

**FORM-3**

**[see Regulation 3]**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

**(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)**

**Date:**

**To,**

**KBC Global Limited**

2nd Floor, Gulmohar Status,

Above Business Bank, Samarth Nagar,

Nashik - 422 005.

**Subject: Certificate of Financial Progress of Work of "HARI SANSKRUTI PHASE I" having MahaRERA Registration Number P51600001194 being developed by KBC Global Limited.**

Sir,

This certificate is being issued for RERA compliance for the "HARI SANSKRUTI PHASE I" having MahaRERA Registration Number **P51600001194** being developed by **KBC Global Limited** and is based on the records and documents produced before me and explanations provided to me upto **30.06.2024**.

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

| Sr. No. | Particulars                                                                                                                                                                                                                                               | Estimated Cost<br>(At the time of<br>Registration of<br>Project) |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| (1)     | (2)                                                                                                                                                                                                                                                       | (3)                                                              |
| 1       | <b>i. Land Cost</b>                                                                                                                                                                                                                                       |                                                                  |
| (a)     | Value of the land as ascertained from the Annual Statement of Rates (ASR)                                                                                                                                                                                 | 3,81,73,477                                                      |
| (b)     | Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government / UT Administration or any Statutory Authority. | 1,22,49,430                                                      |
| (c)     | Estimated Acquisition cost of TDR (if any)                                                                                                                                                                                                                | 3,06,82,601                                                      |
| (d)     | Estimated Amounts payable to State Government / UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and                           | 35,20,545                                                        |
| (e)     | Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.                                                                                                                              |                                                                  |
| (f)     | Under Rehabilitation Scheme :                                                                                                                                                                                                                             |                                                                  |



|  |                                                                                                                                                                                                                                                                                                                                                                                                      |                    |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|  | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.                                                                                                                                                                                                                                                               | -                  |
|  | (ii) Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | -                  |
|  | (iii) Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.                                                                                                                                                                                                | -                  |
|  | (iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.                                                                                                                                                                                                                                                                    | -                  |
|  | <b>Sub - Total of LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                      | <b>8,46,26,052</b> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <b>ii. Development Cost/ Cost of Construction :</b>                                                                                                                                                                                                                                                                                                                                                 |                     |
| (a) | Estimated Cost of Construction as certified by Engineer.                                                                                                                                                                                                                                                                                                                                            | 28,11,14,503        |
| (b) | Cost incurred on additional items not included in the estimated cost (As per engineer certificate)                                                                                                                                                                                                                                                                                                  | -                   |
| (c) | Estimated expenditure for development of entire project excluding cost of construction as per (i), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. | 2,95,83,565         |
| (d) | Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.                                                                                                                                                                                                                                                                                                   | 6,00,00,000         |
| (e) | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;                                                                                                                                                                                                                  | 20,00,00,000        |
|     | <b>Sub - Total of Development Cost</b>                                                                                                                                                                                                                                                                                                                                                              | <b>57,06,98,068</b> |
|     | <b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]</b>                                                                                                                                                                                                                                                                                                                               | <b>65,53,24,120</b> |

\* Pass through charges or indirect taxes not included in the estimated cost of project.

\*\* Estimated cost shall be revised through correction application.



|   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|---|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 2 |       | <b>Development Cost/ Cost of Construction :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|   | (i)   | Expenditure for Construction. Minimum of (a) and (b) to be considered.                                                                                                                                                                                                                                                                                                                                                                                                                            | 24,96,18,948        |
|   |       | (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.                                                                                                                                                                                                                                                                                                                                                                               | 24,96,18,948        |
|   |       | (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.                                                                                                                                                                                                                                                                                                                                                                                                      | 24,96,18,948        |
|   | (ii)  | Cost incurred on additional items not included in the estimated cost (As per engineer certificate)                                                                                                                                                                                                                                                                                                                                                                                                | -                   |
|   | (iii) | Incurred Expenditure for development of entire project excluding cost of construction as per (i), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed 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 the entire phase of the project registered. | 1,62,83,565         |
|   | (d)   | Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.                                                                                                                                                                                                                                                                                                                                                                              | 5,77,18,914         |
|   | (e)   | Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;                                                                                                                                                                                                                                                                                           | 17,81,14,337        |
|   |       | <b>Sub - Total of Development Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>50,17,35,764</b> |
|   |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 3 |       | Total Cost of the Project (Actual incurred as on date of certificate)                                                                                                                                                                                                                                                                                                                                                                                                                             | 58,53,61,816        |
| 4 |       | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)                                                                                                                                                                                                                                                                                                                                                                                          | 89.32%              |
| 5 |       | Amount which can be withdrawn from the Designated Account.                                                                                                                                                                                                                                                                                                                                                                                                                                        | 58,53,61,816        |
| 6 |       | Less: Amount withdrawn till date of this certificate from the Designated Account.                                                                                                                                                                                                                                                                                                                                                                                                                 | 34,43,44,861        |
| 7 |       | Net Amount which can be withdrawn from the Designated Bank Account under this certificate.                                                                                                                                                                                                                                                                                                                                                                                                        | 24,10,16,956        |

\* Pass through charges or indirect taxes not included in the estimated cost of project.



