SAWALKAR & BONDE
CHARTERED ACCOUNTANTS
H.O. Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

MARCH 2025

To,

Day & Date : 20/04/2025

The M/s Prayag Developers and Builders
Shree Sundar Apartment
Nagpur : 440033

PAN:

Subject : Certificate of Financial Progress of work of **"PRAYAG PARADISE"** having MahaRERA Registration Number P50500047607 being developed by **M/s Prayag Developers and Builders** and is based on the records and document produced before me and explaination provided by the management of the promoter.

Sir,

This Certificate is being issued for RERA compliance for the **"PRAYAG PARADISE"** having MAHARERA Registration Number P50500047607 being developed by **M/s Prayag Developers and Builders** and is based on records and documents produced before me and explanations provided to me by the management of the Promoter

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)	48,496,000
	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	4,622,800
	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	2,424,800
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	
	f)	Under Rehabilitation scheme:	

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	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	**55,543,600**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	60,501,933
	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.	10,000,000
	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.	-
		Sub Total of Development Cost	**70,501,933**

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		Total cost of Project (Estimated)	**126,045,533**
Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application			
Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>			
Sr. No.		**Particulars**	**Amount (Rs) Incurred**
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	48,496,000
	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	4,622,800
	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	2,424,800
	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:	**55,543,600**

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2	**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.	-
		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	**59,017,596**
	(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.	**14,621,788**
	(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.	-
		Sub Total of Development Cost	**73,639,384**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**129,182,984**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	**102.49%**
5		**Amount which can be withdrawn from the designated account**	**129,182,984**
6		Less : Amount withdrawn till date of this certificate from the designated account	**39,709,935**
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**89,473,049**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Flat No	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	2	28.71	6,900,000.00	6,900,000.00	-
2	3	16.90	3,975,000.00	3,412,500.00	562,500.00
3	4	20.89	2,950,000.00	2,950,000.00	-
4	5	29.55	4,500,000.00	4,500,000.00	-
5	204	30.91	4,500,000.00	4,450,000.00	50,000.00
6	207	36.91	5,000,000.00	4,700,000.00	300,000.00
7	103	39.22	3,100,000.00	3,050,000.00	50,000.00
8	101	55.51	4,425,000.00	4,375,000.00	50,000.00
9	102	35.82	5,400,000.00	5,400,000.00	-
Grand Total		294.41	40,750,000.00	39,737,500.00	1,012,500.00



TABLE C : DETAILS OF UNSOLD INVENTORY

Sr No.	Flat No	Carpet Area	Unit Considaration As per Ready Reckoner Rate	FLAT TYPE
1	1	28.71	1,809,661.39	UNITS
2	6	29.58	1,864,380.57	UNITS
3	7	29.58	1,864,317.53	UNITS
4	8	123.66	7,795,028.49	UNITS
5	104	30.91	1,642,295.43	UNITS
6	105	36.91	1,961,561.38	UNITS
7	106	36.91	1,961,561.38	UNITS
8	107	36.91	1,961,561.38	UNITS
9	108	156.39	6,925,429.55	UNITS
10	201	55.51	2,949,660.37	UNITS
11	202	35.82	1,903,196.67	UNITS
12	203	39.22	2,084,063.20	UNITS
13	205	36.91	1,961,561.38	UNITS
14	206	36.91	1,961,561.38	UNITS
15	208	156.39	6,925,429.55	UNITS
16	301	77.03	3,410,913.22	3BHK
17	302	66.14	2,929,216.56	2BHK
18	303	65.19	2,886,870.37	2BHK
19	304	76.91	3,405,670.85	3BHK
20	401	77.03	3,411,383.40	3BHK
21	402	66.14	2,929,204.91	2BHK
22	403	65.19	2,915,489.40	2BHK
23	404	76.91	3,405,785.84	3BHK
Total		**1,440.86**	**70,865,804.22**	

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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)	(3,137,451.00)
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	1,012,500.00
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	1,440.86
		(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	70,865,804.22
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	71,878,304.22
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.	50,314,812.96

Table E Designated Bank Account Details			
Sr. No.	**Particulars**	Designated Bank Account Details	
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		
2	Deposits	39,737,500.00	
3	Withdrawals	39,709,935.00	
4	Closing Balance	27,565.00	

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 the cut off date of this certificate as asked in the format issued by the RERA Authority.

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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	126,045,533.00	86,308,033.00	89,445,484.00
2		Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-		
4		Customer Receipts used for project	-	39,737,500.00	39,737,500.00
5		Total funds for project	126,045,533.00	126,045,533.00	129,182,984.00
6		Total Estimated cost (As per Table A)	126,045,533.00	126,045,533.00	126,045,533.00
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 Sawalkar & Bonde
Chartered Accountants
FRN: 100475W

SAWALKAR & BONDE
F.R.No. 100475W
NAGPUR
Chartered Accountants

CA Ram Bonde
Partner
(M.NO. 115917)
UDIN : 25115917BMJHPZ9108
Day & Date : 20/04/2025

Agreed and accepted by:
For M/s Prayag Developers and Builders

FOR PRAYAG DEVELOPER & BUILDERS

PROPRIETOR

Authorised Signatory