Table C

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

Sold Inventory

Sr. No.	Flat No.-	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	NIL				
	TOTAL	-	-	-	-

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Residential Project at Carpet Area for Apartment are as follows:

Shop 51,425
Flat 36,036

Sr. No.	Flat No.-	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	SHOP 1	27.80	1,429,615.00
2	SHOP 2	30.15	1,550,463.75
3	SHOP 3	19.47	1,001,244.75
4	SHOP 4	16.04	824,857.00
5	SHOP 5	25.85	1,329,336.25
6	SHOP 6	41.39	2,128,480.75
7	SHOP 7	34.36	1,766,963.00
8	SHOP 8	30.15	1,550,463.75
9	SHOP 9	31.41	1,615,259.25
10	SHOP 10	56.54	2,907,569.50
11	SHOP 11	35.44	1,822,502.00
12	SHOP 12	34.11	1,754,106.75
13	SHOP 13	34.11	1,754,106.75
14	SHOP 14	36.28	1,865,699.00
15	SHOP 15	53.35	2,743,523.75
16	SHOP 16	27.79	1,429,100.75
17	SHOP 17	27.62	1,420,358.50
18	101 (3BHK)	73.18	2,637,114.48
19	102 (3BHK)	90.36	3,256,212.96
20	103 (3BHK)	72.75	2,621,619.00
21	104 (3BHK)	73.18	2,637,114.48
22	105 (3BHK)	90.36	3,256,212.96
23	106 (3BHK)	71.32	2,570,087.52
24	201 (3BHK)	73.18	2,637,114.48
25	202 (3BHK)	90.36	3,256,212.96
26	203 (3BHK)	72.75	2,621,619.00
27	204 (2BHK)	62.38	2,247,925.68
28	205 (2BHK)	62.38	2,247,925.68
29	206 (3BHK)	73.18	2,637,114.48
30	207 (3BHK)	90.36	3,256,212.96
31	208 (3 BHK)	71.32	2,570,087.52
32	209 (2BHK)	62.38	2,247,925.68
33	210 (2BHK)	62.38	2,247,925.68
34	301 (3BHK)	73.18	2,637,114.48
35	302 (3BHK)	90.36	3,256,212.96
36	303 (3BHK)	72.75	2,621,619.00
37	304 (2BHK)	62.38	2,247,925.68
38	305 (2BHK)	62.38	2,247,925.68
39	306 (3BHK)	73.18	2,637,114.48
40	307 (3BHK)	90.36	3,256,212.96
41	308 (3 BHK)	71.32	2,570,087.52
42	309 (2BHK)	62.38	2,247,925.68
43	310 (2BHK)	62.38	2,247,925.68
44	401 (3BHK)	73.18	2,637,114.48
45	402 (3BHK)	90.36	3,256,212.96
46	403 (3BHK)	72.75	2,621,619.00
47	404 (2BHK)	62.38	2,247,925.68
48	405 (2BHK)	62.38	2,247,925.68
49	406 (3BHK)	73.18	2,637,114.48
50	407 (3BHK)	90.36	3,256,212.96
51	408 (3BHK)	71.32	2,570,087.52
52	409 (2BHK)	62.38	2,247,925.68
53	410 (2BHK)	62.38	2,247,925.68
	Total	**3,195.02**	**123,782,204.26**

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	546,542,269
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,195.02
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	123,782,204
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	123,782,204
5	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)	123,782,204

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 M/s Atharva Infraventures has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
13th December 2023
UDIN 23177608BGSMVR2384

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

Date:- 13/12/2023
Place:-Nagpur

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	150,000,000	150,000,000	41,370,137.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	350,000,000	350,000,000	-
4	Customer Receipts under for Project	123,782,204.26	123,782,204.26	-
5	Total Funds for Project	623,782,204.26	623,782,204.26	41,370,137
6	Total Estimated Cost (As per Table A)	587,912,406	587,912,406	41,370,137

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES ★Chartered Accountants★ FRN-146550W NAGPUR

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMVR2384

Agreed and accepted by:

Name:- Pratik S/o Chandrakant Suramwar
Partner
Atharva Infraventures
Place:-Nagpur
Date:- 13/12/2023