M. Hussain & Co.
CHARTERED ACCOUNTANTS

CA MURTAZA I. HUSSAIN
B.COM, EPAF (IIMC), ACA, DISA

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(To be submitted at the time of Rrject and for withdrawal of Money from Designated A

AS on Date 31-12-2023

To: **M/s.**
MAHALAXMI NAGAR 30 AND VISION CITY 2 , through it's partners : SHRI GIRISH YADAVRAO SAKHARKAR, SHRI VIJAY RAJKUMAR JAIN, SHRI BIRENDRAKUMAR ONKARMAL YADUKA, SAU. KISHORI VIJAY ZALKE and SHRI PANKAJ HEMCHAND JAIN

Subject: Certificate of Financial Progress of Work of **M/s. MAHALAXMI NAGAR 30 AND VISION CITY 2** having MahaRERA Registration Number **P50500053716** being developed by **M/s VISION INFRA a registered Partnership Firm, through it's partners : SHRI GIRISH YADAVRAO SAKHARKAR, SHRI VIJAY RAJKUMAR JAIN, SHRI BIRENDRAKUMAR ONKARMAL YADUKA, SAU. KISHORI VIJAY ZALKE and SHRI PANKAJ HEMCHAND JAIN** 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).	14,00,00,000
	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.	-
	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, resgistration fees etc; and	70,30,000
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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	-

Near Bohra Masjid, Itwari, NAGPUR - 440002 Mob. : 8275789294 email : eoffice.mhussain@gmail.com

	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	-
			-
	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.	-
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**14,70,30,000**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	8,08,90,000
	(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(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.	2,63,40,000
	(d)	Estimated Taxes, cess, fees, charges, premiums interst 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	**10,72,30,000**
2		**Total Cost of the Project (Estimated)**	**25,42,60,000**

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).	14,00,00,000
	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.	-
	c)	Incurred Acquisition cost of TDR (if any)	-

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	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	70,30,000
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development 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 rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
	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	-
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever	-
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**14,70,30,000**
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.	-
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(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.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	-

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	(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	-
3		Total Cost of the Project (Actual incurred as on date of certificate)	14,70,30,000
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	57.83%
5		Amount which can be withdrawn from the Designated Account	8,50,22,500
6		Less: Amount withdrawn till date of this certificate from designated bank account	
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	8,50,22,500



Table D

Comparision Between Balance Cost And Receivables

Sr.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	107230000
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)	61275690
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	29886.63
	(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.	63957393
4	**Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]**	**125233083**
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	87663158

Table E

Designated Bank Account Details

Sr.	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	948147
2	Deposits	44106527
3	Withdrawals	44852674
4	Closing Balance	202000

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. MAHALAXMI NAGAR 30 AND VISION CITY 2 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.

Agrred and accepted by :

For M. HUSSAIN & CO.
Chartered Accountants

M. HUSSAIN & CO. CA Chartered Acc.

MURTAZA I. HUSSAIN
Proprietor
Membership No. 151899
Firm Registration No.149055W
Place:- Nagpur
Date:- 27/02/2024
UDIN No :- 24151899BKAOYN1688

(Unsold Inventory Valuation)

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	1	164.630	3,52,308
2	3	122.160	2,61,422
3	8	122.160	2,61,422
4	9	122.160	2,61,422
5	10	122.160	2,61,422
6	11	122.160	2,61,422
7	12	138.680	2,96,775
8	13	129.510	2,77,151
9	14	123.750	2,64,825
10	15	123.750	2,64,825
11	17	123.750	2,64,825
12	19	123.750	2,64,825
13	20	123.750	2,64,825
14	21	123.750	2,64,825
15	23	123.750	2,64,825
16	24	150.620	3,22,327
17	25	129.580	2,77,301
18	26	123.750	2,64,825
19	27	123.750	2,64,825
20	28	123.750	2,64,825
21	29	123.750	2,64,825
22	30	123.750	2,64,825
23	31	123.750	2,64,825
24	32	123.750	2,64,825
25	33	123.750	2,64,825
26	34	123.750	2,64,825
27	35	123.750	2,64,825
28	36	127.840	2,73,578
29	37	164.170	3,51,324
30	38	121.500	2,60,010
31	39	121.500	2,60,010
32	40	121.500	2,60,010
33	43	121.500	2,60,010
34	44	121.500	2,60,010
35	45	121.500	2,60,010
36	46	121.500	2,60,010
37	47	174.630	3,73,708
38	48	131.440	2,81,282
39	49	121.500	2,60,010
40	50	121.500	2,60,010
41	51	121.500	2,60,010
42	52	121.500	2,60,010
43	53	121.500	2,60,010
44	54	121.500	2,60,010