**Table D**  
**Comparison between Balance Cost and Receivables**

| Sr. No. | Particulars                                                                                                                                                                                                                      | Amount (Rs.) |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (1)     | (2)                                                                                                                                                                                                                              | (3)          |
| 1       | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)                                                                                                       | 6,99,62,304  |
| 2       | Balance amount of receivables from sold apartments as per Table C to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)                                                  | 4,21,69,298  |
| 3       | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)                                                                                             | 243.81       |
|         | (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 | 1,11,42,470  |
| 4       | Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]                                                                                                                                                                    | 5,33,11,767  |
| 5       | (To Be Filled for Ongoing Projects only)<br>Amount to be deposited in Designated Account – 70% or 100%                                                                                                                           | 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 of the balance receivables of ongoing project will be deposited in designated Account                                                                                                    |              |



Table C

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

Sold Inventory

| Sr.No. | Unit No.     | Saleable Area (Sq ft) | Saleable Area (Sq mtr) | Rera Carpet area | Consideration | Receipts  | Receivable |
|--------|--------------|-----------------------|------------------------|------------------|---------------|-----------|------------|
| 1      | UPASANA-1001 | 607                   | 56.39                  | 35.32            | 17,38,448     | 17,38,448 | -          |
| 2      | UPASANA-1002 | 630                   | 58.53                  | 33.28            | 17,31,870     | 17,31,870 | -          |
| 3      | UPASANA-1003 | 630                   | 58.53                  | 34.48            | 17,36,280     | 17,00,900 | 35,380     |
| 4      | UPASANA-1004 | 630                   | 58.53                  | 34.48            | 17,60,220     | 17,60,220 | -          |
| 5      | UPASANA-1005 | 501                   | 46.54                  | 28.52            | 13,90,275     | 13,90,275 | -          |
| 6      | UPASANA-1006 | 482                   | 44.78                  | 28.52            | 19,19,610     | 11,47,500 | 7,72,110   |
| 7      | UPASANA-1007 | 630                   | 58.53                  | 34.02            | 14,80,500     | 13,56,610 | 1,23,890   |
| 8      | UPASANA-1008 | 607                   | 56.39                  | 34.48            | 17,00,207     | 16,88,996 | 11,211     |
| 9      | UPASANA-1009 | 607                   | 56.39                  | 34.48            | 17,00,207     | 17,00,207 | -          |
| 10     | UPASANA-1010 | 630                   | 58.53                  | 34.02            | 17,77,860     | 17,77,860 | -          |
| 11     | UPASANA-1011 | 630                   | 58.53                  | 34.51            | 16,38,630     | 16,38,630 | -          |
| 12     | UPASANA-1012 | 607                   | 56.39                  | 34.48            | 16,54,075     | 16,54,075 | -          |
| 13     | UPASANA-1013 | 630                   | 58.53                  | 34.48            | 18,63,490     | 18,63,490 | 0          |
| 14     | UPASANA-1014 | 630                   | 58.53                  | 34.51            | 17,64,630     | 17,64,630 | -          |
| 15     | UPASANA-1015 | 630                   | 58.53                  | 33.66            | 15,75,000     | 15,75,000 | -          |
| 16     | UPASANA-1016 | 607                   | 56.39                  | 36.00            | 16,69,857     | 16,69,857 | -          |
| 17     | UPASANA-101  | 607                   | 56.39                  | 35.86            | 17,45,125     | 17,45,125 | -          |
| 18     | UPASANA-102  | 630                   | 58.53                  | 33.12            | 18,25,740     | 18,25,740 | -          |
| 19     | UPASANA-103  | 630                   | 58.53                  | 34.65            | 18,23,850     | 18,23,850 | -          |
| 20     | UPASANA-104  | 607                   | 56.39                  | 34.65            | 17,95,500     | 15,51,525 | 2,43,975   |
| 21     | UPASANA-105  | 482                   | 44.78                  | 34.65            | 13,25,982     | 13,25,982 | -          |
| 22     | UPASANA-107  | 630                   | 58.53                  | 34.67            | 19,19,610     | 19,19,610 | -          |
| 23     | UPASANA-108  | 607                   | 56.39                  | 34.67            | 17,08,705     | 17,08,705 | -          |
| 24     | UPASANA-109  | 607                   | 56.39                  | 34.67            | 17,00,207     | 17,00,207 | -          |
| 25     | UPASANA-110  | 607                   | 56.39                  | 34.67            | 17,00,207     | 16,25,713 | 74,494     |
| 26     | UPASANA-1101 | 607                   | 56.39                  | 35.86            | 17,45,125     | 16,58,647 | 86,478     |
| 27     | UPASANA-1102 | 630                   | 58.53                  | 33.12            | 18,95,040     | 18,95,040 | -          |
| 28     | UPASANA-1103 | 630                   | 58.53                  | 34.65            | 17,54,550     | 17,54,550 | -          |
| 29     | UPASANA-1104 | 607                   | 56.39                  | 34.65            | 15,84,877     | 15,84,877 | -          |
| 30     | UPASANA-1105 | 501                   | 46.54                  | 34.65            | 14,62,419     | 14,62,419 | -          |
