VINOD VISHAL & ASSOCIATES
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H.O. : Opposite Sakhar Dharamshala,
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Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number ----------

To,

Date: 21/12/2023

M/s Premier Heritage
Nagpur
PAN: AAXFP9637M

Subject : Certificate of Financial Progress of work of **PREMIER HERITAGE - 100, 101, 102** having MahaRERA Registration Number ---------- being developed by **M/s Premier Heritage**

Sir,

This Certificate is being issued for RERA compliance for the **PREMIER HERITAGE - 100, 101, 102** having MAHARERA Registration Number ----------being developed by **M/s Premier Heritage** and is based on 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)

No.		Particulars	Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1		2	3
i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	81,050,000
	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	17,507,719
	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	5,432,000

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	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 accomodation or rent in lieu of Transit Accomodation, 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	**103,989,719**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	81,826,494
	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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	57,247,912
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	33,979,730
		Sub Total of Development Cost	**173,054,136**
		Total cost of Project (Estimated)	**277,043,855**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

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Table B - Actual Cost Incurred on the project as on 21st December 2023			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	81,050,000
	b	Incurred Expenditure on 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	17,507,719
	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	5,432,000
	e	Land Premium paid for redevelopment of land owned by public authorities	-
	f	Under Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 the 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 accomodation or rent in lieu of Transit Accomodation, 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) Incurred expenditure towards 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:	**103,989,719**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	4,680,421
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-

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		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	4,680,421
	(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, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	(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	**4,680,421**
3		**Total cost of the project (Actual incurred as on 21st December 2023)**	**108,670,140**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	39.22%
5		**Amount which can be withdrawn from the designated account**	**108,670,140**
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**	**108,670,140**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

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Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Project	Plot No.	Plot Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on 21st December 2023	Balance Receivables

NIL

						-
	Grand Total					

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TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Project	Plot No.	Plot Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 21st December 2023
1	PREMIER HERITAGE- 100, 101, 102	1	453.534	2,018,226
2	PREMIER HERITAGE- 100, 101, 102	2	206.888	920,652
3	PREMIER HERITAGE- 100, 101, 102	3	220.619	981,755
4	PREMIER HERITAGE- 100, 101, 102	4	231.536	1,030,335
5	PREMIER HERITAGE- 100, 101, 102	5	242.331	1,078,373
6	PREMIER HERITAGE- 100, 101, 102	6	253.284	1,127,114
7	PREMIER HERITAGE- 100, 101, 102	7	286.699	1,275,811
8	PREMIER HERITAGE- 100, 101, 102	8	356.308	1,585,571
9	PREMIER HERITAGE- 100, 101, 102	9	450.334	2,003,986
10	PREMIER HERITAGE- 100, 101, 102	10	239.200	1,064,440
11	PREMIER HERITAGE- 100, 101, 102	11	230.000	1,023,500
12	PREMIER HERITAGE- 100, 101, 102	12	230.000	1,023,500
13	PREMIER HERITAGE- 100, 101, 102	13	230.000	1,023,500
14	PREMIER HERITAGE- 100, 101, 102	14	230.000	1,023,500
15	PREMIER HERITAGE- 100, 101, 102	15	230.000	1,023,500
16	PREMIER HERITAGE- 100, 101, 102	16	248.274	1,104,819
17	PREMIER HERITAGE- 100, 101, 102	17	211.548	941,389
18	PREMIER HERITAGE- 100, 101, 102	18	97.500	433,875
19	PREMIER HERITAGE- 100, 101, 102	19	97.500	433,875
20	PREMIER HERITAGE- 100, 101, 102	20	97.500	433,875
21	PREMIER HERITAGE- 100, 101, 102	21	97.500	433,875
22	PREMIER HERITAGE- 100, 101, 102	22	97.500	433,875
23	PREMIER HERITAGE- 100, 101, 102	23	97.500	433,875
24	PREMIER HERITAGE- 100, 101, 102	24	208.328	927,060
25	PREMIER HERITAGE- 100, 101, 102	25	164.363	731,415
26	PREMIER HERITAGE- 100, 101, 102	26	97.500	433,875
27	PREMIER HERITAGE- 100, 101, 102	27	97.500	433,875
28	PREMIER HERITAGE- 100, 101, 102	28	97.500	433,875
29	PREMIER HERITAGE- 100, 101, 102	29	97.500	433,875
30	PREMIER HERITAGE- 100, 101, 102	30	97.500	433,875
31	PREMIER HERITAGE- 100, 101, 102	31	97.500	433,875
32	PREMIER HERITAGE- 100, 101, 102	32	97.500	433,875
33	PREMIER HERITAGE- 100, 101, 102	33	249.243	1,109,131
34	PREMIER HERITAGE- 100, 101, 102	34	222.429	989,809
35	PREMIER HERITAGE- 100, 101, 102	35	97.958	435,913
36	PREMIER HERITAGE- 100, 101, 102	36	102.557	456,379
37	PREMIER HERITAGE- 100, 101, 102	37	107.289	477,436
38	PREMIER HERITAGE- 100, 101, 102	38	111.894	497,928
39	PREMIER HERITAGE- 100, 101, 102	39	114.370	508,947
40	PREMIER HERITAGE- 100, 101, 102	40	166.365	740,324
41	PREMIER HERITAGE- 100, 101, 102	41	169.806	755,637
42	PREMIER HERITAGE- 100, 101, 102	42	120.337	535,500
43	PREMIER HERITAGE- 100, 101, 102	43	119.791	533,070
44	PREMIER HERITAGE- 100, 101, 102	44	117.761	524,036
45	PREMIER HERITAGE- 100, 101, 102	45	115.731	515,003
46	PREMIER HERITAGE- 100, 101, 102	46	113.730	506,099
47	PREMIER HERITAGE- 100, 101, 102	47	114.044	507,496

