M/s. Ranjeet Mishra & Company
Chartered Accountant

✆ 9730135310
8766548007(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim
Near Rachna Ring Road Metro Station, Nagpur-440036
Regd : 54, Vaishali Nagar, MIDC, Nagpur-440016

✉caranjeetmishra@gmail.com
Office.caranjeet@gmail.com

FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE
For the period ended on 30th June 2024

Date 24-10-2024

To,
Bharat Chaware
Flat No 1102, Yashodham Enclave,
Prashant Nagar, Nagpur 440 015

Subject: Certificate of Financial Progress of Work of "VRINDAVAN ESTATE PHASE II" having MahaRERA Registration Number "P50500053404" being developed by "M/s BVN CONSTRO VENTURES LLP"

Sir,
This certificate is being issued for RERA compliance for the **"VRINDAVAN ESTATE PHASE II" having MahaRERA Registration Number "P50500053404" being developed by "BVN CONSTRO VENTURES LLP"** situated on **"Plot No 02, Khasra No 168/2, Mouza Pipla, PSK 38, Nagpur 440 034 "** 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				Particulars	Estimated Cost
(1)				(2)	(3)
1	(i)	**Land Cost :**			
		(a)		Value of land as ascertained from the Annual Statement of Rate (ASR)	1,11,56,434.00
		(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	-
		(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	6,93,009.00
		(e)		Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
		(f)		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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
			(iii)	Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
			(iv)	Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
				Sub-Total of Land Cost	1,18,49,443.00
	(ii)	**Development Cost/ Cost of Construction of Building**			
		(a)		Estimated Cost of Construction as certified by Engineer	25,05,76,635.00
		(b)		Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-

M/S. RANJEET MISHRA & COMPANY CHARTERED ACCOUNTANTS * NAGPUR *

		(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	2,07,36,168.00
		(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			27,13,12,803.00
	Total Cost of the Project (Estimated)			28,31,62,246.00

Table B- Actual Cost Incurred on the Project (As on 30th June 2024)

Sr No					Particulars	Amount (Rs.) Incurred
(1)					(2)	(3)
1	**Land Cost :**					
	(a)				Value of land as ascertained from the Annual Statement of Rate (ASR)	1,11,56,434.00
	(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	-
	(c)				Incurred Expenditure on Acquisition cost of TDR (if any)	-
	(d)				Amount 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	6,93,009.00
	(e)				Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
	(f)				Under Rehabilitation scheme:	
		(i)			Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	
			(a)		Incurred Expenditure for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
			(b)		Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
		(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, amount payable 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 payable to any authorities towards and in project rehabilitation.	-
		(iv)			Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	-
		Sub-Total of Land Cost				1,18,49,443.00
2		**Development Cost/ Cost of Construction of Building**				
	(i)				Expenditure Cost of Construction Minimum of (a) and (b) to be considered	
		(a)			Construction Cost incurred including site development and infrastructure for the same as certified by the engineer	3,76,00,000.00
		(b)			Actual Cost of Construction incurred as per books of accounts as verified by CA.	3,75,03,694.00
	(ii)				Cost incurred on additional itmes not included as per the books of accounts as verified by CA.	-

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	(iii)	Incurred 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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	1,00,82,748.00
	(v)	Interest 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		4,75,86,442.00
3	Total Cost of the Project (Actual incurred as on 30-06-2024)		5,94,35,885.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)		21%
5	Amount which can be withdrawn from the Designated Account		5,94,35,885.00
6	Less Amount Withdrawn till 30-06-2024 from the Designated Account		3,97,87,447.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,96,48,438.00

Date: 24/10/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY * CHARTERED ACCOUNTANTS * NAGPUR *

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLVY4243

Agreed and accepted by:

Signaure of Promoter

For BVN CONSTRO VENTURES LLP

BVN CONSTRO VENTURES LLP

Name: **Parag Saraf**
Date: 24/10/2024

Partner

Table C

Statement of calculation of Receivables from the Sales of the Real Estate Project for the period ended 30/06/2024