45	55	121.500	2,60,010
46	56	121.500	2,60,010
47	57	121.500	2,60,010
48	58	143.460	3,07,004
49	59	141.170	3,02,104
50	60	130.500	2,79,270
51	61	130.500	2,79,270
52	62	130.500	2,79,270
53	63	130.500	2,79,270
54	64	130.500	2,79,270
55	65	130.500	2,79,270
56	68	168.570	3,60,740
57	69	206.940	4,42,852
58	74	130.500	2,79,270
59	75	130.500	2,79,270
60	76	130.500	2,79,270
61	77	146.960	3,14,494
62	78	164.200	3,51,388
63	79	120.000	2,56,800
64	83	120.000	2,56,800
65	85	120.000	2,56,800
66	86	152.500	3,26,350
67	88	120.000	2,56,800
68	89	120.000	2,56,800
69	90	120.000	2,56,800
70	91	120.000	2,56,800
71	92	120.000	2,56,800
72	93	120.000	2,56,800
73	94	165.800	3,54,812
74	95	154.360	3,30,330
75	96	120.000	2,56,800
76	97	120.000	2,56,800
77	98	120.000	2,56,800
78	99	120.000	2,56,800
79	104	112.500	2,40,750
80	105	112.500	2,40,750
81	106	112.500	2,40,750
82	107	112.500	2,40,750
83	108	148.410	3,17,597
84	109	149.570	3,20,080
85	116	112.500	2,40,750
86	118	112.500	2,40,750
87	119	112.500	2,40,750
88	122	167.150	3,57,701
89	123	123.570	2,64,440
90	124	117.580	2,51,621
91	125	111.580	2,38,781
92	126	118.370	2,53,312
93	127	110.780	2,37,069
94	128	132.880	2,84,363



95	129	140.970	3,01,676
96	130	126.000	2,69,640
97	131	126.000	2,69,640
98	132	126.000	2,69,640
99	133	126.000	2,69,640
100	134	126.000	2,69,640
101	135	126.000	2,69,640
102	136	126.000	2,69,640
103	137	126.000	2,69,640
104	138	126.000	2,69,640
105	139	126.000	2,69,640
106	142	112.000	2,39,680
107	143	112.000	2,39,680
108	144	112.000	2,39,680
109	145	112.000	2,39,680
110	146	126.000	2,69,640
111	147	126.000	2,69,640
112	148	112.000	2,39,680
113	149	112.000	2,39,680
114	150	112.000	2,39,680
115	151	112.000	2,39,680
116	152	112.000	2,39,680
117	153	129.560	2,77,258
118	154	156.500	3,34,910
119	155	110.490	2,36,449
120	156	110.490	2,36,449
121	157	110.490	2,36,449
122	158	110.490	2,36,449
123	159	110.490	2,36,449
124	160	132.580	2,83,721
125	161	132.580	2,83,721
126	162	110.490	2,36,449
127	163	110.490	2,36,449
128	164	110.490	2,36,449
129	165	110.490	2,36,449
130	167	150.250	3,21,535
131	168	110.490	2,36,449
132	169	110.490	2,36,449
133	170	110.490	2,36,449
134	171	110.490	2,36,449
135	172	132.580	2,83,721
136	173	132.580	2,83,721
137	174	110.490	2,36,449
138	175	110.490	2,36,449
139	176	110.490	2,36,449
140	177	110.490	2,36,449
141	178	110.490	2,36,449
142	179	142.450	3,04,843
143	180	166.340	3,55,968
144	181	116.250	2,48,775