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Sr. No.	Project	Plot No.	Plot Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 21st December 2023
48	PREMIER HERITAGE- 100, 101, 102	48	141.210	628,385
49	PREMIER HERITAGE- 100, 101, 102	49	130.340	580,013
50	PREMIER HERITAGE- 100, 101, 102	50	107.007	476,181
51	PREMIER HERITAGE- 100, 101, 102	51	102.550	456,348
52	PREMIER HERITAGE- 100, 101, 102	52	98.097	436,532
53	PREMIER HERITAGE- 100, 101, 102	53	93.641	416,702
54	PREMIER HERITAGE- 100, 101, 102	54	91.116	405,466
55	PREMIER HERITAGE- 100, 101, 102	55	117.225	521,651
56	PREMIER HERITAGE- 100, 101, 102	56	123.224	548,347
57	PREMIER HERITAGE- 100, 101, 102	57	104.354	464,375
58	PREMIER HERITAGE- 100, 101, 102	58	108.296	481,917
59	PREMIER HERITAGE- 100, 101, 102	59	112.131	498,983
60	PREMIER HERITAGE- 100, 101, 102	60	110.288	490,782
61	PREMIER HERITAGE- 100, 101, 102	61	105.262	468,416
62	PREMIER HERITAGE- 100, 101, 102	62	141.017	627,526
63	PREMIER HERITAGE- 100, 101, 102	63	120.000	534,000
64	PREMIER HERITAGE- 100, 101, 102	64	90.000	400,500
65	PREMIER HERITAGE- 100, 101, 102	65	139.043	618,741
66	PREMIER HERITAGE- 100, 101, 102	66	412.215	1,834,357
67	PREMIER HERITAGE- 100, 101, 102	67	482.625	2,147,681
68	PREMIER HERITAGE- 100, 101, 102	68	135.423	602,632
69	PREMIER HERITAGE- 100, 101, 102	69	96.816	430,831
70	PREMIER HERITAGE- 100, 101, 102	70	97.245	432,740
71	PREMIER HERITAGE- 100, 101, 102	71	97.674	434,649
72	PREMIER HERITAGE- 100, 101, 102	72	98.102	436,554
73	PREMIER HERITAGE- 100, 101, 102	73	98.531	438,463
74	PREMIER HERITAGE- 100, 101, 102	74	123.704	550,483
75	PREMIER HERITAGE- 100, 101, 102	75	122.416	544,751
76	PREMIER HERITAGE- 100, 101, 102	76	96.365	428,824
77	PREMIER HERITAGE- 100, 101, 102	77	94.909	422.345
78	PREMIER HERITAGE- 100, 101, 102	78	93.373	415,510
79	PREMIER HERITAGE- 100, 101, 102	79	91.821	408,603
80	PREMIER HERITAGE- 100, 101, 102	80	108.691	483.675
81	PREMIER HERITAGE- 100, 101, 102	81	141.113	627,953
82	PREMIER HERITAGE- 100, 101, 102	82	102.000	453,900
83	PREMIER HERITAGE- 100, 101, 102	83	102.000	453,900
84	PREMIER HERITAGE- 100, 101, 102	84	102.000	453,900
85	PREMIER HERITAGE- 100, 101, 102	85	102.000	453,900
86	PREMIER HERITAGE- 100, 101, 102	86	102.000	453,900
87	PREMIER HERITAGE- 100, 101, 102	87	102.000	453,900
88	PREMIER HERITAGE- 100, 101, 102	88	135.000	600,750
89	PREMIER HERITAGE- 100, 101, 102	89	135.000	600,750
90	PREMIER HERITAGE- 100, 101, 102	90	102.000	453,900
91	PREMIER HERITAGE- 100, 101, 102	91	102.000	453,900
92	PREMIER HERITAGE- 100, 101, 102	92	102.000	453,900
93	PREMIER HERITAGE- 100, 101, 102	93	102.000	453,900
94	PREMIER HERITAGE- 100, 101, 102	94	102.000	453,900
95	PREMIER HERITAGE- 100, 101, 102	95	102.000	453,900