Sold Inventory

Sr 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)
1	104	49.096	30,50,000.00	6,51,000.00	23,99,000.00
2	105	49.096	30,50,000.00	51,000.00	29,99,000.00
3	106	49.096	30,50,000.00	10,67,500.00	19,82,500.00
4	109	49.096	31,50,000.00	11,02,500.00	20,47,500.00
5	111	49.096	31,50,000.00	11,02,500.00	20,47,500.00
6	113	49.096	30,50,000.00	10,68,500.00	19,81,500.00
7	114	51.688	31,50,000.00	3,15,000.00	28,35,000.00
8	115	51.688	30,50,000.00	10,67,500.00	19,82,500.00
9	116	49.096	31,50,000.00	11,02,500.00	20,47,500.00
10	201	51.688	30,00,000.00	10,60,000.00	19,40,000.00
11	203	51.688	31,50,000.00	11,02,500.00	20,47,500.00
12	204	49.096	30,50,000.00	51,000.00	29,99,000.00
13	205	49.096	31,50,000.00	9,15,000.00	22,35,000.00
14	206	49.096	30,50,000.00	4,42,250.00	26,07,750.00
15	210	49.096	29,50,000.00	7,00,000.00	22,50,000.00
16	211	49.096	30,50,000.00	10,67,500.00	19,82,500.00
17	212	49.096	30,50,000.00	51,000.00	29,99,000.00
18	214	51.688	31,50,000.00	10,68,500.00	20,81,500.00
19	215	51.688	30,50,000.00	2,54,000.00	27,96,000.00
20	301	51.688	30,50,000.00	10,30,000.00	20,20,000.00
21	303	51.688	30,50,000.00	10,67,500.00	19,82,500.00
22	304	49.096	30,50,000.00	10,67,500.00	19,82,500.00
23	305	49.096	30,50,000.00	3,05,000.00	27,45,000.00
24	306	49.096	30,50,000.00	3,05,000.00	27,45,000.00
25	308	49.096	30,50,000.00	9,51,000.00	20,99,000.00
26	310	49.096	31,50,000.00	11,02,500.00	20,47,500.00
27	311	49.096	30,50,000.00	9,04,000.00	21,46,000.00
28	312	49.096	30,50,000.00	10,67,500.00	19,82,500.00
29	313	49.096	31,50,000.00	51,000.00	30,99,000.00
30	315	51.688	30,50,000.00	10,67,500.00	19,82,500.00
31	401	51.688	30,00,000.00	11,000.00	29,89,000.00
32	403	51.688	30,00,000.00	10,50,000.00	19,50,000.00
33	404	49.096	30,50,000.00	10,67,500.00	19,82,500.00
34	405	49.096	30,50,000.00	10,67,500.00	19,82,500.00
35	406	49.096	30,50,000.00	10,16,500.00	20,33,500.00
36	408	49.096	30,50,000.00	10,00,000.00	20,50,000.00
37	409	49.096	32,50,000.00	3,31,000.00	29,19,000.00
38	411	49.096	30,50,000.00	10,67,500.00	19,82,500.00
39	413	49.096	30,50,000.00	10,67,500.00	19,82,500.00
40	414	51.688	30,50,000.00	51,000.00	29,99,000.00
41	415	51.688	30,50,000.00	5,50,000.00	25,00,000.00
42	501	51.688	25,00,000.00	4,51,000.00	20,49,000.00
43	502	49.096	30,50,000.00	3,37,000.00	27,13,000.00
44	504	49.096	31,50,000.00	3,00,000.00	28,50,000.00
45	505	49.096	32,00,000.00	51,000.00	31,49,000.00
46	506	49.096	30,50,000.00	10,67,500.00	19,82,500.00
47	507	49.096	30,90,000.00	51,000.00	30,39,000.00
48	511	49.096	30,50,000.00	6,76,000.00	23,74,000.00
49	512	49.096	30,50,000.00	10,67,500.00	19,82,500.00
50	513	49.096	30,50,000.00	7,18,758.00	23,31,242.00
51	515	51.688	30,50,000.00	10,67,500.00	19,82,500.00

