KOCHAR MEHTA AND CO. LLP
CHARTERED ACCOUNTANTS

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FORM – 3 [See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

Date:06/01/2025

To,
VCMI Constructions LLP
Flat no. N- 103 laxmivihar Apartment, Near Air Port Center Point Hotel, Somalwada Nagpur 440025

Subject : Certificate of Financial Progress of Work of **TATTVA APAS** having Maha RERA Registration Number **P50500054320** being developed by **VCMI Constructions LLP** acting through Shri Bharat chaware , Shri Harsh Chhajed, Shri Parag Saraf and Shri Rahul Bondre.

Sir,
This certificate is being issued for RERA compliance for the **TATTVA APAS** having Maha RERA Registration Number **P50500054320** being developed by **VCMI Constructions LLP** and is based on the records and documents produced before me and explanations provided to me by **VCMI Constructions LLP**.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

31st December, 2024

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
1.	**(i) LAND COST :**	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	4,86,34,740
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)	Nil
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	29,89,042
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	Nil
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Nil
	(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.	Nil
	(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	Nil
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost :	5,16,23,782

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31st December, 2024

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
	ii) Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	19,48,96,000
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Nil
	(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.	1,84,77,445
	(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 the Development Cost :	21,33,73,445
	Total Cost of the Project (Estimated)**	**26,49,97,227**

* **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

31st December, 2024

Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement or Rates (ASR)	4,86,34,740
(b)	Incurred Expenditure on Premiums 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 for Acquisition 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	29,89,042
(e)	Land Premium paid for redevelopment of land owned by pubic authorities.	
(f)	Under Rehabilitation scheme;	
	i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	Nil
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	Nil
	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.	Nil

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Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
	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.	Nil
	iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost	5,16,23,782
2	**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.	4,45,87,963
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	4,31,78,320
	(ii) Cost incurred on additional items not included in estimated cost. (As per engineer certificate)	Nil
	(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. All costs incurred to complete the construction of the entire phase of the project registered.	1,84,35,468
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges premium, interest etc. to any Statutory Authority.	1,84,77,447
	(v) 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	8,00,91,235
3	Total Cost of the Project (Actual incurred as on date of certificate)	13,17,15,017
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	49.70%
5	Amount which can be withdrawn from the Designated Account	13,17,15,017
6	Less : Amount withdrawn till date of this certificate from the Designated Account	3,67,58,051
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	9,49,56,966

