



**BAHETI & CO.**  
**CHARTERED ACCOUNTANTS**  
**24, M.P. NAGAR ZONE II**  
**BHOPAL 462011**

(FOR THE PURPOSE OF REGISTRATION OF NEW & ON-GOING PROJECT under RERA)

Information as on 07/02/2022  
(Mention date at the time of application)

No.:

Date: 07/02/2022

**Subject:** Certificate of amount incurred on PRADHAN PRISTINE for Development of plots/ Construction of Tower/building(s)/Wing(s) of the Phase situated on Plot bearing Khasra no. / Survey no. / Plot no. 13/1/1/1/002, Patwari Halka No. 20, demarcated by its boundaries (latitude and longitude of the end-points) 23°11'21.1" to the North 23.189182 to the South 77°26'50.0" to the East 77.447213 to the West of Village Ahmedpur Kalan, Tehsil Huzur, District Bhopal, PIN 462039, Admeasuring 5700 sq. meter area, being developed by M/s Pradhan Homes.

**Cost of land & on site construction of Real Estate Project** (All figures in Rs. Lakh)


S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up to now
1	2	3	4
1.	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional, FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (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. (if not included in (a) above);	0 0 0 14.80	0 0 0 14.80
	<b>SUB TOTAL LAND COST (in Rs.)</b>	14.80	14.80
2.	<b>Project Clearance Fees</b> (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) (e) Any other (specify)	1.82 0.53 36.50 18.00 14.23	1.82 0.53 36.46 18.00 9.73
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	71.08	66.54



1	2	3	4
3.	<b>Cost of Development / Cost of construction</b> (a) Cost of services (water, electricity, to construction site); (b) Depreciation cost of machinery and equipment purchased, or hire and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	91.02  0 950.40 633.60	6.70   212.22 51.67
	<b>SUB TOTAL DEVELOPMENT COST (in Rs.)</b>	1675.02	270.59
4.	<b>Total for PROJECT (Row 1+ Row 2+ Row 3)</b>	1760.90	351.93
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	19.02%	
5a.	% completion of total project (including cost of land and project clearance fees paid) [[Column 4 of Row 4 / Column 3 of Row 4] * 100]	19.98%	
6.	Total amount received from allottees (in Rs.)	00	
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)	00	
7.	Total balance amount receivable from allottees (only booked property)	00	
7a.	70% of receivables (0.7 * Row 7)	00	
8.	Total of (Row 6a + Row 7a)	00	
9.	Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 5a) or (Column 4 of Row 4), whichever is less	NIL	
10.	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	00	
11.	Balance available in Designated A/c.	6.16	
12.	Amount to be replenished before next quarter submission of CA certificate (Row 10 – Row 9)	NIL	

This certificate is being issued on specific request of M/s Pradhan Homes (Name of the builder) for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For M/s Baheti & Co.  
Chartered Accountants  
FRN 006287C



Deepak Baheti  
Partner

M. No. 075063

Bhopal dated 07/02/2022

UDIN 22075063AASMHE6553