52	601	51.688	30,00,000.00	10,50,000.00	19,50,000.00
53	602	49.096	32,00,000.00	51,000.00	31,49,000.00
54	603	51.688	30,00,000.00	3,99,000.00	26,01,000.00
55	604	49.096	30,00,000.00	10,67,500.00	19,32,500.00
56	606	49.096	30,00,000.00	3,00,000.00	27,00,000.00
57	608	49.096	31,75,000.00	1,02,000.00	30,73,000.00
58	609	49.096	31,50,000.00	11,02,500.00	20,47,500.00
59	613	49.096	32,50,000.00	51,000.00	31,99,000.00
60	614	51.688	30,50,000.00	2,54,000.00	27,96,000.00
61	615	51.688	30,50,000.00	3,05,000.00	27,45,000.00
62	616	49.096	31,50,000.00	21,001.00	31,28,999.00
63	701	51.688	27,50,000.00	8,05,000.00	19,45,000.00
64	702	49.096	25,00,000.00	51,000.00	24,49,000.00
65	703	51.688	32,00,000.00	3,33,000.00	28,67,000.00
66	704	49.096	30,50,000.00	51,000.00	29,99,000.00
67	705	49.096	30,50,000.00	10,67,500.00	19,82,500.00
68	706	49.096	30,50,000.00	10,67,500.00	19,82,500.00
69	707	49.096	30,51,000.00	50,000.00	30,01,000.00
70	708	49.096	31,50,000.00	52,000.00	30,98,000.00
71	709	49.096	31,50,000.00	51,000.00	30,99,000.00
72	710	49.096	31,50,000.00	10,52,500.00	20,97,500.00
73	711	49.096	31,50,000.00	3,15,000.00	28,35,000.00
74	712	49.096	31,50,000.00	3,15,000.00	28,35,000.00
75	714	51.688	31,50,000.00	11,02,500.00	20,47,500.00
76	715	51.688	31,50,000.00	11,02,501.00	20,47,499.00
77	801	51.688	30,50,000.00	50,000.00	30,00,000.00
78	804	49.096	30,50,000.00	51,000.00	29,99,000.00
79	805	49.096	30,50,000.00	2,51,000.00	27,99,000.00
80	806	49.096	26,50,000.00	3,05,000.00	23,45,000.00
81	808	49.096	30,50,000.00	9,26,000.00	21,24,000.00
82	813	49.096	30,50,000.00	10,67,500.00	19,82,500.00
83	815	51.688	28,50,000.00	51,000.00	27,99,000.00
84	901	51.688	30,50,000.00	5,05,000.00	25,45,000.00
85	902	49.096	30,50,000.00	10,68,500.00	19,81,500.00
86	903	51.688	30,00,000.00	10,50,000.00	19,50,000.00
87	904	49.096	30,50,000.00	10,67,500.00	19,82,500.00
88	905	49.096	31,50,000.00	51,000.00	30,99,000.00
89	906	49.096	31,50,000.00	2,75,000.00	28,75,000.00
90	907	49.096	30,50,000.00	10,66,500.00	19,83,500.00
91	908	49.096	30,50,000.00	3,05,000.00	27,45,000.00
92	910	49.096	31,50,000.00	50,000.00	31,00,000.00
93	911	49.096	31,50,000.00	50,000.00	31,00,000.00
94	912	49.096	30,50,000.00	51,000.00	29,99,000.00
95	913	49.096	31,50,000.00	3,15,000.00	28,35,000.00
96	914	51.688	28,00,000.00	4,54,000.00	23,46,000.00
97	915	51.688	30,50,000.00	9,30,000.00	21,20,000.00
98	1001	51.688	30,50,000.00	3,05,000.00	27,45,000.00
99	1003	51.688	31,50,000.00	11,02,500.00	20,47,500.00
100	1004	49.096	30,50,000.00	2,54,000.00	27,96,000.00
101	1005	49.096	31,50,000.00	51,000.00	30,99,000.00
102	1006	49.096	31,50,000.00	3,15,000.00	28,35,000.00
103	1008	49.096	30,50,000.00	10,67,500.00	19,82,500.00
104	1009	49.096	31,50,000.00	11,02,000.00	20,48,000.00
105	1011	49.096	31,50,000.00	3,15,000.00	28,35,000.00
106	1012	49.096	32,00,000.00	3,33,000.00	28,67,000.00
107	1014	51.688	31,50,000.00	51,000.00	30,99,000.00
108	1015	51.688	30,50,000.00	3,06,000.00	27,44,000.00
109	1101	51.688	30,50,000.00	6,51,000.00	23,99,000.00
110	1103	51.688	30,50,000.00	10,67,500.00	19,82,500.00

