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 Registration of Project and for withdrawal of Money from Designated Account))

Date : 02/01/2025

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** for the period from **01/07/2024 to 30/09/2024** 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	-
	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)	-

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	(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)	-		
	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 payable	-		
	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	2,19,28,226		
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	2,60,15,000		
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	2,19,28,226		
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	-		

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	(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.	2,04,17,580		
	(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	**4,23,45,806**		
3		**Total Cost of the Project (Actual incurred as on date of certificate)**	**18,93,75,806**		
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	74.48%		
5		Amount which can be withdrawn from the Designated Account	14,10,49,303		
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	14,10,49,303		

Agreed and accepted by :

M. HUSSAIN & CO. CA Chartered Accountants

For M. HUSSAIN & CO.
Chartered Accountants

MURTAZA I. HUSSAIN
Proprietor
Membership No. 151899
Firm Registration No.149055W
Place:- Nagpur
Date:- 02/01/2025
Udin NO :- 25151899BMIPCI4100

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. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	1	164.630	1770000	1081000	689000
2	2	122.160	2038000	2038000	0
3	3	122.160	1335000	1335000	0
4	4	122.160	2070000	2070000	0
5	5	122.160	2038000	2038000	0
6	6	122.160	2038000	408001	1629999
7	7	122.160	2038000	2038000	0
8	8	122.160	1501000	501000	1000000
9	9	122.160	2051000	2051000	0
10	10	122.160	2071000	1701000	370000
11	15	123.750	1300000	51000	1249000
12	16	123.750	2100000	2100000	0
13	17	123.750	1451000	1451000	0
14	18	123.750	1700000	1700000	0
15	20	123.750	1332000	1332000	0
16	21	123.750	1580000	1580000	0
17	22	123.750	2080000	2080000	0
18	23	123.750	1332000	1332000	0
19	24	150.620	1985000	1985000	0
20	25	129.580	1395000	1395000	0
21	27	123.750	1330000	1001000	329000
22	30	123.750	2080000	416000	1664000
23	31	123.750	2100000	25501	2074500
24	32	123.750	2100000	25500	2074500
25	38	121.500	2040000	51000	1989000
26	39	121.500	2027000	251000	1776000
27	40	121.500	2059000	2059000	0
28	41	121.500	2000000	2000000	0
29	42	121.500	2060000	2060000	0
30	43	121.500	1300000	200000	1100000
31	44	121.500	1300000	200000	1100000
32	45	121.500	1300000	200000	1100000
33	47	174.630	1880000	1560000	320000
34	48	131.440	1415000	1415000	0
35	49	121.500	1000000	1000000	0
36	50	121.500	1000000	1000000	0
37	51	121.500	2060000	412000	1648000
38	60	130.500	2204000	441000	1763000
39	61	130.500	2191000	438000	1753000
40	62	130.500	1545000	431000	1114000
41	63	130.500	1400000	875000	525000
42	64	130.500	1400000	875000	525000
43	65	130.500	2176000	1651000	525000
44	66	130.500	2200000	2200000	0
45	67	130.500	2177000	2177000	0
46	68	168.570	2000000	2000000	0
47	69	206.940	2510000	2510000	0



