

AKSHAY PICHA & ASSOCIATES
CHARTERED ACCOUNTANT

OFFICE 504, LAXMI ENCLAVE, PANDIT COLONY LANE NO 2
 SHARAN PURROAD NASHIK-422002
 Mob:-82082 84722



Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of registration of project and for withdrawal of money from designated account)

Date - 30/09/2022

To
 Sup realty Bulddown LLP
 Flat No 10216, Building No 260,
 Sagar CHS,
 Kannamwar Nagar 1,
 Vikhroli East,
 Mumbai - 400083

Subject - Certificate of Financial Progress of Work of Shivnery Park having MahaRERA Registration Number
 P49900045804 Being Developed by Superealty Bulddcon LLP

Sir,
 This certificate is being issued for RERA compliance for the Shivnery Park having MahaRERA Registration Number
 P49900045804 being developed by Superealty Bulddcon LLP and is based on the records and documents produced before me and
 explanations provided to me by the management of the firm

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

Sr No.	Particulars	Estimated Cost
1. i)	Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,67,52,600.00
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	6,73,645.20
c)	Acquisition cost of TDR (if any)	-
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	5,84,733.84
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	
f)	Under Rehabilitation scheme:	
g)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	
h)	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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
i)	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.	
j)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub Total of LAND COST Rs	1,80,10,979.04

(Land cost reduced 9.2% as it will taken in phase 2 registration)

ii) Development Cost / Cost of Construction of Building		Estimated Cost
a)	Estimated Cost of Construction as certified by Engineer	82,05,00,000.00
b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c)	Estimated expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, 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.	1,44,73,640.00
b)	Estimated Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	
c)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	
	Sub-total of Development Cost:	83,49,73,640.00
	Total Cost of the Project (Estimated)	85,29,84,619.04

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

* Estimated cost shall be revised through correction application.

Table B - Actual Cost Incurred on the Project (As on 30th Sep 2022)

Sr No.	Particulars	Amount Incurred
1	Land Cost:	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	1,68,00,270.00
b)	Incurred Expenditure on Premiums to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	79,07,499.60
c)	Incurred Expenditure for Acquisition cost of TDR (if any).	-
d)	Amounts paid 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	5,84,733.84
e)	Land Premium paid for redevelopment of land owned by public authorities.	
f)	Under Rehabilitation scheme:	
i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
ii)	Incurred Expenditure 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	
iii)	Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	
iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	
	Sub Total of LAND COST Rs	2,52,92,503.44

2) Development Cost / Cost of Construction		
	(i) Expenditure for Construction. Minimum of (a) and (b) to be considered (a) Construction cost incurred including site development and Infrastructure for the same as certified by Engineer	56,19,747.74
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA	-
	(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(i) above, i.e. salaries, consultants fees, site overheads, 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 or complete the construction of the entire phase of the project registered.	23,84,980.49
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	-
	(v) Incurred Expenditure towards interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub Total of Development Cost	80,04,728.23
3	Total Cost of the project (Actual incurred as on the date of certificate)	3,32,97,231.67
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A). (3/2%)	4%
5	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	3,32,97,231.67 3,32,97,231.67
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,26,17,539.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,06,79,692.67
	* Pass through charges or indirect taxes not included in incurred cost of the project.	

Table C
(Refer Annexure sheet)