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111	1105	49.096	30,50,000.00	50,000.00	30,00,000.00
112	1106	49.096	30,50,000.00	51,000.00	29,99,000.00
113	1108	49.096	31,50,000.00	50,000.00	31,00,000.00
114	1111	49.096	32,00,000.00	3,33,000.00	28,67,000.00
115	1112	49.096	32,00,000.00	3,33,000.00	28,67,000.00
116	1113	49.096	32,00,000.00	51,000.00	31,49,000.00
117	1114	51.688	30,50,000.00	10,67,500.00	19,82,500.00
		5837.544	35,88,16,000.00	6,81,39,510.00	29,06,76,490.00

Unsold Inventory

Sr No	Floor	Flat Number	Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)	(5)
1	First Floor	101	51.688	18,62,629.00
2	First Floor	102	49.096	17,69,223.00
3	First Floor	103	51.688	18,62,629.00
4	First Floor	107	49.096	17,69,223.00
5	First Floor	108	49.096	17,69,223.00
6	First Floor	110	49.096	17,69,223.00
7	First Floor	112	49.096	17,69,223.00
8	Second Floor	202	49.096	17,69,223.00
9	Second Floor	207	49.096	17,69,223.00
10	Second Floor	208	49.096	17,69,223.00
11	Second Floor	209	49.096	17,69,223.00
12	Second Floor	213	49.096	17,69,223.00
13	Second Floor	216	49.096	17,69,223.00
14	Third Floor	302	49.096	17,69,223.00
15	Third Floor	307	49.096	17,69,223.00
16	Third Floor	309	49.096	17,69,223.00
17	Third Floor	314	51.688	18,62,629.00
18	Third Floor	316	49.096	17,69,223.00
19	Fourth Floor	402	49.096	17,69,223.00
20	Fourth Floor	407	49.096	17,69,223.00
21	Fourth Floor	410	49.096	17,69,223.00
22	Fourth Floor	412	49.096	17,69,223.00
23	Fourth Floor	416	49.096	17,69,223.00
24	Fifth Floor	503	51.688	19,55,760.00
25	Fifth Floor	508	49.096	18,57,685.00
26	Fifth Floor	509	49.096	18,57,685.00
27	Fifth Floor	510	49.096	18,57,685.00
28	Fifth Floor	514	51.688	19,55,760.00
29	Fifth Floor	516	49.096	18,57,685.00
30	Sixth Floor	605	49.096	18,57,685.00
31	Sixth Floor	607	49.096	18,57,685.00
32	Sixth Floor	610	49.096	18,57,685.00
33	Sixth Floor	611	49.096	18,57,685.00
34	Sixth Floor	612	49.096	18,57,685.00
35	Seventh Floor	713	49.096	18,57,685.00
36	Seventh Floor	716	49.096	18,57,685.00
37	Eighth Floor	802	49.096	18,57,685.00
38	Eighth Floor	803	51.688	19,55,760.00
39	Eighth Floor	807	49.096	18,57,685.00
40	Eighth Floor	809	49.096	18,57,685.00
41	Eighth Floor	810	49.096	18,57,685.00
42	Eighth Floor	811	49.096	18,57,685.00
43	Eighth Floor	812	49.096	18,57,685.00
44	Eighth Floor	814	51.688	19,55,760.00
45	Eighth Floor	816	49.096	18,57,685.00
46	Nineth Floor	909	49.096	18,57,685.00
47	Nineth Floor	916	49.096	18,57,685.00

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CHARTERED ACCOUNTANTS
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48	Tenth Floor	1002	49.096	18,57,685.00
49	Tenth Floor	1007	49.096	18,57,685.00
50	Tenth Floor	1010	49.096	18,57,685.00
51	Tenth Floor	1013	49.096	18,57,685.00
52	Tenth Floor	1016	49.096	18,57,685.00
53	Eleventh Floor	1102	49.096	19,01,915.00
54	Eleventh Floor	1104	49.096	19,01,915.00
55	Eleventh Floor	1107	49.096	19,01,915.00
56	Eleventh Floor	1109	49.096	19,01,915.00
57	Eleventh Floor	1110	49.096	19,01,915.00
58	Eleventh Floor	1115	51.688	20,02,326.00
59	Eleventh Floor	1116	49.096	19,01,915.00
			2,917.40	**10,86,51,328.00**