48	70	130.500	1194000	1194000	0
49	71	130.500	1194000	1194000	0
50	72	130.500	1194000	1194000	0
51	73	130.500	1194000	1194000	0
52	74	130.500	2162000	216001	1945999
53	75	130.500	2162000	216000	1946000
54	76	130.500	2050000	251000	1799000
55	79	120.000	1989024	989000	1000024
56	80	120.000	1989000	1989000	0
57	81	120.000	2025000	2025000	0
58	82	120.000	1938000	1938000	0
59	83	120.000	2000000	401000	1599000
60	84	120.000	2034000	2034000	0
61	86	152.500	1650000	1228000	422000
62	87	169.260	2851000	2851000	0
63	88	120.000	3978000	3978000	0
64	89	120.000	3978000	3978000	0
65	90	120.000	2034000	51000	1983000
66	97	120.000	2034000	51000	1983000
67	98	120.000	2034000	451000	1583000
68	99	120.000	1937000	1937000	0
69	100	120.000	2030000	2030000	0
70	101	168.840	2798000	2798000	0
71	102	135.960	2300000	2300000	0
72	103	112.500	1907000	1907000	0
73	109	149.570	2535000	2535000	0
74	110	112.500	1889000	1889000	0
75	111	112.500	1889000	551000	1338000
76	112	112.500	1877000	1877000	0
77	113	111.350	1797000	1797000	0
78	114	125.360	2092000	799000	1293000
79	115	142.340	2375000	1051000	1324000
80	116	142.340	1250000	1250000	0
81	117	112.500	1875500	451000	1424500
82	118	112.500	1875500	0	1875500
83	119	112.500	1850000	380000	1470000
84	120	112.500	1900000	1900000	0
85	121	137.520	2315000	2315000	0
86	122	167.150	2833000	51000	2782000
87	140	168.070	2800000	569000	2231000
88	141	152.770	2549000	2549000	0
89	142	112.000	1900000	1900000	0
90	146	126.000	2120000	51000	2069000
91	160	132.580	2248000	450000	1798000
92	161	132.580	2248000	450000	1798000
93	165	110.490	1070000	1070000	0
94	166	164.320	2741000	2741000	0
95	167	150.250	2506500	2506500	0
96	168	110.490	1100000	1100000	0
97	177	110.490	975023	975023	0
98	180	166.340	1800000	600000	1200000
99	188	131.750	1698143	1698143	0
100	189	116.250	1439538	439538	1000000
101	191	116.250	2136617	2136617	0



102	192	162.850	2725000	874000	1851000
103	193	170.900	2898000	680000	2218000
104	208	112.500	1341000	1341000	0
105	209	112.500	1877000	51000	1826000
106	210	112.500	1877000	699000	1178000
107	213	135.000	1752000	51000	1701000
108	214	135.000	2288000	457600	1830400
109	217	112.500	1303000	1303000	0
110	218	177.200	2899200	2899200	0
111	219	133.850	2200000	551000	1649000
112	221	136.000	2271000	455000	1816000
113	222	136.000	2290000	51000	2239000
114	223	136.000	2305000	2305000	0
115	224	136.000	2269000	226900	2042100
116	225	136.000	1683490	1683490	0
117	226	136.000	2306000	461200	1844800
118	227	128.000	2170000	434000	1736000
119	228	128.000	2142500	214250	1928250
120	229	128.000	2136000	427200	1708800
121	230	120.000	1291600	1291600	0
122	231	120.000	2000000	400000	1600000
123	232	120.000	2000000	2000000	0
124	233	120.000	2034000	2034000	0
125	236	120.000	1970000	1970000	0
126	237	120.000	1098000	1098000	0
127	238	116.000	1891000	879000	1012000
128	239	128.770	2183000	2183000	0
129	268	258.570	4314000	4314000	0
	Total	**16855.810**	**253914635**	**163552264**	**90362371**

(Unsold Inventory Valuation)

Sr No	PLot No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	11	122.160	261422
2	12	138.680	296775
3	13	129.510	277151
4	14	123.750	264825
5	19	123.750	264825
6	26	123.750	264825
7	28	123.750	264825
8	29	123.750	264825
9	33	123.750	264825
10	34	123.750	264825
11	35	123.750	264825
12	36	127.840	273578
13	37	164.170	351324
14	46	121.500	260010