| 31     | UPASANA-1106 | 501                   | 46.54                  | 34.65            | 14,41,878     | 14,41,878 | -          |
| 32     | UPASANA-1107 | 630                   | 58.53                  | 34.67            | 19,19,610     | 19,19,610 | -          |
| 33     | UPASANA-1108 | 607                   | 56.39                  | 34.67            | 15,88,000     | 15,88,000 | -          |
| 34     | UPASANA-1109 | 607                   | 56.39                  | 34.67            | 15,88,000     | 15,88,000 | -          |
| 35     | UPASANA-1110 | 630                   | 58.53                  | 34.67            | 17,41,320     | 17,41,320 | -          |
| 36     | UPASANA-1111 | 630                   | 58.53                  | 34.67            | 17,54,550     | 17,54,550 | -          |
| 37     | UPASANA-1112 | 607                   | 56.39                  | 34.67            | 16,38,900     | 16,38,900 | -          |
| 38     | UPASANA-1113 | 630                   | 58.53                  | 34.67            | 17,74,710     | 17,74,710 | -          |
| 39     | UPASANA-1114 | 630                   | 58.53                  | 34.67            | 17,33,130     | 17,33,130 | -          |
| 40     | UPASANA-1115 | 630                   | 58.53                  | 33.12            | 19,41,030     | 19,41,030 | -          |
| 41     | UPASANA-1116 | 607                   | 56.39                  | 35.86            | 19,57,575     | 19,57,575 | -          |
| 42     | UPASANA-111  | 607                   | 56.39                  | 34.67            | 17,00,207     | 17,00,207 | -          |
| 43     | UPASANA-112  | 630                   | 58.53                  | 34.67            | 18,72,990     | 18,41,300 | 31,690     |
| 44     | UPASANA-113  | 607                   | 56.39                  | 34.67            | 16,09,157     | 16,09,157 | -          |
| 45     | UPASANA-114  | 607                   | 56.39                  | 34.67            | 16,94,137     | 16,94,137 | -          |
| 46     | UPASANA-115  | 607                   | 56.39                  | 33.12            | 17,00,207     | 17,00,207 | -          |
| 47     | UPASANA-116  | 607                   | 56.39                  | 35.86            | 16,09,157     | 16,09,157 | -          |
| 48     | UPASANA-1201 | 630                   | 58.53                  | 35.32            | 17,74,710     | 17,74,710 | -          |
| 49     | UPASANA-1202 | 630                   | 58.53                  | 33.28            | 18,13,140     | 18,13,140 | -          |
| 50     | UPASANA-1203 | 630                   | 58.53                  | 34.48            | 17,33,130     | 16,61,690 | 71,440     |
| 51     | UPASANA-1205 | 501                   | 46.54                  | 28.52            | 14,05,806     | 14,05,806 | -          |
| 52     | UPASANA-1206 | 501                   | 46.54                  | 28.52            | 14,08,812     | 14,08,812 | -          |
| 53     | UPASANA-1207 | 630                   | 58.53                  | 34.02            | 17,78,490     | 17,78,490 | -          |
| 54     | UPASANA-1208 | 630                   | 58.53                  | 34.48            | 17,87,940     | 17,87,940 | -          |
| 55     | UPASANA-1209 | 630                   | 58.53                  | 34.48            | 17,54,550     | 17,54,550 | -          |
| 56     | UPASANA-1210 | 630                   | 58.53                  | 34.02            | 18,72,990     | 18,72,990 | -          |
| 57     | UPASANA-1211 | 630                   | 58.53                  | 34.51            | 16,03,679     | 13,92,430 | 2,11,249   |
| 58     | UPASANA-1212 | 630                   | 58.53                  | 34.48            | 13,86,630     | 2,89,186  | 10,97,444  |
| 59     | UPASANA-1213 | 630                   | 58.53                  | 34.48            | 17,33,130     | 17,33,130 | -          |
| 60     | UPASANA-1214 | 630                   | 58.53                  | 34.51            | 19,53,630     | 19,53,630 | -          |
| 61     | UPASANA-1215 | 630                   | 58.53                  | 33.66            | 19,19,610     | 19,19,610 | -          |
| 62     | UPASANA-1216 | 630                   | 58.53                  | 36.00            | 17,36,910     | 17,36,910 | -          |
| 63     | UPASANA-201  | 607                   | 56.39                  | 35.32            | 16,09,157     | 13,61,240 | 2,47,917   |
| 64     | UPASANA-202  | 607                   | 56.39                  | 33.28            | 15,17,500     | 15,17,500 | -          |
| 65     | UPASANA-203  | 607                   | 56.39                  | 34.48            | 17,30,557     | 17,30,557 | -          |
| 66     | UPASANA-205  | 482                   | 44.78                  | 28.52            | 13,50,082     | 13,50,082 | -          |
| 67     | UPASANA-206  | 501                   | 46.54                  | 28.52            | 15,02,499     | 11,80,356 | 3,22,143   |
| 68     | UPASANA-207  | 630                   | 58.53                  | 34.02            | 16,39,260     | 16,39,260 | -          |
| 69     | UPASANA-208  | 607                   | 56.39                  | 34.48            | 16,68,036     | 16,68,036 | -          |
| 70     | UPASANA-209  | 607                   | 56.39                  | 34.48            | 16,69,857     | 16,69,857 | -          |
| 71     | UPASANA-210  | 630                   | 58.53                  | 34.02            | 16,92,810     | 16,92,810 | -          |
| 72     | UPASANA-211  | 630                   | 58.53                  | 34.51            | 17,79,120     | 17,79,120 | -          |
| 73     | UPASANA-212  | 607                   | 56.39                  | 34.48            | 16,72,285     | 16,72,285 | -          |
| 74     | UPASANA-213  | 607                   | 56.39                  | 34.48            | 16,69,857     | 16,69,857 | -          |
| 75     | UPASANA-214  | 630                   | 58.53                  | 34.51            | 19,25,280     | 19,25,280 | -          |
| 76     | UPASANA-215  | 630                   | 58.53                  | 33.66            | 17,74,710     | 17,74,710 | -          |
| 77     | UPASANA-216  | 607                   | 56.39                  | 36.00            | 16,84,425     | 16,84,425 | -          |
| 78     | UPASANA-301  | 607                   | 56.39                  | 35.86            | 16,09,157     | 16,09,157 | 0          |