Date: 24/10/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY * CHARTERED ACCOUNTANTS * NAGPUR *

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLVY4243

Agreed and accepted by:
Signaure of Promoter
For BVN CONSTRO VENTURES LLP

BVN CONSTRO VENTURES LLP

Name: Parag Saraf
Date: 24/10/2024

Partner

Table D

Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	22,37,26,361.00
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)	29,06,76,490.00
	(i) Balance Unsold Area (to be certifed by Management and to be verified by CA from the records and books of accounts),	2,917.40
3	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multilied to unsold area as on the date of certificate, to be calculated and certifed by CA) as per Table C to this certificate,	10,86,51,328.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	39,93,27,818.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	NA
	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	NA
	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 Name of Bank **"Nagpur Nagrik Sahakari Bank Limited"**, Branch - **Vivekanand Nagar,** IFSC **NGSB000008** **Actual Amount till 30/06/2024** (From 01/04/2024 To 30/06/2024)
1	Opening Balance	50,29,310.00
2	Deposits	4,72,71,068.00
3	Withdrawals	3,97,22,390.00
4	Closing Balance	1,25,77,988.00

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 **M/s BVN Constro Ventures LLP** 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.

Date: 24/10/2024
Place: Nagpur

Agreed and accepted by:
Signaure of Promoter
For BVN CONSTRO VENTURES LLP

Name: Parag Saraf
Date: 24/10/2024
Partner

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY * CHARTERED ACCOUNTANTS * NAGPUR *

Proprietor
Mem No: 150503
FRN 155145W
1982500
UDIN: 24150503BKDLVY4243

Table F

Means of Finance

S No	Particulars	Estimated (At time of Registration(In Rs.) (proposed and indicative	Proposed/ Estimated (As on the 30-06-2024) (In Rs.)	Actual (As on 30-06-2024) (In Rs.)
1	Own Funds	2,19,32,191.00	2,19,32,191.00	1,96,48,438.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	0
4	Customer Receipts used for Project	26,12,30,055.00	26,12,30,055.00	3,97,87,447.00
5	Total Funds for Project	28,31,62,246.00	28,31,62,246.00	5,94,35,885.00
6	Total Estimated Cost (As Per Table A)	28,31,62,246.00	28,31,62,246.00	28,31,62,246.00

Table G

Any Comments/Observation of CA

1	Total Deposit in Bank From 01/04/2024 To 30/06/2024 is Rs 4,38,79,568/- & Out of this total deposit, Rs 4,12,51,507/- is the amount received from allottees
2	Total Withdrawal From RERA Desingated bank account for project during the period 01-04-2024 To 30-06-2024 is Rs 3,60,76,890/- & out of this Rs 17,39,501/- is the amount refunded to allottees hence effective withdrawal from bank account is Rs 3,43,37,389/-. As No 70 % Seperate Bank Account is maintained by the Promoter, we have considered 70 % of total effective withdrawal from this bank account as "Withdrawal From Designated Bank Account" & same is reported in Point Number 06 of Table "B" of this Certificate. 70 % of Rs 3,43,37,389/- is Rs. 2,40,36,172/-. Total Withdrawal reported in Point Number 06 of Table of this Certificate till 31-03-2024 was Rs 1,57,51,275/-.
3	The bank account registered as Designated bank account for the project is 100% account, in this account amount received from allottees are deposited. As No separate 70 % bank account is maintained by promoter, expenses for project development work & for other work are being done from this 100 % designated bank account only.
4	As per self certification obtained from the promter, the amount withdrawn from the designated bank account are utilized towards project cost only. However it is not possible for us to verify the end use of funds withdrawn from designated bank account on one to one basis since the requiste records of such verification is not availbale with us. But while certifying the utilisation we have relied on the expenditure as per books of accounts produced before us.

Date: 24/10/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S RANJEET MISHRA & CO. CHARTERED ACCOUNTANTS NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLVY4243
Date: 24/10/2024

Agreed and accepted by:

Signature of Promoter

For BVN CONSTRO VENTURES LLP

BVN CONSTRO VENTURES LLP

Name: Parag Saraf
Date: 24/10/2024

Partner