15	52	121.500	260010
16	53	121.500	260010
17	54	121.500	260010
18	55	121.500	260010
19	56	121.500	260010
20	57	121.500	260010
21	58	143.460	307004
22	59	141.170	302104
23	77	146.960	314494
24	78	164.200	351388
25	85	120.000	256800
26	91	120.000	256800
27	92	120.000	256800
28	93	120.000	256800
29	94	165.800	354812
30	95	154.360	330330
31	96	120.000	256800
32	104	112.500	240750
33	105	112.500	240750
34	106	112.500	240750
35	107	112.500	240750
36	108	148.410	317597
37	118	112.500	240750
38	123	123.570	264440
39	124	117.580	251621
40	125	111.580	238781
41	126	118.370	253312
42	127	110.780	237069
43	128	132.880	284363
44	129	140.970	301676
45	130	126.000	269640
46	131	126.000	269640
47	132	126.000	269640
48	133	126.000	269640
49	134	126.000	269640
50	135	126.000	269640
51	136	126.000	269640
52	137	126.000	269640
53	138	126.000	269640
54	139	126.000	269640
55	143	112.000	239680
56	144	112.000	239680
57	145	112.000	239680
58	147	126.000	269640
59	148	112.000	239680
60	149	112.000	239680
61	150	112.000	239680
62	151	112.000	239680
63	152	112.000	239680
64	153	129.560	277258
65	154	156.500	334910
66	155	110.490	236449
67	156	110.490	236449
68	157	110.490	236449



69	158	110.490	236449
70	159	110.490	236449
71	162	110.490	236449
72	163	110.490	236449
73	164	110.490	236449
74	169	110.490	236449
75	170	110.490	236449
76	171	110.490	236449
77	172	132.580	283721
78	173	132.580	283721
79	174	110.490	236449
80	175	110.490	236449
81	176	110.490	236449
82	178	110.490	236449
83	179	142.450	304843
84	181	116.250	248775
85	182	116.250	248775
86	183	116.250	248775
87	184	116.250	248775
88	185	116.250	248775
89	186	116.250	248775
90	187	131.750	281945
91	190	116.250	248775
92	194	116.250	248775
93	195	116.250	248775
94	196	116.250	248775
95	197	131.750	281945
96	198	131.750	281945
97	199	116.250	248775
98	200	116.250	248775
99	201	116.250	248775
100	202	116.250	248775
101	203	116.250	248775
102	204	116.250	248775
103	205	168.330	360226
104	206	157.500	337050
105	207	112.500	240750
106	211	112.500	240750
107	212	112.500	240750
108	215	112.500	240750
109	216	112.500	240750
110	220	136.000	291040
111	234	120.000	256800
112	235	120.000	256800
113	240	225.040	481586
114	241	144.000	308160
115	242	144.000	308160
116	243	144.000	308160
117	244	144.000	308160
118	245	144.000	308160
119	246	144.000	308160
120	247	144.000	308160
121	248	159.850	342079
122	249	142.870	305742



123	250	143.790	307711
124	251	143.130	306298
125	252	142.030	303944
126	253	142.850	305699
127	254	205.290	439321
128	255	201.960	432194
129	256	154.460	330544
130	257	156.850	335659
131	258	159.190	340667
132	259	160.820	344155
133	260	162.450	347643
134	261	164.080	351131
135	262	165.520	354213
136	263	166.920	357209
137	264	167.740	358964
138	265	168.360	360290
139	266	168.920	361489
140	267	169.800	363372
	Total	**18237.970**	**39029260**



Table D

Comparision Between Balance Cost And Receivables

Sr.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	64884194.00
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)	90362371.10
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	18237.97
	(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.	39029260.00
4	**Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]**	**129391631.10**
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	90574141.77

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	948147.00
2	Deposits	197299022.40
3	Withdrawals	180816367.00
4	Closing Balance	17430802.40

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

MURTAZA I. HUSSAIN
Proprietor
Membership No. 151899
Firm Registration No.149055
Place:- Nagpur
Date:- 02/01/2025
Udin NO :- 25151899BMIPCI4100

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	147030000	147030000	**74853522**
2	Total Borrowed Funds (secured) - Drawdown availed tilldate	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	-	2500000	-
4	Customer Receipts Used For The Project	107230000	107230000	114486584
5	Total Fund For The Project	254260000	256760000	**189340106**
6	**Total Estimated Cost (As per Table A)**	**254260000**	**254260000**	**254260000**

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.

Agreed and accepted by :

For M. HUSSAIN & CO.
Chartered Accountants

M. HUSSAIN & CO. CA Chartered Accountants

MURTAZA I. HUSSAIN
Proprietor
Membership No. 151899
Firm Registration No.149055W
Place:- Nagpur
Date:- 02/01/2025
Udin NO :- 25151899BMIPCI4100