|     |             |     |       |       |           |           |           |
|-----|-------------|-----|-------|-------|-----------|-----------|-----------|
| 79  | UPASANA-302 | 607 | 56.39 | 33.12 | 16,39,507 | 16,39,507 | -         |
| 80  | UPASANA-304 | 630 | 58.53 | 34.65 | 14,93,100 | 14,93,100 | -         |
| 81  | UPASANA-305 | 501 | 46.54 | 34.65 | 12,75,307 | 1,40,204  | 11,35,103 |
| 82  | UPASANA-306 | 482 | 44.78 | 34.65 | 10,60,400 | 10,60,400 | -         |
| 83  | UPASANA-307 | 607 | 56.39 | 34.67 | 16,69,250 | 16,69,250 | -         |
| 84  | UPASANA-308 | 607 | 56.39 | 34.67 | 16,69,250 | 16,69,250 | -         |
| 85  | UPASANA-309 | 607 | 56.39 | 34.67 | 17,30,557 | 17,30,557 | -         |
| 86  | UPASANA-310 | 607 | 56.39 | 34.67 | 16,09,157 | 16,09,157 | -         |
| 87  | UPASANA-311 | 630 | 58.53 | 34.67 | 17,81,010 | 17,81,010 | -         |
| 88  | UPASANA-312 | 630 | 58.53 | 33.66 | 17,74,710 | 17,74,710 | -         |
| 89  | UPASANA-313 | 607 | 56.39 | 34.67 | 16,39,507 | 16,39,507 | -         |
| 90  | UPASANA-314 | 607 | 56.39 | 34.67 | 16,09,157 | 16,09,157 | -         |
| 91  | UPASANA-315 | 630 | 58.53 | 33.12 | 17,97,390 | 16,81,733 | 1,15,657  |
| 92  | UPASANA-316 | 607 | 56.39 | 35.86 | 16,23,725 | 11,35,000 | 4,88,725  |
| 93  | UPASANA-401 | 607 | 56.39 | 35.32 | 13,36,007 | 12,98,547 | 37,460    |
| 94  | UPASANA-402 | 607 | 56.39 | 33.28 | 16,69,250 | 16,69,250 | -         |
| 95  | UPASANA-403 | 630 | 58.53 | 34.48 | 17,33,130 | 16,88,288 | 44,842    |
| 96  | UPASANA-404 | 607 | 56.39 | 34.48 | 16,39,507 | 16,39,507 | -         |
| 97  | UPASANA-405 | 501 | 46.54 | 28.52 | 14,47,389 | 14,47,389 | -         |
| 98  | UPASANA-406 | 501 | 46.54 | 28.52 | 13,68,732 | 13,68,732 | -         |
| 99  | UPASANA-407 | 607 | 56.39 | 34.02 | 19,47,330 | 19,47,330 | -         |
| 100 | UPASANA-408 | 607 | 56.39 | 34.48 | 17,00,207 | 17,00,207 | -         |
| 101 | UPASANA-409 | 630 | 58.53 | 34.48 | 18,01,800 | 18,01,800 | -         |
| 102 | UPASANA-410 | 630 | 58.53 | 34.02 | 17,64,630 | 17,64,630 | -         |
| 103 | UPASANA-411 | 630 | 58.53 | 34.51 | 17,78,490 | 17,78,490 | -         |
| 104 | UPASANA-412 | 630 | 58.53 | 34.48 | 17,33,130 | 17,33,130 | -         |
| 105 | UPASANA-413 | 607 | 56.39 | 34.48 | 16,23,725 | 16,23,725 | -         |
| 106 | UPASANA-414 | 630 | 58.53 | 34.51 | 17,74,710 | 17,74,710 | -         |
| 107 | UPASANA-415 | 630 | 58.53 | 33.66 | 17,97,390 | 17,97,390 | -         |
| 108 | UPASANA-416 | 607 | 56.39 | 36.00 | 17,91,257 | 17,91,257 | -         |
| 109 | UPASANA-501 | 607 | 56.39 | 35.86 | 17,60,907 | 17,60,907 | -         |
| 110 | UPASANA-502 | 607 | 56.39 | 33.12 | 17,60,907 | 17,60,907 | 0         |
| 111 | UPASANA-503 | 630 | 58.53 | 34.65 | 18,23,220 | 18,23,220 | -         |
| 112 | UPASANA-504 | 607 | 56.39 | 34.65 | 18,49,529 | 18,49,529 | -         |
| 113 | UPASANA-505 | 501 | 46.54 | 34.65 | 13,95,285 | 13,95,285 | -         |
| 114 | UPASANA-506 | 501 | 46.54 | 34.65 | 14,18,832 | 14,18,832 | -         |
| 115 | UPASANA-507 | 630 | 58.53 | 34.67 | 17,74,710 | 17,74,710 | -         |
| 116 | UPASANA-508 | 607 | 56.39 | 34.67 | 28,61,572 | 22,14,707 | 6,46,865  |
| 117 | UPASANA-509 | 607 | 56.39 | 34.67 | 15,18,107 | 15,18,107 | -         |
| 118 | UPASANA-510 | 607 | 56.39 | 34.67 | 15,18,107 | 15,18,107 | -         |
| 119 | UPASANA-511 | 630 | 58.53 | 34.67 | 17,31,870 | 17,31,870 | -         |
