00	25,00,000.00	10,00,000.00
8	401	70.790	30,00,000.00	24,50,000.00	5,50,000.00
9	501	70.790	30,00,000.00	30,00,000.00	-
10	504	78.740	35,00,000.00	26,00,000.00	9,00,000.00
11	601	70.790	45,00,000.00	43,00,000.00	2,00,000.00
12	602	70.520	45,00,000.00	40,50,000.00	4,50,000.00
13	604	78.740	44,60,800.00	31,40,800.00	13,20,000.00
Total		**951.890**	**4,74,60,800.00**	**3,70,80,810.00**	**1,03,79,990.00**
Unsold Inventory					
Sr. No	**Floor No.**	**Carpet Area (Sq. Mtrs)**		**Unit Consideration as per ready reckoner rate**	
1	101	70.790		23,36,070	
2	102	70.520		23,27,160	
3	103	63.200		20,85,600	
4	202	70.520		23,27,160	
5	303	63.200		20,85,600	
6	402	70.520		23,27,160	
7	403	63.200		20,85,600	
8	404	78.740		25,98,420	
9	502	70.520		23,27,160	
10	503	63.200		20,85,600	
11	603	63.200		20,85,600	
12	701	70.790		23,36,070	
13	702	70.520		23,27,160	
14	703	63.200		20,85,600	
15	704	78.740		25,98,420	
Total		**1,030.860**		**3,40,18,380**	
Total		**1,982.750**			



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)	3,73,72,643
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)	1,03,79,990
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)	1,030.86
	(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	3,40,18,380
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	4,43,98,370
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	2,88,27,764
3	Withdrawals	2,59,77,764
4	Closing balance	28,50,000

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 been deposited in Designated Bank account.

I hereby certify that M/S. VIKAS INFRAVENTURES 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	5,16,89,290	5,16,89,290	2,97,06,302
2	Total borrowed funds (secured) Drawdown availed till date	3,00,00,000	3,00,00,000	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	1,96,20,465	1,96,20,465	3,42,30,810
5	Total funds for project	10,13,09,755	10,13,09,755	6,39,37,112
6	Total estimated cost (As per Table A)	10,13,09,755	10,13,09,755	10,13,09,755

Table G - Any Comments/ Observations of CA	
1	For Q4 2024-25
2	
3	
4	

Yours Faithfully

Agreed and Accepted by:

For M/s. Vikas Infraventures

Partner

Authorised signatory

Date: 20-04-2025

T S K K AND Co. LLP Chartered Accountants NAGPUR

For, T S K K AND CO LLP
Chartered Accountants
Reg No. : W100807

CA Abhinav Kurhade
Proprietor
M. No. 601406
UDIN:25601406BMHZCE8833