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Sr. No.	Project	Plot No.	Plot Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 21st December 2023
96	PREMIER HERITAGE- 100, 101, 102	96	102.000	453,900
97	PREMIER HERITAGE- 100, 101, 102	97	207.570	923,687
98	PREMIER HERITAGE- 100, 101, 102	98	154.043	685,491
99	PREMIER HERITAGE- 100, 101, 102	99	102.000	453,900
100	PREMIER HERITAGE- 100, 101, 102	100	102.000	453,900
101	PREMIER HERITAGE- 100, 101, 102	101	102.000	453,900
102	PREMIER HERITAGE- 100, 101, 102	102	102.000	453,900
103	PREMIER HERITAGE- 100, 101, 102	103	102.000	453,900
104	PREMIER HERITAGE- 100, 101, 102	104	102.000	453,900
105	PREMIER HERITAGE- 100, 101, 102	105	102.000	453,900
106	PREMIER HERITAGE- 100, 101, 102	106	135.000	600,750
107	PREMIER HERITAGE- 100, 101, 102	107	135.000	600,750
108	PREMIER HERITAGE- 100, 101, 102	108	102.000	453,900
109	PREMIER HERITAGE- 100, 101, 102	109	102.000	453,900
110	PREMIER HERITAGE- 100, 101, 102	110	102.000	453,900
111	PREMIER HERITAGE- 100, 101, 102	111	102.000	453,900
112	PREMIER HERITAGE- 100, 101, 102	112	102.000	453,900
113	PREMIER HERITAGE- 100, 101, 102	113	102.000	453,900
114	PREMIER HERITAGE- 100, 101, 102	114	157.980	703,011
115	PREMIER HERITAGE- 100, 101, 102	115	147.780	657,621
116	PREMIER HERITAGE- 100, 101, 102	116	102.000	453,900
117	PREMIER HERITAGE- 100, 101, 102	117	102.000	453,900
118	PREMIER HERITAGE- 100, 101, 102	118	102.000	453,900
119	PREMIER HERITAGE- 100, 101, 102	119	102.000	453,900
120	PREMIER HERITAGE- 100, 101, 102	120	102.000	453,900
121	PREMIER HERITAGE- 100, 101, 102	121	102.000	453,900
122	PREMIER HERITAGE- 100, 101, 102	122	135.000	600,750
123	PREMIER HERITAGE- 100, 101, 102	123	135.000	600,750
124	PREMIER HERITAGE- 100, 101, 102	124	102.000	453,900
125	PREMIER HERITAGE- 100, 101, 102	125	102.000	453,900
126	PREMIER HERITAGE- 100, 101, 102	126	102.000	453,900
127	PREMIER HERITAGE- 100, 101, 102	127	102.000	453,900
128	PREMIER HERITAGE- 100, 101, 102	128	102.000	453,900
129	PREMIER HERITAGE- 100, 101, 102	129	102.000	453,900
130	PREMIER HERITAGE- 100, 101, 102	130	207.570	923,687
131	PREMIER HERITAGE- 100, 101, 102	131	154.043	685,491
132	PREMIER HERITAGE- 100, 101, 102	132	102.000	453,900
133	PREMIER HERITAGE- 100, 101, 102	133	102.000	453,900
134	PREMIER HERITAGE- 100, 101, 102	134	102.000	453,900
135	PREMIER HERITAGE- 100, 101, 102	135	102.000	453,900
136	PREMIER HERITAGE- 100, 101, 102	136	102.000	453,900
137	PREMIER HERITAGE- 100, 101, 102	137	102.000	453,900
138	PREMIER HERITAGE- 100, 101, 102	138	135.000	600,750
139	PREMIER HERITAGE- 100, 101, 102	139	135.000	600,750
140	PREMIER HERITAGE- 100, 101, 102	140	102.000	453,900
141	PREMIER HERITAGE- 100, 101, 102	141	102.000	453,900
142	PREMIER HERITAGE- 100, 101, 102	142	102.000	453,900
143	PREMIER HERITAGE- 100, 101, 102	143	102.000	453,900

