



FORM 3
CHARTERED ACCOUNTANT'S CERTIFICATE

To
Shree Vasudha Infracon
Patna - 801503
Date - 16/03/2026

Subject - Certificate of Financial Progress of Work of WINSOME DWARIKA RESIDENCY having RERA Registration Number BRERAP51909-1/101/R-1420/2022 being developed by Shree Vasudha Infracon as on 31.12.2025

Sir,

This Certificate is issued for RERA compliance for the project WINSOME DWARIKA RESIDENCY having RERA Registration Number BRERAP51909-1/101/R-1420/2022 being developed by M/s Shree Vasudha Infracon and is based on the records and documents produced before me and explanations provided to me by the management of the company as on 31.12.2025

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No	Particulars	Estimated Cost (at the time of Registration of Project)	Cost Incurred as on 31.12.2025
1	Land Cost		
a	Acquisition Cost / Land Cost Or Development Rights, Lease Premium, Lease Rent, Interest Cost Incurred Or Payable On Land Cost & Legal Cost. Block A Land Cost -2,12,28,000, Non Refundable Amount -55,00,000. Block B Land Cost - 1,17,00,000 Total – 3,84,28,000/-	3,84,28,000	3,48,28,000
b	Amount of Premium paid to obtain Development Rights FSI and any other incentive from development Authority or Amount paid to Government State or Central or any other Statutory Body	-	-
c	TDR Cost	-	-
d	Amount payable to Government State or Central towards stamp Duty, transfer charges, reg. fees	8,10,000	8,10,000
e	Land premium paid as per annual statement of rates for redevelopment of land owned by public authorities	-	-
f	Under Rehabilitation Scheme	-	-
i)	Estimated cost of construction of rehab building including site development and infrastructure for the same as certified by the Engineer	-	-





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ii)	Estimated Cost of clearance of land from all the encumbrances including removal of legal /illegal occupants or cost for providing temporary accommodation or rent in lieu of transit Accommodation overhead costs	-	-
iii)	Estimated Cost of ASR linked premium fees charges and security deposits or any other amounts paid to the authorities for rehabilitation	-	-
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-	-
	Sub Total Of Land Cost	3,92,38,000	3,56,38,000
ii)	Development Cost / Cost of Construction of Building		
(a)	Estimated cost of construction as per certified by Engineer	11,00,00,000	
(b)	Cost incurred on Additional items not included in estimated cost (as per engineer certificate)		11,52,62,645
(c)	Estimated expenditure for development of entire project excluding cost of construction i.e salaries consultants fees site overheads, development cost, cost of services(Including Water, Electricity, layout Road etc) cost of machinery maintenance costs consumables etc All costs directly incurred to complete the construction of the buildings / wings of the project registered	60,00,000	-
(d)	Payment of taxes cess, fees, charges, premium interest to any statutory body	10,00,000	6,99,904
(e)	Interest payable to financial institutions, banks, non banking financial institutions or Money Lenders on construction funding or money borrowed for construction	-	-
	Sub Total of Development Cost	11,70,00,000	11,59,62,549
	Total Estimated Cost of the Real Estate project	15,62,38,000	15,16,00,549

3	Total Cost of the Real Estate project (Actual incurred as on the date of certificate)		15,16,00,549
4	Proportion of the cost incurred on Land Cost and Construction Cost to the Total estimated Cost (Table A)		97.03%
5	Amount which can be withdrawn from the Designated Account (Total Estimated Cost*Proportion of cost incurred)		15,16,00,549
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		9,09,86,027
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		6,06,14,522



Regd Office: Flat No. 9, Samarth Apartments, NDA – Pashan Road, Bavdhan, Pune- 411 021

Branch Office: "Saurabh", Behind Aakashwani, Shashtri Nagar, Akola – 444001

Contact: +91 95705 84700; capayalagarwal@outlook.com



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Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project as on 31.12.2025