Table C

Statement for calculation of Receivables from the sales of Project Shivnary Park

Sold Inventory

Building No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment		Received Amount	Balance Receivable
2	D11	43.99	17,00,000		3,50,000	13,50,000
	D13	43.99	17,00,000		3,50,000	13,50,000
	D15	43.99	17,00,000		3,50,000	13,50,000
	D16	43.99	17,00,000		3,50,000	13,50,000
	D17	43.99	17,00,000		3,50,000	13,50,000
	D19	43.99	17,00,000		3,50,000	13,50,000
3	D02	43.99	17,00,000		3,50,000	13,50,000
	D03	43.99	17,00,000		3,50,000	13,50,000
	D04	43.99	17,00,000		3,50,000	13,50,000
	D05	43.99	17,00,000		3,50,000	13,50,000
	D06	43.99	17,00,000		2,25,000	14,75,000
	D07	43.99	17,00,000		3,50,000	13,50,000
	D08	43.99	17,00,000		3,50,000	13,50,000
	D09	43.99	17,00,000		3,50,000	13,50,000
	D10	43.99	17,00,000		3,50,000	13,50,000
23	B132	29.53	10,05,000		1,00,000	9,05,000
	B143	29.53	10,05,000		1,00,000	9,05,000
24	B111	29.53	10,05,000		1,00,000	9,05,000
	B112	29.53	10,05,000		1,00,000	9,05,000
	B113	29.53	10,05,000		1,00,000	9,05,000
	B114	29.53	10,05,000		1,00,000	9,05,000
	B115	29.53	10,05,000		1,00,000	9,05,000
	B116	29.53	10,05,000		1,00,000	9,05,000
	B117	29.53	10,05,000		1,00,000	9,05,000
	B118	29.53	10,05,000		1,00,000	9,05,000
	B120	29.53	10,05,000		1,00,000	9,05,000
	B121	29.53	10,05,000		1,00,000	9,05,000
25	B122	29.53	10,05,000		1,00,000	9,05,000
	B131	29.53	10,05,000		1,00,000	9,05,000
26	B101	29.53	10,05,000		1,00,000	9,05,000
	B102	29.53	10,05,000		1,00,000	9,05,000
	B105	29.53	10,05,000		1,00,000	9,05,000
	B106	29.53	10,05,000		1,00,000	9,05,000
	B108	29.53	10,05,000		1,00,000	9,05,000
27	B91	29.53	10,05,000		1,00,000	9,05,000
28	B86	29.53	10,05,000		1,00,000	9,05,000
	B88	29.53	10,05,000		1,00,000	9,05,000
	B90	29.53	10,05,000		1,00,000	9,05,000
29	B81	29.53	10,05,000		1,00,000	9,05,000
	B83	29.53	10,05,000		1,00,000	9,05,000
	B84	29.53	10,05,000		1,00,000	9,05,000
	B85	29.53	10,05,000		1,00,000	9,05,000
30	B97	29.53	10,05,000		1,00,000	9,05,000
	B98	29.53	10,05,000		1,00,000	9,05,000
	B99	29.53	10,05,000		1,00,000	9,05,000
	B100	29.53	10,05,000		1,00,000	9,05,000
31	B60	29.53	10,05,000		1,50,000	8,55,000
	B63	29.53	10,05,000		1,00,000	9,05,000
	B64	29.53	10,05,000		1,00,000	9,05,000
32	B20	29.53	10,05,000		1,00,000	9,05,000
	B21	29.53	10,05,000		1,00,000	9,05,000
	B22	29.53	10,05,000		1,00,000	9,05,000
	B24	29.53	10,05,000		1,00,000	9,05,000