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

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

SOLD INVENTORY

PROJECT NAME :VCMI Constructions LLP
RERA REG. NO. : P50500054320

31st December, 2024

Sr. No.	Flat No.	Carpet Area (in Sq.Mtr.)	*Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
1	207	131.209	63,20,000.00	14,83,000.00	48,37,000
2	304	138.460	44,50,000.00	11,10,640.00	33,39,360
3	305	106.194	53,88,000.00	5,37,015.00	48,50,985
4	306	107.674	44,50,000.00	11,10,660.00	33,39,340
5	401	107.674	33,00,000.00	8,00,000.00	25,00,000
6	402	139.574	69,41,000.00	8,23,160.00	61,17,840
7	404	138.460	71,71,560.00	24,29,350.00	47,42,210
8	405	106.194	50,70,652.00	17,72,801.00	32,97,851
9	406	107.674	54,27,000.00	15,39,260.00	38,87,740
10	407	131.209	63,96,000.00	15,99,000.00	47,97,000
11	504	138.460	69,01,607.00	11,22,500.00	57,79,107
12	505	106.194	53,70,000.00	18,77,660.00	34,92,340
13	506	107.674	53,77,000.00	13,50,560.00	40,26,440
14	507	131.209	44,50,000.00	5,35,000.00	39,15,000
15	601	107.674	40,00,000.00	3,98,120.00	36,01,880
16	604	138.460	56,17,332.00	5,10,000.00	51,07,332
17	606	107.674	44,25,044.00	11,81,797.00	32,43,247
18	701	107.674	49,45,000.00	4,94,500.00	44,50,500
19	702	139.574	68,01,002.00	24,04,605.50	43,96,397
20	704	138.460	68,67,960.00	9,38,007.00	59,29,953
21	705	106.194	43,28,339.00	13,73,550.00	29,54,789
22	706	107.674	44,89,000.00	5,44,000.00	39,45,000
23	802	141.429	44,41,500.00	15,39,999.38	29,01,501
24	804	136.239	66,15,682.00	16,24,860.00	49,90,822
25	806	109.529	53,07,000.00	13,45,000.00	39,62,000
26	904	138.460	71,71,560.00	11,20,500.00	60,51,060
27	905	106.194	46,30,640.00	12,00,000.00	34,30,640
28	906	107.674	44,90,000.00	18,12,660.00	26,77,340
29	909	106.931	46,98,000.00	1,00,000.00	45,98,000
30	1001	107.674	52,43,000.00	5,20,000.00	47,23,000
31	1004	138.460	72,25,000.00	12,50,000.00	59,75,000
32	1006	107.674	52,46,372.00	17,11,395.00	35,34,977
33	1009	106.931	52,81,000.00	1,00,000.00	51,81,000
34	1101	107.674	49,45,279.00	18,16,380.00	31,28,899
35	1104	138.460	66,71,560.00	51,000.00	66,20,560
36	1105	106.194	49,36,992.00	12,50,000.00	36,86,992
37	1106	107.674	53,27,000.00	2,83,500.00	50,43,500
38	1202	139.574	71,04,793.00	1,00,000.00	70,04,793
39	1204	138.460	68,45,580.00	17,11,395.00	51,34,185
Total :		**4,696.474**	**21,46,67,454.00**	**4,34,71,874.88**	**17,11,95,579.12**

Notes :

* Unit consideration is as per Agreement/ Letter of Allotment/Booking Form.

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UNSOLD INVENTORY

PROJECT NAME :VCMI Constructions LLP
RERA REG. NO. : P50500054320
Date:06/01/2024

31st December, 2024

Sr No.	Flat No.	Area	Unit consideration as per Ready Recknor Rate (ASR)
1	101	107.67	13,07,162.00
2	102	139.57	16,94,428.00
3	103	105.60	12,82,033.00
4	104	138.46	16,80,904.00
5	105	106.19	12,89,195.00
6	106	107.67	13,07,162.00
7	107	131.21	15,92,877.00
8	108	130.00	15,78,224.00
9	109	106.93	12,98,142.00
10	201	107.67	13,07,162.00
11	202	139.57	16,94,428.00
12	203	105.60	12,82,033.00
13	204	138.46	16,80,904.00
14	205	106.19	12,89,195.00
15	206	107.67	13,07,162.00
16	208	130.00	15,78,224.00
17	209	106.93	12,98,142.00
18	301	107.67	13,07,162.00
19	302	139.57	16,94,428.00
20	303	105.60	12,82,033.00
21	307	131.21	15,92,877.00
22	308	130.00	15,78,224.00
23	309	106.93	12,98,142.00
24	403	105.60	12,82,033.00
25	408	130.00	15,78,224.00
26	409	106.93	12,98,142.00
27	501	107.67	13,07,162.00
28	502	139.57	16,94,428.00
29	503	105.60	12,82,033.00
30	508	130.00	15,78,224.00
31	509	106.93	12,98,142.00
32	602	139.57	16,94,428.00
33	603	105.60	12,82,033.00
34	605	106.19	12,89,195.00
35	607	131.21	15,92,877.00
36	608	130.00	15,78,224.00
37	609	106.93	12,98,142.00
38	703	105.60	12,82,033.00
39	707	131.21	15,92,877.00

KOCHAR MEHTA & CO. FRN: W 100386 Chartered Accountants

PROJECT NAME :VCMI Constructions LLP
RERA REG. NO. : P50500054320
Date:06/01/2024

