A S MUNDADA & CO
CHARTERED ACCOUNTANTS

Branch Office: 303, Enrico Heights-Iris, Wardha Road, Adj Radisson Blu Hotel, Nagpur-440015. Mob No. 9921511599 E-Mail ID: rachanaagl@gmail.com

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))

Date : 2.11.2023

As on 31.12.2022

To: **Prakash Sales Corporation**

Subject: Certificate of Financial Progress of Work of **GURUKUL 2, Khasra No. 159,Waranga,Nagpur(Gr.)** having MahaRERA Registration No. **P50500047839** being developed by **Prakash Sales Corporation** and is based on the records & documents produced before me and explainations provided to me by management of the Company.

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	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	17,080,410.00
	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 or any Statutory Authority.	3,356,420.00
	c)	Estimated Acquisition cost of TDR (if any)	0
	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, resgistration fees etc; and	963,200.00
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0
	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 lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	0
	iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**21,400,030.00**



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ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	16,300,000.00
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	6,136,400.00
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**22,436,400.00**
2		**Total Cost of the Project (Estimated)**	**43,836,430.00**

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

Sr No.		Particulars	Amount (Rs.) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	17,080,410.00
	b)	Incurred 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 or any Statutory Authority.	2,844,232.00
	c)	Incurred Acquisition cost of TDR (if any)	NIL
	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, resgistration fees etc; and	963,200.00
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	NIL
	f)	Under Rehabilitation scheme:	NIL
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	NIL
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	NIL
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	NIL
	ii)	Incurred 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 lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	NIL
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards	NIL
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	NIL
		Sub Total of LAND COST Rs	**20,887,842.00**

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ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	1,500,000.00
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	1,514,921.00
	(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), 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.	180,363.00
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**1,680,363.00**
3		Total Cost of the Project (Actual incurred as on date of certificate)	22,568,205.00
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	0.51
5		Amount which can be withdrawn from the Designated Account	22,568,205.00
6		Less: Amount withdrawn till date of this certificate from designated bank account	9,847,486.00
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	12,720,719.00

Note: This Certificate is being issued for RERA compliance for the Firm stated above and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully

A S Mundada & Co.

Signature of the Chartered Accountant Partner
(Membership Number 065613)
CA Rachana Agrawal

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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 /Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	1	210.49	1744681	347930.00	1396751.00
2	2	204.63	1541884	100000.00	1441884.00
3	3	214.514	1616316	100000.00	1516316.00
4	4	212.63	2002700	451000.00	1551700.00
5	5	108.75	819500	101000.00	718500.00
6	6	108.75	877941	175487.00	702454.00
7	7	108.75	1150000	100001.00	1049999.00
8	9	108.75	900000	120000.00	780000.00
9	10	154.043	900000	120000.00	780000.00
10	11	212.63	2000000	500000.00	1500000.00
11	12	108.75	895498	76001.00	819497.00
12	18	130.653	1100000	50000.00	1050000.00
13	19	100.013	900000	811000.00	89000.00
14	20	100.013	900000	700000.00	200000.00
15	21	100.013	807400	110000.00	697400.00
16	22	100.013	818174	248849.00	569325.00
17	23	208.77	1797825	248849.00	1548976.00
18	24	208.77	1797826	248849.00	1548977.00
19	25	100.013	818175	248849.00	569326.00
20	26	100.013	861000	266000.00	595000.00
21	31	114.3	615165	200000.00	415165.00
22	32	114.3	1045800	209156.00	836644.00
23	33	114.3	950000	151000.00	799000.00
24	34	114.3	950000	141000.00	809000.00
25	35	203.42	1642210	1500000.00	142210.00
26	37	200.26	1832250	970000.00	862250.00
27	38	200.26	1846000	525000.00	1321000.00
28	39	200.26	1885000	800000.00	1085000.00
29	42	200.26	1800000	100000.00	1700000.00
30	44	203.36	1915511	487511.00	1428000.00
31	45	202.027	1902800	570837.00	1331963.00
				10778319.00	29855337.00



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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

Of the Residential / Commercial plots Rs. 4690 per Sq. mtrs.

Sr No	Flat No /Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	8	108.75	510037.5
2	13	108.75	510037.5
3	14	108.75	510037.5
4	15	108.75	510037.5
5	16	108.75	510037.5
6	17	128.85	604306.5
7	27	100.013	469060.97
8	28	100.013	469060.97
9	29	111.36	522278.4
10	30	124.673	584716.37
11	36	200.26	939,219.40
12	40	200.26	939219.4
13	41'	200.26	939,219.40
14	43	200.26	939219.4
15	46	200.319	939496.11
16	47	200.42	939969.8
	Total	**2310.438**	**10835954.22**

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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	21,268,225.00
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)	29,855,337.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2,310.44
	(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.	10,835,954.22
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	40,691,291.22
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	70%

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details: Actual Amount till Date (From Start of bank account to till date)*	50200073082988 30.10.2022 to 31.12.2022
1	Opening balance		878.00
2	Deposits		3,110,000.00
3	Withdrawals		2,180,045.00
4	Closing Balance		930,833.00

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 Promotor has utilized the required poportion 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)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	20,887,842.00	10,000,000.00	11,804,807.00
2	Total Borrowed Funds (secured) - Drawdown availed tilldate	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate		-	-
4	Customer Receipts Used For The Project	22,948,588.00	33,836,430.00	10,778,319.00
5	**Total Fund For The Project**	**43,836,430.00**	**43,836,430.00**	**22,583,126.00**
6	**Total Estimated Cost (As per Table A)**	**43,836,430.00**	**43,836,430.00**	**22,583,126.00**

Table G

Any Comments / observations of CA

Sr.	Comments
1	Few amounts received in accounts other than designated RERA Bank Account
2	
3	

Note: This Certificate is being issued for RERA compliance for the Firm stated above and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully

A S Mundada & Co.

Signature of the Chartered Accountant
(Membership Number 065613) Partner
CA Rachana Agrawal
Date : 2.11.2023 As on 31.12.2022
UDIN:23065613BGWXRS7946

Agreed and Accepted by:

M/s. Prakash Sales Corporation
Partner

M/s. Prakash Sales Corporation
Partner

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