2	ii. Development Cost/Cost of Construction of Building:	
i)	Expenditures for Construction. Minimum of (a) and (b) to be considered	3,35,30,791.39
	a) Constructions cost incurred including site development and infrastructure for the same as certified by engineer.	3,40,00,000.00
	b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	3,35,30,791.39
ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
iii)	Incurred 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.), absorb cost (attributable to this project) of Machineries and Equipment including its Hire and Maintenance Costs, Consumables etc. All costs incurred to complete the construction of entire phase of the project registered.	65,54,815.00
iv)	Incurred Expenditure on Taxes, Cess, Fees, Charges, Premiums, Interest etc to any Statutory Authority.	68,21,834.00
v)	Incurred Expenditure towards Interest Paid to Financial Institutions, Scheduled Banks, Non-Banking Financial Institution (NBFC) or Money Lenders on Construction Funding or Money borrowed for Construction;	
	Sub-Total of Development Cost	**4,69,07,440.39**

3	**Total Actual Cost of Project (Actual Incurred as on 31.03.2025)**	**4,74,26,080.39**

4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	95.71%
5	Amount which can be withdrawn from the Designated Account.	4,74,26,080.39
6	#Less: Amount withdrawn till date of this certificate From Designated Account. ***(as per explanations & information provided)***	3,11,85,700.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,62,40,380.39

*** Pass through charges or indirect taxes not included in incurred cost of project.**

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.Mts.)	Unit Consideration as per Agreement /Letter of Allotment*	Received Amount*	Balance Receivable
1	101	58.87	45,00,000.00	45,00,000.00	-
2	102	59.86	45,00,000.00	45,00,000.00	-
3	103	58.87	45,00,000.00	45,00,000.00	-
4	104	59.86	44,00,000.00	44,00,000.00	-
5	201	58.87	45,00,000.00	45,00,000.00	-
6	202	59.86	45,00,000.00	40,00,000.00	5,00,000.00
7	203	58.87	44,51,000.00	44,51,000.00	-
8	301	58.87	45,00,000.00	45,00,000.00	
9	302	59.86	45,00,000.00	45,00,000.00	-
10	304	59.86	45,00,000.00	45,00,000.00	-
	Total	**593.65**	**4,48,51,000.00**	**4,43,51,000.00**	**5,00,000.00**

*** Unit consideration as per agreement/ letter of allotment and amount received does not include pass through charges and indirect taxes.**

SVS AND ASSOCIATES ★ Chartered Accountants ★ FRN No.12[illegible]64W Chh. Sambhajinagar

(UNSOLD INVENTORY VALUATION)
Ready Reckoner Rate as on the date of Certificate Provided by Promoters
of the Residential Premises Rs.43,000/ Sq. Mtr.

Sr. No.	Flat No.	Carpet Area (Sq. M.)	Unit consideration as per Ready Reckoner Rate
1	204	59.86	25,73,980.00
2	303	58.87	25,31,410.00
3	401	58.87	25,31,410.00
4	402	59.86	25,73,980.00
5	403	58.87	25,31,410.00
6	404	59.86	25,73,980.00
7	501	58.87	25,31,410.00
8	502	59.86	25,73,980.00
9	503	58.87	25,31,410.00
10	504	59.86	25,73,980.00
	Total	593.65	2,55,26,950.00

Table D		
Comparison between Balance Cost & Receivables		
1	Estimated Balance Cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	21,23,919.61
2	Balance Amount of Receivables from sold apartments as per Table C to this Certificate (as verifed from records and books of accounts)	5,00,000.00
3.(i)	Balance Unsold Area (Details regarding unsold flats/shops/offices etc. and carpet area of the same have been considered as per information provided by the Management)	593.65 Sq. Mtrs.
3(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) (Ready Reckoner Rates as on the date of Certificate have been provided by the Management) As per Table C to this Certificate.	2,55,26,950.00
4	Estimated Receivables of Ongoing Project. Sum of 2+ 3(ii)	2,60,26,950.00
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)	70.00%

SVS AND ASSOCIATES
FRN No.12[illegible]4W
Chh. Sambhajinagar
Chartered Accountants