31st December, 2024

Sr No.	Flat No.	Area	Unit consideration as per Ready Recknor Rate (ASR)
40	708	130.00	15,78,224.00
41	709	106.93	12,98,142.00
42	801	109.53	13,29,682.00
43	803	107.46	13,04,552.00
44	805	82.22	9,98,175.00
45	807	132.98	16,14,426.00
46	808	115.54	14,02,656.00
47	809	109.66	13,31,260.00
48	901	107.67	13,07,162.00
49	902	139.57	16,94,428.00
50	903	105.60	12,82,033.00
51	907	131.21	15,92,877.00
52	908	130.00	15,78,224.00
53	1002	139.57	16,94,428.00
54	1003	105.60	12,82,033.00
55	1005	106.19	12,89,195.00
56	1007	131.21	15,92,877.00
57	1008	130.00	15,78,224.00
58	1102	139.57	16,94,428.00
59	1103	105.60	12,82,033.00
60	1107	131.21	15,92,877.00
61	1108	130.00	15,78,224.00
62	1109	106.93	12,98,142.00
63	1201	107.67	13,07,162.00
64	1203	105.60	12,82,033.00
65	1205	106.19	12,89,195.00
66	1206	107.67	13,07,162.00
67	1207	131.21	15,92,877.00
68	1208	130.00	15,78,224.00
69	1209	106.93	12,98,142.00
Total :		**8,154.66**	**9,89,97,537.00**

Note :

(1) Ready Recknor Rate (ASR) as per Promoter is 12140/- per sq mtrs.



TABLE D

Comparison between Balance Cost and Receivables

31st December, 2024

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	13,32,82,210
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)	17,11,95,579
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	8,154.66
	(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.	9,89,97,537
4	Estimated receivables of ongoing project. (Sum of 2 + 3 (ii)	27,01,93,116
5	Amount to be deposited in Designated Account - 70% or 100%	
6	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account	18,91,35,181
	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

31st December, 2024

Sr. No.	Particulars	Designated Bank account Details
		Actual amount till date (from start of Bank Account to till date)
1	Opening Balance	N.A
2	Deposits	3,85,87,987
3	Withdrawals	3,67,58,051
4	Closing Balance	18,29,936

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

We hereby certify that required proportion of money, as specified in the Real Estate (Regulation and Development) Act, 2016 ("the Act") collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

We hereby certify that **VCMI Constructions 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.



Table F

Means of Finance

31st December, 2024

S.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 certificate) (In Rs.)
1	Own Funds	5,16,23,782.00	5,16,23,782.00	5,16,23,782.00
2	Total Borrowed Funds (Secured)	-	-	-
	- Drawdown availed till date		-	
3	Total Borrowed Funds (Unsecured)		-	-
	- Drawdown availed till date		-	
4	Customer Receipts used for Project	26,49,97,227.00	26,49,97,227.00	4,34,71,874.88
5	Total Funds for Project	31,66,21,009.00	31,66,21,009.00	9,50,95,656.88
6	Total Estimated Cost (As per Table A)	26,49,97,227.00	26,49,97,227.00	13,17,15,017.03

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G

31st December, 2024

Any Comments/Observations of CA

1	Amount of Rs. 4,86,34,740/- in point no.1(i)(a) of Table A being "Value of the land as ascertained from the Annual Statement of Rates (ASR)" is as certified by the promoter.	
2	Consideration per unit as per Ready Recknor Rate shown under Unsold Inventory in Table C are as informed and certified by the promoter	
3	Means of Finance is based on the information provided by the promoter	

Yours Faithfully,

For Kochar Mehta & Co. LLP
Chartered Accountants

KOCHAR MEHTA & CO. FRN: W 100386 Chartered Accountants

CA Nikhil Kochar
Partner
M.NO. 171255
Place : Nagpur
UDIN : 25171255BMJOTA8708

Agreed and accepted by :

VCMI Constructions LLP
Date:06/01/2025