

Leena Rajpurohit & Co.
Chartered Accountant

CA Leena Rajpurohit
Mob. No.9422005418



10/42, Behind Karni Bhawan Hotel
Indraprasth, Karni nagar
Bikaner, Rajasthan-334001
E-mail: leenarajandco@gmail.com

FORM-3
(see Regulation 3)

UDIN-20435355AAAAAC2484

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project "Building A and Building B of Project VINAYAK RESIDENCY")

To,
M/s. VINAYAK RESIDENCY,
Through its Authorised Signatory
Mr. Kamesh Ratan Pamnani
V-Block 8/23,
Near Vaishnav Devi Temple
Pimpri 411017

S. No	Particulars	Amount Estimate Rs.	Amount Incurred Rs.
1.	<u>I. Land Cost:</u>		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	5,20,31,660/-	5,20,31,660/-
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	1,52,66,242/-	1,52,66,242/-
	c. Acquisition cost of TDR (if any)	60,75,000/-	60,75,000/-
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	37,90,000/-	42,17,000/-





e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
f.	<u>Under Rehabilitation Scheme:</u>	N.A.	N.A.
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.		
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		
<u>Sub-Total of LAND COST</u>		7,71,62,902/-	7,75,89,902/-
<u>ii. Development Cost / Cost of Construction:</u>			
(i)	Total Estimated Cost of Construction and development expenses as certified by Engineer.	12,99,20,000/-	5,14,12,808/-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA. (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	-	-
(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services	62,40,000/-	35,15,990/-





	(including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	-
	c. Principal sum and 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	13,61,60,000/-	5,49,28,798/-
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1 (ii)] of Estimated Column.	21,33,22,902/-	
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1 (ii)] of Incurred Column.	13,25,18,700/-	
4.	% completion of Construction Work % (as per Project Architect's Certificate)	65%	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	62.12%	
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)	13,25,18,700/-	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts, Bank Statement and explanation given to me.	2,63,77,864/-	



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8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	10,61,40,836/-
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This certificate is being issued for RERA compliance for M/s. VINAYAK RESIDENCY, through its Authorised Signatory Mr. Kamesh Ratan Pamnani, is based on the records and documents produced before me and explanations provided to me by the Members and management of the AOP (Firm).

Signature of Chartered Accountant

Date: 20th June 2020

For, Leena Rajpurohit & Co.
CA. Leena Rajpurohit
M. No. 435355





Annexure A

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

Sold Inventory: Not Applicable

S. no.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment (Rs.) 4	Received Amount 5	Balance Receivable 6
1	2	3			
1	A-204	46.82	44,09,540	23,00,000	21,09,540
2	A-303	46.51	42,68,932	13,03,365	29,65,567
3	A-304	46.27	42,44,750	26,69,750	15,75,000
4	A-305	46.27	41,85,600	5,93,200	35,92,400
5	A-307	46.27	41,60,250	1,00,000	40,60,250
6	A-407	41.31	44,68,000	29,04,200	15,63,800
7	A-503	46.50	42,23,776	1,00,000	41,23,776
8	A-505	46.27	31,75,000	1,00,000	30,75,000
9	A-506	27.26	29,30,000	12,29,000	17,01,000
10	A-507	46.27	43,28,400	28,13,460	15,14,940
11	A-602	46.42	44,95,050	20,01,000	24,94,050
12	A-605	46.82	44,82,000	5,00,000	39,82,000
13	A-702	46.27	32,75,000	1,00,000	31,75,000
14	A-707	47.16	40,75,750	13,00,000	27,75,750
15	B-104	39.25	28,65,000	7,00,000	21,65,000



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16	B-204	32.65	28,57,832	18,57,590	10,00,242
17	B-301	28.26	28,58,000	14,60,835	13,97,165
18	B-302	42.79	40,54,625	26,35,506	14,19,119
19	B-303	42.79	40,54,625	12,00,000	28,54,625
20	B-304	32.70	28,00,000	18,20,000	9,80,000
21	B-404	32.65	30,50,000	5,50,000	25,00,000
22	B-406	39.29	30,50,000	1,00,000	29,50,000
23	B-503	42.79	41,25,750	27,00,000	14,25,750
24	B-504	32.70	28,43,750	2,80,000	25,63,750
25	B-506	27.26	28,35,000	1,00,000	27,35,000
26	B-605	32.65	29,30,000	16,40,100	12,89,900
	Total	1,048	9,50,46,625	3,30,58,000	6,19,88,617

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential premises Rs. 58912/- per Sq. mtr.