| 120 | UPASANA-512 | 630 | 58.53 | 34.67 | 18,44,950 | 18,44,950 | -         |
| 121 | UPASANA-513 | 607 | 56.39 | 34.67 | 16,54,075 | 16,54,075 | -         |
| 122 | UPASANA-514 | 630 | 58.53 | 34.67 | 14,04,270 | 14,04,270 | -         |
| 123 | UPASANA-515 | 607 | 56.39 | 33.12 | 16,39,507 | 16,39,507 | -         |
| 124 | UPASANA-516 | 607 | 56.39 | 35.86 | 17,00,207 | 17,00,207 | -         |
| 125 | UPASANA-601 | 607 | 56.39 | 35.32 | 15,18,107 | 15,18,107 | -         |
| 126 | UPASANA-602 | 607 | 56.39 | 33.28 | 16,69,857 | 16,69,857 | -         |
| 127 | UPASANA-603 | 630 | 58.53 | 34.48 | 18,72,360 | 18,72,360 | -         |
| 128 | UPASANA-604 | 630 | 58.53 | 34.48 | 19,19,610 | 19,19,610 | -         |
| 129 | UPASANA-605 | 482 | 44.78 | 28.52 | 13,13,450 | 13,13,450 | 0         |
| 130 | UPASANA-606 | 501 | 46.54 | 28.52 | 12,26,942 | 1,50,500  | 10,76,442 |
| 131 | UPASANA-607 | 630 | 58.53 | 34.02 | 17,74,710 | 17,74,710 | -         |
| 132 | UPASANA-608 | 607 | 56.39 | 34.48 | 17,30,557 | 17,30,557 | -         |
| 133 | UPASANA-609 | 607 | 56.39 | 34.48 | 17,30,557 | 14,92,023 | 2,38,534  |
| 134 | UPASANA-610 | 630 | 58.53 | 34.02 | 18,94,410 | 18,94,410 | -         |
| 135 | UPASANA-611 | 630 | 58.53 | 34.51 | 19,19,610 | 19,19,610 | -         |
| 136 | UPASANA-612 | 607 | 56.39 | 34.48 | 16,54,075 | 16,54,075 | -         |
| 137 | UPASANA-613 | 630 | 58.53 | 34.48 | 14,80,500 | 11,59,150 | 3,21,350  |
| 138 | UPASANA-614 | 630 | 58.53 | 34.51 | 16,99,110 | 16,99,110 | -         |
| 139 | UPASANA-615 | 630 | 58.53 | 33.66 | 17,74,710 | 17,74,710 | -         |
| 140 | UPASANA-616 | 607 | 56.39 | 36.00 | 17,00,207 | 17,00,207 | -         |
| 141 | UPASANA-701 | 607 | 56.39 | 35.86 | 17,29,950 | 17,29,950 | -         |
| 142 | UPASANA-702 | 607 | 56.39 | 33.12 | 15,00,000 | 15,00,000 | -         |
| 143 | UPASANA-703 | 630 | 58.53 | 34.65 | 17,74,710 | 17,74,710 | -         |
| 144 | UPASANA-704 | 607 | 56.39 | 34.65 | 16,69,857 | 15,25,414 | 1,44,443  |
| 145 | UPASANA-705 | 482 | 44.78 | 34.65 | 13,13,450 | 13,13,450 | -         |
| 146 | UPASANA-706 | 482 | 44.78 | 34.65 | 13,13,450 | 13,13,450 | -         |
| 147 | UPASANA-707 | 630 | 58.53 | 34.67 | 17,48,250 | 17,48,250 | -         |
| 148 | UPASANA-708 | 607 | 56.39 | 34.67 | 17,00,207 | 17,00,207 | -         |
| 149 | UPASANA-709 | 607 | 56.39 | 34.67 | 16,69,857 | 16,69,857 | -         |
| 150 | UPASANA-710 | 630 | 58.53 | 34.67 | 17,33,130 | 17,11,980 | 21,150    |
| 151 | UPASANA-711 | 630 | 58.53 | 34.67 | 19,12,050 | 19,12,050 | -         |
| 152 | UPASANA-712 | 607 | 56.39 | 34.67 | 16,63,787 | 16,63,787 | -         |
| 153 | UPASANA-713 | 630 | 58.53 | 34.67 | 17,74,710 | 17,74,710 | -         |
| 154 | UPASANA-714 | 630 | 58.53 | 34.67 | 17,33,130 | 17,33,130 | -         |
| 155 | UPASANA-715 | 630 | 58.53 | 33.12 | 17,33,130 | 17,33,130 | -         |
| 156 | UPASANA-716 | 607 | 56.39 | 35.86 | 16,39,507 | 16,39,507 | -         |
| 157 | UPASANA-801 | 607 | 56.39 | 35.38 | 15,16,286 | 15,16,286 | -         |
| 158 | UPASANA-802 | 630 | 58.53 | 32.65 | 17,16,750 | 17,16,750 | -         |
| 159 | UPASANA-803 | 630 | 58.53 | 34.50 | 17,74,710 | 17,74,710 | -         |
| 160 | UPASANA-805 | 630 | 58.53 | 34.50 | 17,74,710 | 13,12,000 | 4,62,710  |
| 161 | UPASANA-806 | 630 | 58.53 | 34.50 | 17,74,710 | 17,74,710 | -         |