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Sr. No.	Project	Plot No.	Plot Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 21st December 2023
144	PREMIER HERITAGE- 100, 101, 102	144	102.000	453,900
145	PREMIER HERITAGE- 100, 101, 102	145	102.000	453,900
146	PREMIER HERITAGE- 100, 101, 102	146	164.648	732,684
147	PREMIER HERITAGE- 100, 101, 102	147	154.448	687,294
148	PREMIER HERITAGE- 100, 101, 102	148	102.000	453,900
149	PREMIER HERITAGE- 100, 101, 102	149	102.000	453,900
150	PREMIER HERITAGE- 100, 101, 102	150	102.000	453,900
151	PREMIER HERITAGE- 100, 101, 102	151	102.000	453,900
152	PREMIER HERITAGE- 100, 101, 102	152	102.000	453,900
153	PREMIER HERITAGE- 100, 101, 102	153	135.000	600,750
154	PREMIER HERITAGE- 100, 101, 102	154	135.000	600,750
155	PREMIER HERITAGE- 100, 101, 102	155	102.000	453,900
156	PREMIER HERITAGE- 100, 101, 102	156	102.000	453,900
157	PREMIER HERITAGE- 100, 101, 102	157	102.000	453,900
158	PREMIER HERITAGE- 100, 101, 102	158	102.000	453,900
159	PREMIER HERITAGE- 100, 101, 102	159	102.000	453,900
160	PREMIER HERITAGE- 100, 101, 102	160	102.000	923,687
161	PREMIER HERITAGE- 100, 101, 102	161	207.570	685,491
162	PREMIER HERITAGE- 100, 101, 102	162	154.043	453,900
163	PREMIER HERITAGE- 100, 101, 102	163	102.000	453,900
164	PREMIER HERITAGE- 100, 101, 102	164	102.000	453,900
165	PREMIER HERITAGE- 100, 101, 102	165	102.000	453,900
166	PREMIER HERITAGE- 100, 101, 102	166	102.000	453,900
167	PREMIER HERITAGE- 100, 101, 102	167	102.000	453,900
168	PREMIER HERITAGE- 100, 101, 102	168	102.000	600,750
169	PREMIER HERITAGE- 100, 101, 102	169	135.000	600,750
170	PREMIER HERITAGE- 100, 101, 102	170	135.000	453,900
171	PREMIER HERITAGE- 100, 101, 102	171	102.000	453,900
172	PREMIER HERITAGE- 100, 101, 102	172	102.000	453,900
173	PREMIER HERITAGE- 100, 101, 102	173	102.000	453,900
174	PREMIER HERITAGE- 100, 101, 102	174	102.000	453,900
175	PREMIER HERITAGE- 100, 101, 102	175	102.000	762,352
176	PREMIER HERITAGE- 100, 101, 102	176	171.315	1,268,984
177	PREMIER HERITAGE- 100, 101, 102	177	285.165	1,268,984
178	PREMIER HERITAGE- 100, 101, 102	178	244.314	1,087,197
179	PREMIER HERITAGE- 100, 101, 102	179	278.574	1,239,654
180	PREMIER HERITAGE- 100, 101, 102	180	312.834	1,392,111
181	PREMIER HERITAGE- 100, 101, 102	181	139.614	621,282
182	PREMIER HERITAGE- 100, 101, 102	182	113.750	506,188
183	PREMIER HERITAGE- 100, 101, 102	183	113.750	506,188
184	PREMIER HERITAGE- 100, 101, 102	184	113.750	506,188
185	PREMIER HERITAGE- 100, 101, 102	185	113.750	506,188
186	PREMIER HERITAGE- 100, 101, 102	186	113.750	506,188
187	PREMIER HERITAGE- 100, 101, 102	187	219.459	976,593
188	PREMIER HERITAGE- 100, 101, 102	188	316.428	1,408,105
189	PREMIER HERITAGE- 100, 101, 102	189	292.508	1,300,771
190	PREMIER HERITAGE- 100, 101, 102	190	268.182	1,193,410
191	PREMIER HERITAGE- 100, 101, 102	191	285.428	1,270,155