S. no.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR) (Rs.)
(1)	(2)	(3)	(4)
1	A-101	46.51	27,39,997
2	A-301	46.51	27,39,997
3	A-501	46.51	27,39,997



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4	A-102	46.51	27,39,997
5	A-302	46.51	27,39,997
6	A-502	46.51	27,39,997
7	A-103	46.51	27,39,997
8	A-104	46.27	27,25,858
9	A-504	46.27	27,25,858
10	A-105	46.27	27,25,858
11	A-106	27.26	16,05,941
12	A-306	27.26	16,05,941
13	A-107	46.27	27,25,858
14	A-201	46.82	27,58,260
15	A-401	46.82	27,58,260
16	A-601	46.82	27,58,260
17	A-801	46.82	27,58,260
18	A-202	46.42	27,34,695
19	A-402	46.42	27,34,695
20	A-802	46.42	27,34,695
21	A-203	46.42	27,34,695
22	A-403	46.42	27,34,695
23	A-603	46.42	27,34,695
24	A-803	46.42	27,34,695
25	A-404	46.82	27,58,260
26	A-604	46.82	27,58,260



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27	A-804	46.82	27,58,260
28	A-205	46.82	27,58,260
29	A-405	46.82	27,58,260
30	A-805	46.82	27,58,260
31	A-206	27.05	15,93,570
32	A-406	27.05	15,93,570
33	A-606	27.05	15,93,570
34	A-806	27.05	15,93,570
35	A-207	41.31	24,33,655
36	A-607	41.31	24,33,655
37	A-807	41.31	24,33,655
38	A-701	46.35	27,30,571
39	A-703	46.27	27,25,858
40	A-706	27.26	16,05,941
41	B-101	28.26	16,64,853
42	B-501	28.26	16,64,853
43	B-102	42.79	25,20,844
44	B-502	42.79	25,20,844
45	B-103	42.79	25,20,844
46	B-105	32.70	19,26,422
47	B-305	32.70	19,26,422
48	B-505	32.70	19,26,422
49	B-106	27.26	16,05,941



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50	B-306	27.26	16,05,941
51	B-107	27.26	16,05,941
52	B-307	27.26	16,05,941
53	B-507	27.26	16,05,941
54	B-201	28.10	16,55,427
55	B-401	28.10	16,55,427
56	B-601	28.10	16,55,427
57	B-801	28.10	16,55,427
58	B-202	42.97	25,31,449
59	B-402	42.97	25,31,449
60	B-602	42.97	25,31,449
61	B-802	42.97	25,31,449
62	B-203	42.97	25,31,449
63	B-403	42.97	25,31,449
64	B-603	42.97	25,31,449
65	B-803	42.97	25,31,449
66	B-604	32.65	19,23,477
67	B-804	32.65	19,23,477
68	B-205	32.65	19,23,477
69	B-405	32.65	19,23,477
70	B-805	32.65	19,23,477
71	B-206	27.05	15,93,570
72	B-406	27.05	15,93,570



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73	B-606	27.05	15,93,570
74	B-806	27.05	15,93,570
75	B-207	27.05	15,93,570
76	B-407	27.05	15,93,570
77	B-607	27.05	15,93,570
78	B-807	27.05	15,93,570
79	B-701	28.26	16,64,853
80	B-702	42.79	25,20,844
81	B-706	27.26	16,05,941
82	B-707	27.26	16,05,941
TOTAL		3090.99	18,20,96,403

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Signature of Chartered Accountant

Date: 20th June 2020

For, Leena Rajpurohit & Co.
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