33	B13	29.53	10,05,000		1,00,000	9,05,000
	B14	29.53	10,05,000		1,00,000	9,05,000
	B16	29.53	10,05,000		1,00,000	9,05,000
	B18	29.53	10,05,000		1,00,000	9,05,000
	B19	29.53	10,05,000		1,00,000	9,05,000
34	B31	29.53	10,05,000		1,00,000	9,05,000
35	B51	29.53	10,05,000		1,00,000	9,05,000
	B52	29.53	10,05,000		1,00,000	9,05,000
	B59	29.53	10,05,000		1,00,000	9,05,000
36	B65	29.53	10,05,000		1,00,000	9,05,000
37	B74	29.53	10,05,000		1,00,000	9,05,000
	B80	29.53	10,05,000		1,00,000	9,05,000
38	B43	29.53	10,05,000		1,00,000	9,05,000
	B44	29.53	10,05,000		1,00,000	9,05,000
39	B32	29.53	10,05,000		1,00,000	9,05,000
	B42	29.53	10,05,000		1,00,000	9,05,000
40	B01	29.53	10,05,000		1,00,000	9,05,000
	B03	29.53	10,05,000		1,00,000	9,05,000
	B04	29.53	10,05,000		1,00,000	9,05,000
	B05	29.53	10,05,000		1,00,000	9,05,000
	B06	29.53	10,05,000		1,00,000	9,05,000
	B07	29.53	10,05,000		1,00,000	9,05,000
	B08	29.53	10,05,000		1,00,000	9,05,000
	B09	29.53	10,05,000		1,00,000	9,05,000
	B10	29.53	10,05,000		1,00,000	9,05,000
42	101	29.90	10,05,000		1,00,000	9,05,000
	102	29.90	10,05,000		1,00,000	9,05,000
	103	29.90	10,05,000		1,00,000	9,05,000
	104	29.90	10,05,000		1,00,000	9,05,000
	105	29.90	10,05,000		1,00,000	9,05,000
	109	29.90	10,05,000		1,00,000	9,05,000
	110	29.90	10,05,000		1,00,500	9,04,500
	111	29.90	10,05,000		1,00,500	9,04,500
	113	29.90	10,05,000		1,00,000	9,05,000
	114	29.90	10,05,000		1,00,000	9,05,000
	115	29.90	10,05,000		1,00,000	9,05,000
	116	29.90	10,05,000		1,00,000	9,05,000
	119	29.90	10,05,000		1,00,000	9,05,000
	120	29.90	10,05,000		1,00,000	9,05,000
	121	29.90	10,05,000		1,00,000	9,05,000
	122	29.90	10,05,000		1,00,000	9,05,000
	201	29.90	10,05,000		1,00,000	9,05,000
	207	29.90	10,05,000		1,00,000	9,05,000
	208	29.90	10,05,000		1,00,000	9,05,000
	209	29.90	10,05,000		1,00,000	9,05,000
	210	29.90	10,05,000		1,00,000	9,05,000
	212	29.90	10,05,000		1,00,000	9,05,000
	213	29.90	10,05,000		1,00,000	9,05,000
	214	29.90	10,05,000		1,00,000	9,05,000
	215	29.90	10,05,000		1,00,000	9,05,000
	216	29.90	10,05,000		1,00,000	9,05,000
	219	29.90	10,05,000		1,00,000	9,05,000
	221	29.90	10,05,000		1,00,000	9,05,000
	306	29.90	10,05,000		1,00,000	9,05,000
	314	29.90	10,05,000		1,00,000	9,05,000
	315	29.90	10,05,000		1,00,000	9,05,000
	316	29.90	10,05,000		1,00,000	9,05,000
	405	29.90	10,05,000		1,00,000	9,05,000
	409	29.90	10,05,000		1,00,000	9,05,000
	410	29.90	10,05,000		1,00,000	9,05,000
	411	29.90	10,05,000		1,00,000	9,05,000
	412	29.90	10,05,000		1,00,000	9,05,000

SHOPS PART OF FREE SALES					
SHOP-1	11.84	8,35,819		3,00,000	5,35,819
SHOP-2	8.61	6,08,200		2,00,000	4,08,200
SHOP-3	15.37	10,88,200		4,00,000	6,88,200
SHOP-7	11.84	8,35,819		3,00,000	5,35,819
SHOP-8	8.61	6,08,200		2,00,000	4,08,200
SHOP-10	15.37	10,88,200		2,00,000	8,88,200
SHOP-13	8.61	6,08,200		2,00,000	4,08,200
SHOP-14	11.84	8,35,819		3,00,000	5,35,819
SHOP-16	8.61	6,08,200		2,00,000	4,08,200
SHOP-17	15.37	10,88,200		4,00,000	6,88,200
SHOP-19	8.61	6,08,200		1,80,000	4,28,200
SHOP-20	11.84	8,35,819		2,00,000	6,35,819
127	3763.06	13,56,48,876	-	1,82,56,000	11,73,92,876

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises is as per below table
Shivnery Park

Building No	Shop/Resi	Shop No Or Flat No	Carpet Area	For Govt Valuation 1.1%	Type	Ready Reckner Rate	Agreement Value As Per Ready Reckner
1	SHOP	1	14.1		SHOP	42200	5,95,020.00
	SHOP	2	18.7		SHOP	42200	7,89,140.00
	SHOP	3	18.97		SHOP	42200	8,00,534.00
	SHOP	4	18.97		SHOP	42200	8,00,534.00
	SHOP	5	18.97		SHOP	42200	8,00,534.00
	SHOP	6	18.97		SHOP	42200	8,00,534.00
	SHOP	7	18.97		SHOP	42200	8,00,534.00
	SHOP	8	18.97		SHOP	42200	8,00,534.00
	SHOP	9	18.97		SHOP	42200	8,00,534.00
	SHOP	10	18.97		SHOP	42200	8,00,534.00
2	1BHK	D12	43.99	44.43	1 BHK	20691	9,19,299.00
	1BHK	D14	43.99	44.43	1 BHK	20691	9,19,299.00
	1BHK	D18	43.99	44.43	1 BHK	20691	9,19,299.00
3	1BHK	D01	43.99	44.43	1 BHK	20691	9,19,299.00
4	1BHK	1	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	2	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	3	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	4	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	5	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	6	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	7	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	8	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	9	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	10	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	11	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	12	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	13	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	14	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	15	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	16	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	17	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	18	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	19	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	20	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	21	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	22	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	23	29.59	29.89	1 BHK	20691	6,18,369.00
	1BHK	24	29.59	29.89	1 BHK	20691	6,18,369.00