|     |               |      |        |       |           |           |           |
|-----|---------------|------|--------|-------|-----------|-----------|-----------|
| 162 | UPASANA-807   | 630  | 58.53  | 34.02 | 18,72,360 | 18,72,360 | -         |
| 163 | UPASANA-808   | 607  | 56.39  | 34.02 | 17,15,989 | 17,15,989 | -         |
| 164 | UPASANA-809   | 607  | 56.39  | 34.02 | 17,91,257 | 17,91,257 | -         |
| 165 | UPASANA-810   | 630  | 58.53  | 34.02 | 18,49,050 | 18,49,050 | -         |
| 166 | UPASANA-811   | 630  | 58.53  | 34.51 | 17,33,130 | 17,33,130 | -         |
| 167 | UPASANA-812   | 607  | 56.39  | 34.02 | 18,21,607 | 18,21,607 | -         |
| 168 | UPASANA-814   | 630  | 58.53  | 34.51 | 17,78,490 | 17,78,490 | -         |
| 169 | UPASANA-815   | 630  | 58.53  | 33.23 | 16,97,220 | 15,70,840 | 1,26,380  |
| 170 | UPASANA-816   | 607  | 56.39  | 35.97 | 21,81,773 | 12,45,460 | 9,36,313  |
| 171 | UPASANA-901   | 630  | 58.53  | 35.86 | 19,47,330 | 19,47,330 | -         |
| 172 | UPASANA-902   | 630  | 58.53  | 33.12 | 17,21,790 | 5,82,910  | 11,38,880 |
| 173 | UPASANA-903   | 630  | 58.53  | 34.65 | 17,33,130 | 17,33,130 | -         |
| 174 | UPASANA-904   | 607  | 56.39  | 34.65 | 17,39,055 | 17,18,055 | 21,000    |
| 175 | UPASANA-905   | 501  | 46.54  | 34.65 | 15,03,501 | 10,000    | 14,93,501 |
| 176 | UPASANA-906   | 482  | 44.78  | 34.65 | 11,25,952 | 11,25,952 | -         |
| 177 | UPASANA-907   | 630  | 58.53  | 34.67 | 18,25,740 | 18,25,740 | -         |
| 178 | UPASANA-908   | 607  | 56.39  | 34.67 | 17,00,207 | 17,00,207 | -         |
| 179 | UPASANA-909   | 630  | 58.53  | 34.67 | 16,83,990 | 16,83,990 | -         |
| 180 | UPASANA-910   | 630  | 58.53  | 34.67 | 18,25,740 | 18,25,740 | -         |
| 181 | UPASANA-911   | 630  | 58.53  | 34.67 | 18,25,740 | 18,25,740 | -         |
| 182 | UPASANA-912   | 630  | 58.53  | 34.67 | 21,46,410 | 21,46,410 | -         |
| 183 | UPASANA-913   | 607  | 56.39  | 34.67 | 16,39,507 | 16,39,507 | -         |
| 184 | UPASANA-914   | 630  | 58.53  | 34.67 | 17,78,490 | 17,78,490 | -         |
| 185 | UPASANA-915   | 630  | 58.53  | 33.12 | 17,74,710 | 17,74,710 | -         |
| 186 | UPASANA-916   | 607  | 56.39  | 35.86 | 15,78,807 | 15,78,807 | -         |
| 187 | Vedanta A-201 | 1121 | 104.14 | 70.68 | 32,52,021 | 29,71,233 | 2,80,783  |
| 188 | Vedanta A-202 | 1146 | 106.47 | 70.71 | 34,25,394 | 31,40,099 | 2,85,295  |
| 189 | Vedanta A-203 | 1146 | 106.47 | 70.80 | 33,81,846 | 30,44,383 | 3,37,463  |
| 190 | Vedanta A-204 | 1204 | 111.85 | 70.71 | 35,21,700 | 30,21,900 | 4,99,800  |
| 191 | Vedanta A-301 | 1146 | 106.47 | 71.09 | 26,00,274 | 26,00,274 | -         |
| 192 | Vedanta A-302 | 1146 | 106.47 | 71.09 | 27,25,188 | 25,71,743 | 1,53,445  |
| 193 | Vedanta A-303 | 1146 | 106.47 | 71.05 | 32,23,698 | 29,23,698 | 3,00,000  |
| 194 | Vedanta A-304 | 923  | 85.75  | 55.81 | 25,60,402 | 22,86,007 | 2,74,395  |
| 195 | Vedanta A-401 | 1146 | 106.47 | 70.68 | 30,87,324 | 30,87,324 | -         |
| 196 | Vedanta A-402 | 1146 | 106.47 | 70.71 | 33,63,510 | 19,45,089 | 14,18,421 |
| 197 | Vedanta A-403 | 1146 | 106.47 | 70.80 | 35,09,052 | 31,84,505 | 3,24,547  |
| 198 | Vedanta A-404 | 935  | 86.86  | 54.92 | 23,39,370 | 21,87,305 | 1,52,065  |
| 199 | Vedanta A-501 | 1146 | 106.47 | 70.98 | 36,11,046 | 35,66,650 | 44,396    |
| 200 | Vedanta A-502 | 1146 | 106.47 | 70.98 | 34,39,146 | 33,97,656 | 41,490    |
| 201 | Vedanta A-503 | 1146 | 106.47 | 71.05 | 34,86,761 | 14,29,002 | 20,57,759 |
| 202 | Vedanta A-504 | 1146 | 106.47 | 71.13 | 34,86,761 | 3,90,000  | 30,96,761 |