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Sr. No.	Project	Plot No.	Plot Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on 21st December 2023
192	PREMIER HERITAGE- 100, 101, 102	192	226.187	1,006,532
193	PREMIER HERITAGE- 100, 101, 102	193	111.013	494,008
194	PREMIER HERITAGE- 100, 101, 102	194	111.290	495,241
195	PREMIER HERITAGE- 100, 101, 102	195	112.067	498,698
196	PREMIER HERITAGE- 100, 101, 102	196	112.840	502,138
197	PREMIER HERITAGE- 100, 101, 102	197	113.614	505,582
198	PREMIER HERITAGE- 100, 101, 102	198	114.223	508,292
199	PREMIER HERITAGE- 100, 101, 102	199	145.518	647,555
200	PREMIER HERITAGE- 100, 101, 102	200	144.295	642,113
201	PREMIER HERITAGE- 100, 101, 102	201	113.120	503,384
202	PREMIER HERITAGE- 100, 101, 102	202	112.826	502,076
203	PREMIER HERITAGE- 100, 101, 102	203	112.529	500,754
204	PREMIER HERITAGE- 100, 101, 102	204	144.243	641,881
205	PREMIER HERITAGE- 100, 101, 102	205	151.214	672,902
206	PREMIER HERITAGE- 100, 101, 102	206	165.641	737,102
207	PREMIER HERITAGE- 100, 101, 102	207	180.068	801,303
208	PREMIER HERITAGE- 100, 101, 102	208	186.594	830,343
209	PREMIER HERITAGE- 100, 101, 102	209	166.964	742,990
210	PREMIER HERITAGE- 100, 101, 102	210	124.025	551,911
211	PREMIER HERITAGE- 100, 101, 102	211	305.250	1,358,363
	Total		**29,669.449**	**132,844,190**

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Table D		
Comparision 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)	168,373,715
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 books of accounts)	29,669.449
	(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	132,844,190
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	132,844,190
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.	**100.00%**

Table E Designated Bank Account Details			
Sr. No.	Particulars	Designated Bank Account Details	
		Actual amount till date (from start of bank account till 21st December 2023)	
1	Opening Balance	0.00	
2	Deposits	0.00	
3	Withdrawals	0.00	
4	Closing Balance	0.00	

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 27th April 2023 as asked in the format issued by the RERA Authority.



Table F Means of Finance				
Sr. No.	Particulars	Estimated (At 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	46,482,000	46,482,000	46,482,000
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	97,717,665	-	62,188,140
4	Customer Receipts used for project	132,844,190	132,844,190	-
5	Total funds for project	277,043,855	277,043,855	108,670,140
6	Total Estimated cost (As per Table A)	277,043,855	277,043,855	108,670,140
Note: Reasonable assumptions have been made to derive at above mentioned values.				

Table G Any Comments/Observations of CA	
Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

FOR VINOD VISHAL & ASSOCIATES
Chartered Accountants
FRN: 127506W

CA Vinod Hassani
Partner
(M.NO. 102822)
UDIN: 23102822BGUWHU8030
Date: 22/12/2023

VINOD VISHAL & ASSOCIATES
Chartered Accountants
NAGPUR

Agreed and accepted by:
For Premier Heritage

For PREMIER HERITAGE

Partner / Auth. Signatory
Mr. Amit MaganlalPanchmatiya
Promoter