

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)

AS ON : 30/09/2024

To,
PRATEEK INFRASTRUCTURES
(Prop. Mr. Vijay Naidu)

Subject: Certificate of Financial Progress of Work of (SILVER STAR 3) having MAHARERA Registration Number **P50500050031** being developed by (PRATEEK INFRASTRUCTURES Prop. Mr. Vijay Naidu)

Sir,

This Certificate is being issued for RERA compliance for the Project (SILVER STAR 3) having Maha RERA Registration Number **P50500050031** being developed by (PRATEEK INFRASTRUCTURES Prop. Mr. Vijay Naidu) and is based on the records and documents produced before me and explanations provided to me by the management of the Company as on 30/09/2024.

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	1) Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	480,00,000
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.	35,00,000
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	29,11,200
e)	Estimated Land Premium payable as per annual statement of rates	
f)	(ASR) for redevelopment of land owned by public authorities 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 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	



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	544,11,200
ii)	Development Cost / Cost of Construction of Building	
a)	Estimated Cost of Construction as certified by Engineer	350,00,000
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.	80,00,000
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	430,00,000
	Total Cost of the Project (Estimated)	974,11,200

*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)

Sr No.	Particulars	Amount Incurred (Rs.)
2	(i) Land Cost:	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	480,00,000
b)	Incurred Expenditure on Premium 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.	16,78,881
c)	Incurred Expenditure for Acquisition cost 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	29,25,000
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 the books of Accounts as verified by 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 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.	
	iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	
	Sub Total of LAND COST Rs	526,03,881
ii)	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	291,63,418 291,63,418
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 work, 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 the project registered.	11,05,700
d)	Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	
e)	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	302,69,118
3	Total Cost of the Project (Actual Incurred as on date of Certificate)	828,72,999
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	0.85
5	Amount which can be withdrawn from the Designated Account	828,72,999
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	828,72,999

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



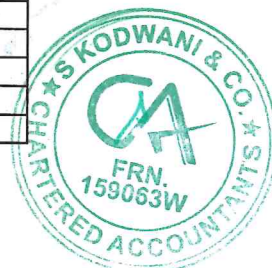
TABLE C
STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL
ESTATE PROJECT
SOLD INVENTORY

Sr. No.	Plot No.	Carpet Area (in Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
1	74	101.25	8,72,000.00	8,72,000.00	0
2	90	142.28	12,25,000.00	12,25,000.00	0
3	96	135.00	11,63,000.00	11,63,000.00	0
4	97	144.80	12,47,000.00	12,47,000.00	0
	Total	523.33	45,07,000.00	45,07,000.00	0.00

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

SOLD INVENTORY TO OTHER DEVELOPER

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	1	291.275	19,28,830	19,28,829.52	-
2	2	291.249	19,28,657	19,28,657.35	-
3	3	293.676	19,44,729	19,44,729.00	-
4	4	297.979	19,73,224	19,73,223.56	-
5	5	328.683	21,76,546	21,76,546.13	-
6	6	311.515	20,62,859	20,62,859.25	-
7	7	292.196	19,34,928	19,34,928.41	-
8	8	284.128	18,81,502	18,81,501.93	-
9	9	276.322	18,29,810	18,29,810.43	-
10	10	268.515	17,78,112	17,78,112.30	-
11	11	318.729	21,10,631	21,10,630.52	-
12	12	324.037	21,45,780	21,45,780.22	-
13	13	300.281	19,88,467	19,88,467.46	-
14	14	291.596	19,30,955	19,30,955.19	-
15	15	261.518	17,31,784	17,31,783.82	-
16	16	267.822	17,73,529	17,73,529.19	-
17	17	267.822	17,73,529	17,73,529.19	-
18	18	268.423	17,77,509	17,77,509.04	-
19	19	134.130	8,88,215	8,88,214.82	-
20	20	105.000	6,95,315	6,95,314.67	-
21	21	105.000	6,95,315	6,95,314.67	-
22	22	105.000	6,95,315	6,95,314.67	-
23	23	105.000	6,95,315	6,95,314.67	-
24	24	142.280	9,42,184	9,42,184.49	-
25	25	153.605	10,17,179	10,17,179.14	-
26	26	111.450	7,38,027	7,38,026.85	-
27	27	111.450	7,38,027	7,38,026.85	-
28	28	111.450	7,38,027	7,38,026.85	-
29	29	157.110	10,40,389	10,40,389.40	-
30	30	157.110	10,40,389	10,40,389.40	-
31	31	111.450	7,38,027	7,38,026.85	-
32	32	111.450	7,38,027	7,38,026.85	-
33	33	111.450	7,38,027	7,38,026.85	-
34	34	153.605	10,17,179	10,17,179.14	-
35	35	142.280	9,42,184	9,42,184.49	-
36	36	115.500	7,64,846	7,64,846.13	-
37	37	115.500	7,64,846	7,64,846.13	-
38	38	115.500	7,64,847	7,64,847.13	-
39	39	162.008	10,72,826	10,72,825.58	-
40	40	133.500	8,84,044	8,84,044.09	-
41	41	115.500	7,64,847	7,64,847.13	-