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

25	18HK	8123	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8124	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8125	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8126	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8127	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8128	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8129	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8130	29.53	29.83	18HK	20691	6,17,115.00
26	18HK	8103	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8104	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8107	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8109	29.53	29.83	18HK	20691	6,17,115.00
	18HK	8110	29.53	29.83	18HK	20691	6,17,115.00
27	18HK	892	29.53	29.83	18HK	20691	6,17,115.00
	18HK	893	29.53	29.83	18HK	20691	6,17,115.00
	18HK	894	29.53	29.83	18HK	20691	6,17,115.00
	18HK	895	29.53	29.83	18HK	20691	6,17,115.00
28	18HK	887	29.53	29.83	18HK	20691	6,17,115.00
	18HK	889	29.53	29.83	18HK	20691	6,17,115.00
29	18HK	882	29.53	29.83	18HK	20691	6,17,115.00
30	18HK	896	29.53	29.83	18HK	20691	6,17,115.00
	18HK	861	29.53	29.83	18HK	20691	6,17,115.00
	18HK	862	29.53	29.83	18HK	20691	6,17,115.00
32	18HK	823	29.53	29.83	18HK	20691	6,17,115.00
33	18HK	815	29.53	29.83	18HK	20691	6,17,115.00
	18HK	817	29.53	29.83	18HK	20691	6,17,115.00
	18HK	825	29.53	29.83	18HK	20691	6,17,115.00
34	18HK	826	29.53	29.83	18HK	20691	6,17,115.00
	18HK	827	29.53	29.83	18HK	20691	6,17,115.00
	18HK	828	29.53	29.83	18HK	20691	6,17,115.00
	18HK	829	29.53	29.83	18HK	20691	6,17,115.00
	18HK	830	29.53	29.83	18HK	20691	6,17,115.00
	18HK	853	29.53	29.83	18HK	20691	6,17,115.00
35	18HK	854	29.53	29.83	18HK	20691	6,17,115.00
	18HK	855	29.53	29.83	18HK	20691	6,17,115.00
	18HK	856	29.53	29.83	18HK	20691	6,17,115.00
	18HK	857	29.53	29.83	18HK	20691	6,17,115.00
	18HK	858	29.53	29.83	18HK	20691	6,17,115.00
	18HK	866	29.53	29.83	18HK	20691	6,17,115.00
36	18HK	867	29.53	29.83	18HK	20691	6,17,115.00
	18HK	868	29.53	29.83	18HK	20691	6,17,115.00
	18HK	869	29.53	29.83	18HK	20691	6,17,115.00
	18HK	870	29.53	29.83	18HK	20691	6,17,115.00
	18HK	871	29.53	29.83	18HK	20691	6,17,115.00
	18HK	872	29.53	29.83	18HK	20691	6,17,115.00
	18HK	873	29.53	29.83	18HK	20691	6,17,115.00

37	18HK	875	29.53	29.83	18HK	20691	6,17,115.00
	18HK	876	29.53	29.83	18HK	20691	6,17,115.00
	18HK	877	29.53	29.83	18HK	20691	6,17,115.00
	18HK	878	29.53	29.83	18HK	20691	6,17,115.00
	18HK	879	29.53	29.83	18HK	20691	6,17,115.00
38	18HK	845	29.53	29.83	18HK	20691	6,17,115.00
	18HK	846	29.53	29.83	18HK	20691	6,17,115.00
	18HK	847	29.53	29.83	18HK	20691	6,17,115.00
	18HK	848	29.53	29.83	18HK	20691	6,17,115.00
	18HK	849	29.53	29.83	18HK	20691	6,17,115.00
39	18HK	833	29.53	29.83	18HK	20691	6,17,115.00
	18HK	834	29.53	29.83	18HK	20691	6,17,115.00
	18HK	835	29.53	29.83	18HK	20691	6,17,115.00
	18HK	836	29.53	29.83	18HK	20691	6,17,115.00
	18HK	837	29.53	29.83	18HK	20691	6,17,115.00
	18HK	838	29.53	29.83	18HK	20691	6,17,115.00
	18HK	839	29.53	29.83	18HK	20691	6,17,115.00
	18HK	840	29.53	29.83	18HK	20691	6,17,115.00
	18HK	841	29.53	29.83	18HK	20691	6,17,115.00
	18HK	802	29.53	29.83	18HK	20691	6,17,115.00
40	18HK	811	29.53	29.83	18HK	20691	6,17,115.00
	18HK	812	29.53	29.83	18HK	20691	6,17,115.00

