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 : 18.04.2025

To: **Prakash Sales Corporation**

As on 31.03.2025

Subject: Certificate of Financial Progress of Work of **GURUKUL2** having MahaRERA Registration Number **P50500047839** being developed by **Prakash Sales Corporation** and is based on the records and documents produced before me and explainations 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	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).	1,70,80,410.34
	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.	28,69,792.00
	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	9,63,200.00
	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	2,09,13,402.34

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ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	2,03,00,000.00
	(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.	30,68,200.00
	(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	**2,33,68,200.00**
2		**Total Cost of the Project (Estimated)**	**4,42,81,602.34**
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).	1,70,80,410.00
	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.	28,69,792.00
	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	9,63,200.00
	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	**2,09,13,402.00**



Table C

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

Sold Inventory

Sr No	Flat No	Carpet Area	Unit Consideration as per	Received Amount	Balance
1	1	210.49	1744700	1744700.00	0.00
2	2	204.63	1541884	1541884.00	0.00
3	3	214.514	1616316	1616316.00	0.00
4	4	212.63	2002700	2002700.00	0.00
5	5	108.75	819500	819500.00	0.00
6	6	108.75	877500	877500.00	0.00
7	7	108.75	1150000	1150000.00	0.00
8	8	108.75	1301000	1301000.00	0.00
9	9	212.63	1404700	1404700.00	0.00
10	10	154.04	1823930	701026.00	1122904.00
11	11	212.63	1500500	1500500.00	0.00
12	12	108.75	895498	701001.00	194497.00
13	13	108.75	948177	948177.00	0.00
14	14	108.75	1287640	51000.00	1236640.00
15	19	100.013	900000	900000.00	0.00
16	20	100.013	900000	900000.00	0.00
17	21	100.013	498000	498000.00	0.00
18	22	100.013	1112000	1112000.00	0.00
19	23	208.77	3146192	3146192.00	0.00
20	24	208.77	1662000	1662000.00	0.00
21	25	100.013	831000	831000.00	0.00
22	26	100.013	766000	766000.00	0.00
23	27	100.01	1184200	119201.00	1064999.00
24	31	114.3	615165	615165.00	0.00
25	32	114.3	1045800	1045800.00	0.00
26	33	114.3	950000	950000.00	0.00
27	34	114.3	950000	950000.00	0.00
28	35	203.42	1642210	1642210.00	0.00
29	36	200.26	2200000	2200000.00	0.00
30	37	200.26	1570000	1570000.00	0.00
31	38	200.26	1846000	1125000.00	721000.00
32	39	200.26	1885000	1885000.00	0.00
33	40	200.26	1863700	452700.00	1411000.00
34	41	200.26	1724000	1724000.00	0.00
35	42	200.26	855000	855000.00	0.00
36	43	200.26	2802300	2802300.00	0.00
37	44	203.36	1487511	1487511.00	0.00
38	45	202.03	1902800	1902800.00	0.00
39	46	200.32	1293738	1293738.00	0.00
40	47	200.42	2373170	294434.00	2078736.00
				49090055.00	5751040

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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.	1,67,00,000.00
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	1,66,28,182.00
	(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.	16,71,829.78
	(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	**1,83,00,011.78**
3		Total Cost of the Project (Actual incurred as on date of certificate)	3,92,13,413.78
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	0.89
5		Amount which can be withdrawn from the Designated Account	3,92,13,413.78
6		Less: Amount withdrawn till date of this certificate from designated bank account	3,20,10,816.04
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	72,02,597.74

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. (FRN:139845W)

A S Mundada & Co.

CA Rachana Agrawal
(Membership Number 065613) Partner

(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 (ASR)
1			
1	15	108.75	510037.50
2	16	108.75	510037.50
3	17	128.85	604306.50
4	18	130.65	612762.57
5	28	100.01	469060.97
6	29	111.36	522278.40
7	30	124.67	584716.37
	Total	813.05	**3813199.81**

Note : Ready Reckoner Rate is as informed by the Promoters and No proof of the same is made avaialble to us.