42	42	115.500	7,64,847	7,64,847.13	-
43	43	115.500	7,64,847	7,64,847.13	-
44	44	142.280	9,42,186	9,42,185.71	-
45	45	153.605	10,17,180	10,17,180.46	-
46	46	111.450	7,38,028	7,38,027.82	-
47	47	111.450	7,38,028	7,38,027.82	-
48	48	111.450	7,38,028	7,38,027.82	-
49	49	111.450	7,38,028	7,38,027.82	-
50	50	111.450	7,38,028	7,38,027.82	-
51	51	111.450	7,38,028	7,38,027.82	-
52	52	111.450	7,38,028	7,38,027.82	-
53	53	111.450	7,38,028	7,38,027.82	-
54	54	135.000	8,93,977	8,93,977.17	-
55	55	150.000	9,93,308	9,93,307.96	-
56	56	150.900	9,99,268	9,99,267.81	-
57	57	149.780	9,91,851	9,91,851.11	-
58	58	112.500	7,44,981	7,44,980.97	-
59	59	112.500	7,44,981	7,44,980.97	-
60	60	112.500	7,44,981	7,44,980.97	-
61	61	112.500	7,44,981	7,44,980.72	-
62	62	112.500	7,44,981	7,44,980.72	-
63	63	112.500	7,44,981	7,44,980.72	-
64	64	165.578	10,96,466	10,96,465.93	-
65	65	187.905	12,44,316	12,44,316.46	-
66	66	163.250	10,81,050	10,81,049.80	-
67	70	153.605	10,17,180	10,17,180.11	-
68	71	101.250	6,70,483	6,70,482.64	-
69	73	101.250	6,70,483	6,70,482.64	-
70	75	101.250	6,70,483	6,70,482.64	-
71	76	101.250	6,70,483	6,70,482.64	-
72	77	101.250	6,70,483	6,70,482.64	-
73	78	101.250	6,70,483	6,70,482.64	-
74	79	149.780	9,91,851	9,91,850.77	-
75	80	149.780	9,91,851	9,91,850.77	-
76	81	101.250	6,70,483	6,70,482.64	-
77	82	101.250	6,70,483	6,70,482.64	-
78	83	101.250	6,70,483	6,70,482.64	-
79	84	101.250	6,70,483	6,70,482.64	-
80	85	101.250	6,70,483	6,70,482.64	-
81	86	101.250	6,70,483	6,70,482.64	-
82	87	101.250	6,70,483	6,70,482.64	-
83	88	101.250	6,70,483	6,70,482.64	-
84	89	153.605	10,17,180	10,17,180.11	-
85	92	213.598	14,14,457	14,14,456.81	-
86	93	236.598	15,66,764	15,66,763.98	-
87	94	189.264	12,53,316	12,53,315.82	-
88	95	212.333	14,12,461	14,12,460.92	-
		14,194.050	940,00,000	940,00,000	-

UNSOLD INVENTORY

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	67	149.562	8,91,390
2	68	107.656	6,41,630
3	69	170.789	10,17,902
4	72	101.250	6,03,450
5	91	135.000	8,04,600
		664.257	39,58,971.720



**TABLE D
COMPARISON 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)	145,38,201.00
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)	-
3	i) Balance unsold area (to be certified by Management and to be verified by CA from the records and ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR as per Table C to this certificate)	664.257 39,58,971.72
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	39,58,971.72
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	

**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)
1	Opening Balance	-
2	Deposits	985,07,000.00
3	Withdrawals	984,36,952.00
4	Closing Balance	70,048.00

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 (PRATEEK INFRASTRUCTURES Prop. Mr. Vijay Naidu) 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**

SR NO	PARTICULARS	ESTIMATED* (At the 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 the Certificate) (In Rs.)
1	Own Funds	120,00,000	120,00,000	120,00,000
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	200,00,000	-	-
4	Customer receipts Used for Project	654,11,200	854,11,200	985,07,000
5	Total Funds for Project	974,11,200	974,11,200	828,72,999
6	Total Estimated Cost (As per Table A)	974,11,200	974,11,200	828,72,999

**TABLE G
Any Comment/Observation of CA**

1				
2				
3				
4				

UDIN : 25449574BMNYTF6972

Place : Nagpur
Dated : 15/01/2025

Agreed and Accepted by-

Signature of Promoter
Name:
Date:



S Kodwani & Co.
Chartered Accountants
FRN: 159063W

Shikha Kodwani
Proprietor
Mem. No.- 449574

Shikha