|     |                 |                 |               |               |                     |                     |                    |
|-----|-----------------|-----------------|---------------|---------------|---------------------|---------------------|--------------------|
| 203 | Vedanta A-601   | 1146            | 106.47        | 70.68         | 32,69,538           | 32,69,538           | -                  |
| 204 | Vedanta A-602   | 1146            | 106.47        | 70.71         | 33,03,918           | 33,03,918           | -                  |
| 205 | Vedanta A-603   | 1146            | 106.47        | 70.80         | 37,46,274           | 34,87,020           | 2,59,254           |
| 206 | Vedanta A-604   | 1146            | 106.47        | 70.71         | 31,35,456           | 27,96,697           | 3,38,759           |
| 207 | Vedanta A-701   | 1146            | 106.47        | 70.98         | 34,13,934           | 33,61,000           | 52,934             |
| 208 | Vedanta A-702   | 1146            | 106.47        | 70.98         | 34,56,336           | 34,56,336           | -                  |
| 209 | Vedanta A-703   | 1146            | 106.47        | 71.56         | 31,08,807           | 31,08,807           | 0                  |
| 210 | Vedanta A-704   | 1146            | 106.47        | 71.05         | 31,08,807           | 31,08,807           | 0                  |
| 211 | Vedanta A-801   | 1146            | 106.47        | 71.48         | 31,08,807           | 31,08,807           | 0                  |
| 212 | Vedanta A-802   | 1146            | 106.47        | 70.98         | 37,94,099           | 37,94,099           | -                  |
| 213 | Vedanta A-803   | 1146            | 106.47        | 71.05         | 31,08,807           | 31,08,807           | 0                  |
| 214 | Vedanta A-804   | 1146            | 106.47        | 73.07         | 34,44,876           | 50,495              | 33,94,381          |
| 215 | Vedanta B-201   | 1204            | 111.85        | 70.80         | 34,36,216           | 34,36,216           | -                  |
| 216 | Vedanta B-202   | 1146            | 106.47        | 70.80         | 35,53,746           | 33,42,536           | 2,11,210           |
| 217 | Vedanta B-203   | 1146            | 106.47        | 70.72         | 29,17,168           | 23,92,040           | 5,25,128           |
| 218 | Vedanta B-204   | 1121            | 104.14        | 70.72         | 32,23,996           | 32,23,996           | -                  |
| 219 | Vedanta B-301   | 923             | 85.75         | 73.07         | 26,88,699           | 26,88,699           | -                  |
| 220 | Vedanta B-302   | 1146            | 106.47        | 71.05         | 34,62,066           | 34,27,066           | 35,000             |
| 259 | Vedanta B-303   | 1146            | 106.47        | 70.97         | 26,65,596           | 26,65,596           | -                  |
| 221 | Vedanta B-304   | 1146            | 106.47        | 70.97         | 23,00,000           | 23,00,000           | -                  |
| 222 | Vedanta B-401   | 935             | 86.86         | 54.92         | 28,62,970           | 28,62,970           | -                  |
| 223 | Vedanta B-402   | 1146            | 106.47        | 70.80         | 28,50,102           | 28,25,000           | 25,102             |
| 224 | Vedanta B-403   | 1146            | 106.47        | 70.72         | 34,10,496           | 33,96,814           | 13,682             |
| 225 | Vedanta B-404   | 1146            | 106.47        | 70.72         | 31,52,646           | 31,52,646           | -                  |
| 226 | Vedanta B-501   | 1146            | 106.47        | 70.72         | 31,08,807           | 31,08,807           | 0                  |
| 227 | Vedanta B-502   | 1146            | 106.47        | 71.05         | 34,86,761           | 22,00,000           | 12,86,761          |
| 228 | Vedanta B-503   | 1146            | 106.47        | 70.97         | 32,80,998           | 32,80,998           | -                  |
| 229 | Vedanta B-504   | 1146            | 106.47        | 70.97         | 29,89,914           | 28,12,914           | 1,77,000           |
| 230 | Vedanta B-601   | 1146            | 106.47        | 70.80         | 34,39,146           | 24,90,951           | 9,48,195           |
| 231 | Vedanta B-602   | 1146            | 106.47        | 70.80         | 32,93,604           | 29,53,804           | 3,39,800           |
| 232 | Vedanta B-603   | 1146            | 106.47        | 70.72         | 29,99,082           | 24,99,441           | 4,99,641           |
| 233 | Vedanta B-604   | 1146            | 106.47        | 70.72         | 32,70,684           | 32,50,000           | 20,684             |
| 234 | Vedanta B-701   | 1146            | 106.47        | 70.72         | 33,16,524           | 33,16,524           | -                  |
| 235 | Vedanta B-702   | 1146            | 106.47        | 71.05         | 29,17,168           | 22,07,600           | 7,09,568           |
| 236 | Vedanta B-703   | 1146            | 106.47        | 70.98         | 34,39,146           | 18,98,020           | 15,41,126          |
| 237 | Vedanta B-704   | 1146            | 106.47        | 70.98         | 33,24,546           | 28,88,811           | 4,35,735           |
| 238 | Vedanta B-801   | 1146            | 106.47        | 71.48         | 34,86,761           | 1,00,000            | 33,86,761          |
| 239 | Vedanta B-802   | 1146            | 106.47        | 71.48         | 34,86,761           | 26,10,900           | 8,75,861           |
| 240 | Vedanta B-803   | 1146            | 106.47        | 71.48         | 34,57,482           | 34,57,482           | -                  |
| 241 | Vedanta B-804   | 1146            | 106.47        | 71.48         | 36,26,964           | 36,26,964           | -                  |
| 242 | VEDANTA-10      | 448             | 41.62         | 28.70         | 15,68,000           | 11,19,150           | 4,48,850           |
| 243 | VEDANTA-11      | 448             | 41.62         | 28.70         | 24,64,448           | 21,75,507           | 2,88,941           |
| 244 | VEDANTA-12      | 540             | 50.17         | 34.60         | 31,05,540           | 17,75,738           | 13,29,802          |
| 245 | VEDANTA-13      | 454             | 42.18         | 29.09         | 21,11,554           | 21,11,554           | -                  |
| 246 | VEDANTA-14      | 455             | 42.27         | 29.15         | 13,65,455           | 13,65,455           | -                  |
| 247 | VEDANTA-15      | 538             | 49.98         | 34.47         | 21,16,296           | 21,16,296           | -                  |
| 248 | VEDANTA-16      | 448             | 41.62         | 28.70         | 17,74,528           | 6,75,431            | 10,99,097          |
| 249 | VEDANTA-17      | 448             | 41.62         | 28.70         | 17,74,528           | 8,48,428            | 9,26,100           |
| 250 | VEDANTA-1       | 448             | 41.62         | 28.70         | 23,52,000           | 23,32,814           | 19,186             |
| 251 | VEDANTA-2       | 448             | 41.62         | 28.70         | 21,50,848           | 20,29,888           | 1,20,960           |
| 252 | VEDANTA-3       | 540             | 50.17         | 34.77         | 19,11,600           | 15,27,871           | 3,83,729           |
| 253 | VEDANTA-4       | 423             | 39.30         | 27.10         | 19,20,420           | 19,20,420           | -                  |
| 254 | VEDANTA-5       | 466             | 43.29         | 33.83         | 16,54,766           | 16,54,766           | -                  |
| 255 | VEDANTA-6       | 528             | 49.05         | 29.86         | 21,12,000           | 21,12,000           | -                  |
| 256 | VEDANTA-7       | 448             | 41.62         | 28.70         | 22,40,448           | 14,26,054           | 8,14,394           |
| 257 | VEDANTA-8       | 448             | 41.62         | 28.70         | 14,94,080           | 14,94,080           | -                  |
| 258 | VEDANTA-9       | 452             | 41.99         | 28.95         | 18,08,000           | 11,91,743           | 6,16,257           |
| 260 | Vedanta Shop 6  | 528             | 49.05         | 29.86         | 21,12,000           | 21,12,000           | -                  |
| 261 | Vedanta Shop 13 | 454             | 42.18         | 29.09         | 21,11,554           | 21,11,554           | -                  |
|     | <b>Total</b>    | <b>1,84,907</b> | <b>17,178</b> | <b>10,861</b> | <b>53,40,90,525</b> | <b>49,19,21,229</b> | <b>4,21,69,298</b> |