145	182	116.250	2,48,775
146	183	116.250	2,48,775
147	184	116.250	2,48,775
148	185	116.250	2,48,775
149	186	116.250	2,48,775
150	187	131.750	2,81,945
151	188	131.750	2,81,945
152	189	116.250	2,48,775
153	190	116.250	2,48,775
154	191	116.250	2,48,775
155	192	162.850	3,48,499
156	193	170.900	3,65,726
157	194	116.250	2,48,775
158	195	116.250	2,48,775
159	196	116.250	2,48,775
160	197	131.750	2,81,945
161	198	131.750	2,81,945
162	199	116.250	2,48,775
163	200	116.250	2,48,775
164	201	116.250	2,48,775
165	202	116.250	2,48,775
166	203	116.250	2,48,775
167	204	116.250	2,48,775
168	205	168.330	3,60,226
169	206	157.500	3,37,050
170	207	112.500	2,40,750
171	208	112.500	2,40,750
172	209	112.500	2,40,750
173	210	112.500	2,40,750
174	211	112.500	2,40,750
175	212	112.500	2,40,750
176	213	135.000	2,88,900
177	214	135.000	2,88,900
178	215	112.500	2,40,750
179	216	112.500	2,40,750
180	217	112.500	2,40,750
181	219	133.850	2,86,439
182	220	136.000	2,91,040
183	221	136.000	2,91,040
184	222	136.000	2,91,040
185	223	136.000	2,91,040
186	224	136.000	2,91,040
187	225	136.000	2,91,040
188	226	136.000	2,91,040
189	227	128.000	2,73,920
190	228	128.000	2,73,920
191	229	128.000	2,73,920
192	230	120.000	2,56,800
193	231	120.000	2,56,800
194	232	120.000	2,56,800



195	233	120.000	2,56,800
196	234	120.000	2,56,800
197	235	120.000	2,56,800
198	236	120.000	2,56,800
199	237	120.000	2,56,800
200	238	116.000	2,48,240
201	240	225.040	4,81,586
202	241	144.000	3,08,160
203	242	144.000	3,08,160
204	243	144.000	3,08,160
205	244	144.000	3,08,160
206	245	144.000	3,08,160
207	246	144.000	3,08,160
208	247	144.000	3,08,160
209	248	159.850	3,42,079
210	249	142.870	3,05,742
211	250	143.790	3,07,711
212	251	143.130	3,06,298
213	252	142.030	3,03,944
214	253	142.850	3,05,699
215	254	205.290	4,39,321
216	255	201.960	4,32,194
217	256	154.460	3,30,544
218	257	156.850	3,35,659
219	258	159.190	3,40,667
220	259	160.820	3,44,155
221	260	162.450	3,47,643
222	261	164.080	3,51,131
223	262	165.520	3,54,213
224	263	166.920	3,57,209
225	264	167.740	3,58,964
226	265	168.360	3,60,290
227	266	168.920	3,61,489
228	267	169.800	3,63,372
229	268	258.570	5,53,340
	Total	**29886.630**	**6,39,57,393**



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	14,70,30,000	14,70,30,000	7,25,30,000
2	Total Borrowed Funds (secured) - Drawdown availed tilldate	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	-	-	-
4	Customer Receipts Used For The Project	10,72,30,000	10,72,30,000	-
5	Total Fund For The Project	25,42,60,000	25,42,60,000	7,28,30,000
6	**Total Estimated Cost (As per Table A)**	**25,42,60,000**	**25,42,60,000**	25,42,60,000

Table G

AnyComments / observations of CA

Sr.	Comments
1	The ASR value of Land as per Sale Deed is Rs. 4,51,64,700/- and the Cost incurred (Total Consideration) as per Sale Deed is Rs.14,00,00,000/- . We have considered the value of Land as per Sale Deed.
2	Consideration per unit as per Ready Recknor Rate shown under Unsold Inventory in Table C are as informed and cerified by the promoter.
3	Means of Finance is based on the informational purposes and does not constitute any form of legal or professional advice.
4	This Maharera Certificate if provided solely for information purposes and does not constitute any form of legal or professional advice.
5	Any reliance you place on such information is therefore strictly at your own risk.

Agrred and accepted by :

For M. HUSSAIN & CO.
Chartered Accountants

M. HUSSAIN & CO. Chartered Accountants CA

MURTAZA I. HUSSAIN
Proprietor
Membership No. 151899
Firm Registration No.149055W

Place:- Nagpur
Date:- 27/02/2024
Udin no :- 24151899BKAOYN1688