



SAWALKAR & BONDE

CHARTERED ACCOUNTANTS

4th floor, Bhiwapurkar Chambers, Mehadia Square, Dhantoli, Nagpur-440 012

Annexure D FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 21/09/2022

To.

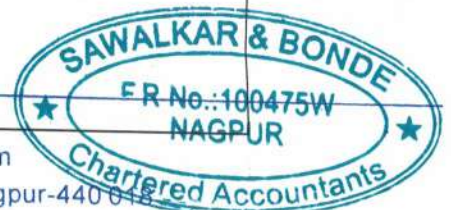
**The M/S PRAYAG DEVELOPER & BUILDERS,
NAGPUR**

Subject: Certificate of Financial Progress of Work PRAYAG PARADISE being developed by M / S PRAYAG DEVELOPER & BUILDERS

Sir, This certificate is being issued for RERA compliance for the **PRAYAG PARADISE** being developed by PRAYAG DEVELOPER & BUILDERS and is based on the 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 (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
I.	i. Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	48,496,000.00
	(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.	4,622,800.00
	(c) Estimated Acquisition cost of TDR (if any).	0.00
	(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	24,24,800.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
	(f) Under Rehabilitation scheme:	
	1. Estimated construction cost of rehab building including site development and infrastructure	NA
	for the same as certified by Engineer.	



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H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir Mahal, Nagpur-440 012

(1)	(2)	(3)
	11. 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. 111. 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. 1v. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component Sub - Total of Land Cost:	55,543,600.00
	ii. Development Cost/Cost of Construction of Building (a) Estimated Cost of Construction as certified by Engineer. (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. (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:	60,501,933.00 100,00,000.00 0.00 70,501,933.00
	Total Cost of the Project (Estimated)	126,045,533.00

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

•• Estimated cost shall be revised through correction application.

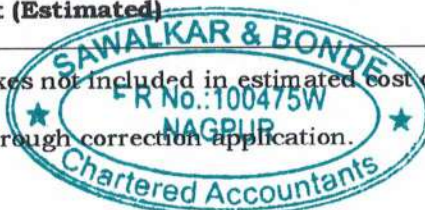


Table B -Actual Cost Incurred on the Project (as on Date of Certificate)

S.No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	48,496,000.00
	(b) Incurred Expenditure on Premiums 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.	4,622,800.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(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	2,424,800.00
	(e) Land Premium paid for redevelopment of land owned by public	NA
	Authorities.	NA
	(t) Under Rehabilitation scheme:	
	1. 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 the CA.	
	1. 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. tenant,,, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
	11. 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.	
	III. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost:	55,543,600.00

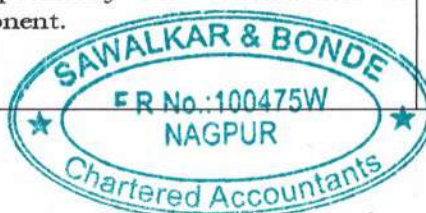


Table C

Statement for calculation of Receivables from the Sales of the Real

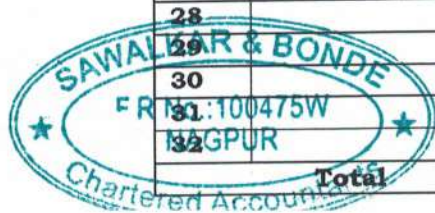
Estate Project Sold Inventory - **Annexure-1**

S. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment.	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
NA					

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

1.:Unsold Inventory-Annexure-1

S.No (1)	Flat No. (2)	Carpet Area (in.sq.mtr s) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	28.71	1,809,661.39
2	2	28.71	1,809,544.73
3	3	16.90	1,065,658.21
4	4	20.89	1,317,311.73
5	5	29.55	1,862,660.82
6	6	29.58	1,864,380.57
7	7	29.58	1,864,317.53
8	8	123.66	7,795,028.49
9	101	55.51	2,949,660.37
10	102	35.82	1,903,196.67
11	103	39.22	2,084,063.20
12	104	30.91	1,642,295.43
13	105	36.91	1,961,561.38
14	106	36.91	1,961,561.38
15	107	36.91	1,961,561.38
16	108	156.39	6,925,429.55
17	201	55.51	2,949,660.37
18	202	35.82	1,903,196.67
19	203	39.22	2,084,063.20
20	204	30.91	1,642,295.43
21	205	36.91	1,961,561.38
22	206	36.91	1,961,561.38
23	207	36.91	1,961,566.70
24	208	156.39	6,925,429.55
25	301	77.03	3,410,913.22
26	302	66.14	2,929,216.56
27	303	65.19	2,886,870.37
28	304	76.91	3,405,670.85
29	401	77.03	3,411,383.40
30	402	66.14	2,929,204.91
31	403	65.19	2,915,489.40
32	404	76.91	3,405,785.84
Total		1,735.26	87,461,762.08



**Comparison between Balance Cost and
Receivables**

S.No (ii)	Particulars (21)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	68,727,396.00
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)	0.00
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	1735.26 Sq. Mt. 87,461,762.08
4	Estimated receivables of ongoing project. [Sum of 2 + 3(iii)]	87,461,762.08
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% / 4, 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	NA

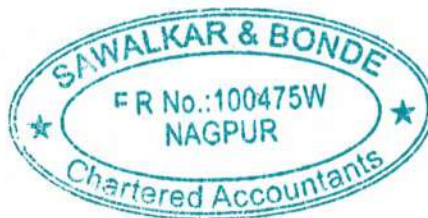


Table E**Designated Bank Account Details**

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	0.00
2.	Deposits	0.00
3.	Withdrawals	0.00
4.	Closing Balance	0.00

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that (ATHARVA INFRASTRUCTURE) 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**

S.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	57318137.00	57318137.00	57318137.00
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for Project	68727396.00	68727396.00	0.00
5.	Total Funds for Project	126045533.00	126045533.00	57318137.00
6.	Total Estimated Cost (As per Table A)	126045533.00	126045533.00	126045533.00



Table G
Any
Comments/Observations of
CA

1.	Cost of Land is proportionate cost of total land area calculated as per sanctioned layout.
2.	The Entire Project Development is completed 45.47% up to the date of the Certificate and Completion Certificate obtained by the Developers.
3.	The unsold units are as per annexure attached.
4.	All actual cost incurred considered as per Trial Balance as on the date of this Certificate produced for our verification.

NAGPUR
Date: - 29/09/2022



Yours Faithfully,

For SAWALKAR AND BONDE
Chartered Accountants
F.R.N. NO. 113917W

CA RAM BONDE
Partner
M.NO.115917
UDIN :- 22115917AWYIIH8154

Agreed and accepted by:

PRAYAG DEVELOPER & BUILDERS
(PROPRIETOR)
Date:

Mr Shashank Pande

Proprietor