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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	50,68,188.56
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	57,51,040.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	813.05
	(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.	38,13,199.81
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	95,64,239.81
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: 50200073082988
		Actual Amount till Date (From Start of bank account to till date)* 01.01.2025 to 31.03.2025
1	Opening balance	96,641.20
2	Deposits	1,19,201.00
3	Withdrawals	-
4	Closing Balance	2,15,842.20

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	2,09,13,402.00	10,00,000.00	48,50,375.28
2	Total Borrowed Funds (secured) - Drawdown availed tilldate	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate		-	-
4	Customer Receipts Used For The Project	2,29,23,028.00	4,32,81,602.34	3,43,63,038.50
5	**Total Fund For The Project**	**4,38,36,430.00**	**4,42,81,602.34**	**3,92,13,413.78**
6	**Total Estimated Cost (As per Table A)**	**4,38,36,430.00**	**4,42,81,602.34**	**3,92,13,413.78**

Table G

AnyComments / observations of CA

Sr.	Comments
1	Some amounts of promoter has also been received in account for making necessary payments
2	Debits/credits of Auto FD & sweep-in facility availed are not taken into account
3	For purpose of calculation of drawings from account, 30% receipts have been excluded as only one account is being maintained by promoter

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. (FRN:139845W)

A S Mundada & Co.

CA Rachana Agrawal
(Membership Number 065613)
Date : 18.04.2025 As on 31.03.2025
UDIN: 25065613BMNXVV1272

Partner

Agreed and Accepted by: Prakash Sales Corporation

Partner

M/s. Prakash Sales Corporation
Partner

DISCLOSURE OF SOLD/BOOKED INVENTORY

(As per Circular no.29 dated 09.04.2021 & Corrigendum date 25.06.2021)
(BUILDING / Wing Wise)

Name of the Project: Gurukul 2
Maharera Registration No.: P50500047839

Information of Sold/Booked inventory (Building wise)

Information as on Date : 18.04.2025 As on 31.03.2025
Building name /No.: NA

Sr. No.	Floor/ Wing	Flat no. / shop no. / office no. / Plot no. etc	Unit Carpet Area (Sq. Meter)	Sold/Booked/Unsold	Registration date of Sub Registrar
1	NA	1	210.49	Sold	06-07-2023
2	NA	2	204.63	Sold	21/7/2023
3	NA	3	214.514	Sold	21/7/2023
4	NA	4	212.63	Sold	27/2/2023
5	NA	5	108.75	Sold	12-04-2023
6	NA	6	108.75	Sold	11-09-2023
7	NA	7	108.75	Sold	04-07-2023
8	NA	8	108.75	Sold	17-03-2023
9	NA	9	212.63	Sold	02-02-2024
10	NA	10	154.043	Booked	NA
11	NA	11	212.63	Sold	13-10-2023
12	NA	12	108.75	Booked	NA
13	NA	13	108.75	Sold	11-09-2023
14	NA	14	108.75	Booked	NA
15	NA	15	108.75	Unsold	NA
16	NA	16	108.75	Unsold	NA
17	NA	17	128.85	Unsold	NA
18	NA	18	130.653	Unsold	NA
19	NA	19	100.013	Sold	27/2/2023
20	NA	20	100.013	Sold	27/2/2023
21	NA	21	100.013	Sold	04-07-2023
22	NA	22	100.013	Sold	06.02.24
23	NA	23	208.77	Sold	15.05.24
24	NA	24	208.77	Sold	02.07.24
25	NA	25	100.013	Sold	02.07.24
26	NA	26	100.013	Sold	02-11-2023
27	NA	27	100.013	Sold	13-03-2025
28	NA	28	100.013	Unsold	NA

Sr. No.	Floor/ Wing	Flat no. / shop no. / office no. / Plot no. etc	Unit Carpet Area (Sq. Meter)	Sold/Booked/Unsold	Registration date of Sub Registrar
29	NA	29	111.36	Unsold	NA
30	NA	30	124.673	Unsold	NA
31	NA	31	114.3	Sold	11-01-2023
32	NA	32	114.3	Sold	26/6/2023
33	NA	33	114.3	Sold	27/2/2023
34	NA	34	114.3	Sold	27/2/2023
35	NA	35	203.42	Sold	13/2/2023
36	NA	36	200.26	Sold	22/6/2023
37	NA	37	200.26	Sold	27/6/2023
38	NA	38	200.26	Booked	NA
39	NA	39	200.26	Sold	25/1/2023
40	NA	40	200.26	Booked	NA
41	NA	41	200.26	Sold	05-09-2023
42	NA	42	200.26	Sold	21.05.24
43	NA	43	200.26	Sold	20/7/2023
44	NA	44	203.36	Sold	13/2/2023
45	NA	45	202.027	Sold	04-07-2023
46	NA	46	200.319	Sold	06-04-2023
47	NA	47	200.42	Booked	NA
	Total		**7182.323**		

Note- This information has been tallied and confirmed from details submitted in Annexure "A" of Form 3 issued by Chartered Accountant'

Prakash Sales Corporation

Partner

Date : 18.04.2025
Place : Nagpur

(M/s. Prakash Sales Corporation)
Promoter