

ANNEXURE -5
(For the period till 31.12.2023)

CHARTERED ACCOUNTANT'S CERTIFICATE

Name of the Promoter : **Bajrang Dealmark Private Limited**
Name of the Project : **Vedanta City Phase II, Kathadih, Raipur**
CGRERA Registration No. : **PCGRERA160920001143**

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amount	
			Estimated	Incurred
1	2		3	4
1.	i.	Land Cost :		
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). (as per Note-1)	2204.92	2204.92
	b.	Amount of Premium paid or payable to obtain development rights, FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority or State Government.	Nil	Nil
	c.	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; (if not included in (a) above)	Nil	Nil
		Sub-Total of LAND COST	2204.92	2204.92
	ii.	Development Cost/ Cost of Construction :		
	a.	(i) Total Cost of Construction as certified by Engineer <u>(As per Annexure-4 certificate No. Avee/23-24/Dec-02 dated 26-02-2024)</u>	1496.00	764.74
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	767.74
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (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.	72.89	99.91



	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. <u>Project Clearance Fees</u> (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project)	2.00 1.82 45.38 -	2.00 1.82 45.38 -
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	Nil	Nil
		Sub-Total of Development Cost	1618.09	913.85
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	3823.01	
3.		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		3118.77
4.		% completion of Construction Work (as per Project Architect's Certificate) Certificate No.: 25 JAN/A3/Q3/2024 dated 25-01-2024		72.00%
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. x 100)		81.58%

This certificate is being issued on specific request of **Bajrang Dealmark Private Limited** through Director Shubham Adlakha 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.

Signature of the Chartered Accountant
For, Chhabra & Company
Chartered Accountants
F.R.N.019222C

Place : Raipur (C.G.)
Date : 29/02/2024



CA. Gurvinder Singh Chhabra
Partner
M.No.415492
UDIN: 24415492BKCUDB4697

Note 1:

Cost of land shall be valued as per the Collector's guideline value as on the date of commencement of the project, or the cost of acquisition whichever is more.

Note 2:

To be given as part of CA Certificate (Annexure 5) for quarterly updation

(Rs. In Lakhs)

Sl. No	Particulars	As per certificate given for last quarter	During the quarter	Total
	Total estimated Land Cost as per section 1 (i)	2204.92	-	2204.92
1.	Total estimated development cost as per section 1 (ii)	1618.09	-	1618.09
2.	Total Estimated Cost of the project as per section 2	3823.01	-	3823.01
3.	Total Cost incurred as per section 3	2890.66	228.11	3118.77
4.	Percentage of completion as per section 4	58.33%	13.67%	72.00%
5.	Proportion of cost incurred to total estimated project cost as per section 5	75.61%	5.97%	81.58%

Advance from Customers

Sl. No	Particulars	Amount received as per certificate given for last quarter	Amount Received during the quarter	Total Amount
1.	Advance received from customers	Rs.18,05,56,074/-	Rs. 10,36,28,563/-	Rs. 28,41,84,637/-

RERA Designated Account of the Project

Name of the Bank: HDFC Bank

Branch: Municipal Corporation Raipur

Account Number: 50200056483190

Sl. No	Particulars	Amount in Rs.
1.	Opening Balance in the designated account of the project at the start of the reported quarter.	1,39,83,837/-
2.	(Add): Deposits in the designated account of the project during the reported quarter.	6,99,97,283/-
3.	(Less): Withdrawals from the designated account of the project during the reported quarter.	8,21,95,420/-
4.	Closing Balance in the designated account of the project at the end of the reported quarter.	17,85,700/-

