Chhabra & Company
Chartered Accountants

Opposite Gurunanak Hall, Telibandha Road,
Shyam Nagar, Ravigram, Raipur (C.G.)
9827197586, 9893191790
Email – gschhabra46@gmail.com

ANNEXURE-2

CHARTERED ACCOUNTANT'S CERTIFICATE

Name of the Promoter : **Bajrang Dealmark Private Limited**

Name of the Project : **Vedanta City**, **Kandul, Raipur.**

Subject: CA Certificate for the sums received, Collector's guideline value of unsold inventory and the percentage of future receivables to be deposited in the CG-RERA Designated Account, by the Promoter.

1. This certificate is being issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016; read along with the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017, and orders/circulars and notifications issued by CG-RERA from time to time.

2. I/We have obtained all necessary informations/details and explanation from the Promoter, during the course of our verification, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period commencing from March 2015 to 10th May 2018 ; and hereby certify that:

Sr. No.	Particulars	Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred as per the Certificate issued by the Engineer and by the verification of the books done, for the cost incurred)	2.32 Cr
2.	Balance receivables amount from sold plots/apartments/buildings as per **Annexure-A** of this certificate	Nil
3.	(i) Balance Unsold area (To be certified by the promoter and to be verified by the CA from the records and books of accounts)	239923.89 Sq. Ft.
	(ii) Estimated amount of sales proceeds in respect of unsold plots/apartments/buildings (calculated as per collector's guideline value multiplied by unsold area as on the date of certificate, to be calculated and certified by the CA as per **Annexure-A** of this certificate.	11.83 Cr.
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	11.83 Cr.

CHHABRA & COMPANY CHARTERED ACCOUNTANTS FRN 012136C

Chhabra & Company
Chartered Accountants

Opposite Gurunanak Hall, Telibandha Road,
Shyam Nagar, Ravigram, Raipur (C.G.)
9827197586, 9893191790
Email – gschhabra46@gmail.com

This certificate is being issued on specific request of **Bajrang Dealmark Private Limited** (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place : Raipur
Date : 18/05/2018

CHHABRA & COMPANY ★ CHARTERED ACCOUNTANT FRN 019222C

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory	: CA Gurvinder Singh Chhabra
Full Address	: Opposite Gurunanak Hall, Telibandha Road, Shyam Nagar, Raipur, 492001
Membership No.	: 415492
Contact No.	: 9827197586
E mail	: gschhabra46@gmail.com

NOTE:

Amount to be deposited in Designated Account – 70% or 100%

IF 4 is greater than 1, then 70 % of the balance receivables of the ongoing project will be deposited in Designated Account.

IF 4 is lesser than 1, then 100% of the balance receivables of the ongoing project will be deposited in Designated Account.

CHHABRA & COMPANY ★ CHARTERED ACCOUNTANT FRN 019222C

Chhabra & Company
Chartered Accountants

Opposite Gurunanak Hall, Telibandha Road,
Shyam Nagar, Ravigram, Raipur (C.G.)
9827197586, 9893191790
Email – gschhabra46@gmail.com

ANNEXURE-A

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

Sold Inventory

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq.mtr.)	Rate of selling as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
		NIL			

(Unsold Inventory Valuation)

Collector's Guideline Rate as on the date of Certificate

of the Residential /commercial premises Rs. 493/- per sq. ft.

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq. ft.)	Rate as per Collector's Guideline value
1.	Plot	239923.89 Sq. Ft.	11,82,82,478/-
	Total	**239923.89 Sq. Ft.**	**11,82,82,478/-**

CHHABRA & COMPANY ★ CHARTERED ACCOUNTANT ★ FRN 019222C