Sold Inventory

S.No. (1)	Name of Flat Holder	Flat No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Agreement / letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	Prasoon Kumar	A-202	95.88	63,51,000	60,33,450	3,17,550
2	Anurag	A-203	90.77	62,93,500	59,78,825	3,14,675
3	Pravin Kumar Gupta	A-402	95.88	50,28,400	50,28,400	-
4	Saket Kumar	A-403	90.77	63,49,795	60,32,305	3,17,490
5	Ravi Ranjan	A-502	95.88	63,51,000	60,33,450	3,17,550
6	Chandan Kumar	A-602	95.88	40,60,000	38,57,000	2,03,000
7	Sumit Kumar	A-604	84.36	66,31,800	63,00,210	3,31,590
8	Shiv Shankar Kumar	A-702	95.88	72,76,800	69,12,960	3,63,840
9	Kumar Uttam	B-302	65.12	37,92,000	36,02,410	1,89,590
10	Nishant Prakash	B-401	82.87	61,83,000	58,74,465	3,08,535
11	Shweta Srivastva	B-402	65.12	44,90,600	44,90,555	45
12	Akshita Ratnakar	A-201	85.84	79,00,000	75,05,000	3,95,000
13	Shakib Khan	A-204	84.36	86,27,200	77,80,686	8,46,514
14	Anshuman Prakash	A-401	85.84	76,39,700	72,57,722	3,81,978
15	Shantnu Suman	A-601	85.84	74,25,600	70,54,320	3,71,280
16	Manjeeta Kumari	B-102	65.12	64,86,400	61,62,080	3,24,320
17	Shailesh Kumar Chandan	B-202	65.12	56,50,000	53,67,500	2,82,500
18	Renu Singh	B-602	65.12	51,04,400	48,49,180	2,55,220
19	Gauri Ojha	B-502	65.12	41,00,000	38,95,000	2,05,000
20	Shrutya	A-404	84.36	74,00,000	70,30,000	3,70,000
21	Dr. Ramavtar Ishwar	B-201	82.87	78,52,750	74,60,113	3,92,637
22	Manoj Kumar Gupta	A-701	85.84	72,42,475	14,00,000	58,42,475
23	Gautam Kumar	B-403	74.69	61,00,000	6,10,000	54,90,000
Total			1,888.52	14,43,36,420	12,65,15,631	1,78,20,789

Unsold Inventory

S.No. (1)	Flat/Shop No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4) @Rs. 43,254/- PSM
1	A - 101	85.84	37,12,997
2	A - 102	95.88	41,46,983
3	A - 103	90.77	39,25,972
4	A - 104	84.36	36,48,702
5	A - 301	85.84	37,12,997
6	A - 302	95.88	41,46,983
7	A - 303	90.77	39,25,972
8	A - 304	84.36	36,48,702
9	A - 501	85.84	37,12,997
10	A - 503	90.77	39,25,972
11	A - 504	84.36	36,48,702
12	A - 603	90.77	39,25,972
13	A - 703	90.77	39,25,972
14	A - 704	84.36	36,48,702
15	B - 101	82.87	35,84,408
16	B - 103	74.69	32,30,789
17	B - 203	74.69	32,30,789
18	B - 301	82.87	35,84,408
19	B - 303	74.69	32,30,789
20	B - 501	82.87	35,84,408
21	B - 503	74.69	32,30,789
22	B - 601	82.87	35,84,408
23	B - 603	74.69	32,30,789
24	S1	15.14	6,54,998
25	S2	14.03	6,06,778
Total		1,974.64	8,54,10,978



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Table D
Comparison between Balance Cost and Receivables

S. No	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	46,37,451
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)	1,78,20,789
3	(i) Balance Unsold Area	1,974.64
	(ii) Estimated amount of sales proceeds in respect of unsold apartments as per Table C to this certificate	8,54,10,978
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	10,32,31,767
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	7,22,62,237



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Table E		
Designated Bank Account Details		
S. No	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of the bank account to till date)
1	Opening Balance	-
2	Deposits	9,09,86,117
3	Withdrawals	9,09,86,027
4	Closing Balance	90

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Shree Vasudha Infracon has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F
Means of Finance

S.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	3,00,00,000	1,00,00,000	-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	1,00,00,000	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	1,00,00,000	-	90,87,002.00
4	Customer Receipts used for Project	11,62,38,000	14,62,38,000	12,65,15,631
5	Total Funds for Project	16,62,38,000	15,62,38,000	13,56,02,633
6	Total Estimated Cost (As per Table A)	15,62,38,000	15,62,38,000	15,62,38,000

Table G
Any Comments/Observations of CA

1	We have relied on documents / clarifications and evidences provided to us from the developer.

Yours Faithfully,
For Chaudhari Agarwal & Associates

Agreed and accepted by
For Shree Vasudha Infracon



CA Payal Agarwal
Chartered Accountant
Membership Number - 144540
UDIN 26144540FYXDWZ7121
Date 16/03/2026

Mr. Nand Kashyap
Partner