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

#### Unsold inventory

| Sr.No. | Shops/Flats   | Saleble area (Sq ft) | Saleble area (Sq mtr) | Rera carpet area (Sq Mtr) | Unit Consideration as per Read Reckoner (In sq.mts.) Rate(ASR) – Amount in (Rs) |
|--------|---------------|----------------------|-----------------------|---------------------------|---------------------------------------------------------------------------------|
| 1      | UPASANA-804   | 630                  | 58.53                 | 34.50                     | 19,16,858                                                                       |
| 2      | Vedanta A-704 | 1146                 | 106.47                | 71.05                     | 34,86,761                                                                       |
| 3      | UPASANA-1204  | 607                  | 56.39                 | 34.48                     | 14,27,057                                                                       |
| 4      | UPASANA-106   | 501                  | 46.54                 | 34.65                     | 12,75,307                                                                       |
| 5      | UPASANA-303   | 607                  | 56.39                 | 34.65                     | 17,24,487                                                                       |
| 6      | UPASANA-204   | 607                  | 56.39                 | 34.48                     | 13,12,000                                                                       |
|        | <b>Total</b>  | <b>4,098</b>         | <b>381</b>            | <b>244</b>                | <b>1,11,42,470</b>                                                              |



1,89,005      17,559      11,104      5,33,11,767

**Table E**  
**Designated Bank Account Details**

| Sr. No. | Particulars     | Designated Bank Account Details                                   |
|---------|-----------------|-------------------------------------------------------------------|
|         |                 | Actual Amount till Date<br>(From start of bank account till date) |
| 1       | Opening Balance | 0.70                                                              |
| 2       | Deposits        | -                                                                 |
| 3       | Withdrawals     | -                                                                 |
| 4       | Closing Balance | 0.70                                                              |

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, **KBC Global Limited** has utilised 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**

| Sr. No. | Particulars                                                      | Estimated*<br>(At the time of Registration) (Proposed and indicative)<br>(In Rs.) | Proposed / Estimated<br>(As on the date of the certificate)<br>(In Rs.) | Actual<br>(As on date of certificate)<br>(In Rs.) |
|---------|------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------|
| 1       | Own Funds                                                        | 16,38,31,030                                                                      | 16,38,31,030                                                            | 9,34,40,587                                       |
| 2       | Total Borrowed Funds (Secured)<br>- Drawdown availed till date   | 0.00                                                                              | 0.00                                                                    | 0.00                                              |
| 3       | Total Borrowed Funds (Unsecured)<br>- Drawdown availed till date | 0.00                                                                              | 0.00                                                                    | 0.00                                              |
| 4       | Customer Receipts used for Project                               | 49,14,93,090                                                                      | 49,14,93,090                                                            | 49,19,21,229                                      |
| 5       | Total Funds for Project                                          | 65,53,24,120                                                                      | 65,53,24,120                                                            | 58,53,61,816                                      |
| 6       | Total Estimated Cost (As per Table A)                            | 65,53,24,120                                                                      | 65,53,24,120                                                            | 58,53,61,816                                      |

**Table G**  
**Any Comments / Observations of CA**

| Sr. No. | Particulars                                                                                                                                              |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Landowner's share determined as per the Development Agreement has not been considered in calculating estimated receivables from the present new project. |
| 2       |                                                                                                                                                          |
| 3       |                                                                                                                                                          |

Agreed and accepted by:



Signature of Partner  
Name: KBC Global Limited  
Designation: Director

Date: 09/12/2024



Yours' Faithfully  
For, H S B & CO.  
Chartered Accountants

  
CA SUSHIL K BRAMHECHA  
Mem No. 144319  
Partner

Date: 09/12/2024

Place: Nashik

UDIN: 24144319BKBLPB6447