			PMAY SALES - 308 FLATS UNITS IN BUILDING NO 41 & 42 UNITS TO BE SALE UNDER PMAY				
	1BHK	1	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	2	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	3	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	4	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	5	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	6	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	7	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	8	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	9	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	10	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	11	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	12	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	13	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	14	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	15	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	16	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	17	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	18	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	19	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	20	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	21	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	22	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	23	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	24	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	25	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	26	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	27	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	28	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	29	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	30	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	31	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	32	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	33	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	34	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	35	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	36	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	37	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	38	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	39	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	40	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	41	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	42	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	43	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	44	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	45	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	46	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	47	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	48	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	49	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	50	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	51	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	52	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	53	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	54	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	55	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	56	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	57	29.9	30.20	1BHK	20691	6,24,848.00
	1BHK	58	29.9	30.20	1BHK	20691	6,24,848.00

[illegible]

1BHK	708	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	709	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	710	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	711	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	712	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	713	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	714	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	715	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	716	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	717	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	718	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	719	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	720	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	721	29.9	30.20	1BHK	21725.55	6,56,090.00
1BHK	722	29.9	30.20	1BHK	21725.55	6,56,090.00
SHOPS PART OF FREE SALES						
SHOP	4	15.37	15.52	SHOP	42200	6,48,614.00
SHOP	5	8.61	8.70	SHOP	42200	3,63,342.00
SHOP	6	11.84	11.96	SHOP	42200	4,99,648.00
SHOP	9	15.37	15.52	SHOP	42200	6,48,614.00
SHOP	11	8.61	8.70	SHOP	42200	3,63,342.00
SHOP	12	11.84	11.96	SHOP	42200	4,99,648.00
SHOP	15	11.84	11.96	SHOP	42200	4,99,648.00
SHOP	18	15.37	15.52	SHOP	42200	6,48,614.00
Total	711.00	20,926.09				44,74,72,772.00

Table D
Comparison between Balance Cost and Receivables

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (calculated as per the Form IV)	81,96,87,387.37
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)	11,73,92,876.00
3 I	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	20,926.09
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	44,74,72,772.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (II)	56,48,65,648.00
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.	56,48,65,648.00
This Certificate is being Issued for RERA compliance for M/s Superealty Buildcon LLP (Project Shivnery Park at Gat no 370/3/2 , Gat No 370/1/8/1, Gat No 370/3/1 Chalisgaon Dist. Jalgaon) and is based on the records and documents produced before me and explanations provided to me by the management of the Firm for the period upto September 2022.		

Table E
Designated Bank Account Details

Sr No	Particulars	Designated Bank Accounts
		Actual Amount Till Date (From Start of bank account to till date)
1	Opening Balance	0
2	Deposits	13387539.2
3	Withdrawals	12617539
4	Closing Balance	770000.2

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 Superealty Buildcon LLP 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

Sr. No.	Particulars	Estimated at the 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	3,00,10,979.04		2,99,80,011.67
2	Total Borrowed Funds (Secured) - Drawdown availed till date			-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4	Customer Receipts used for project	82,29,73,640.00		33,17,220.00
5	Total funds for project	85,29,84,619.04		3,32,97,231.67
6	Total Estimated cost (As Per Table A)	85,29,84,619.04		3,32,97,231.67

Table G
Any Comments/observation of CA

1	-
2	-
3	-
4	-

Agreed and accepted by

Yours Faithfully
For AKSHAY PICHA & ASSOCIATES
Chartered Accountants



Name - Superealty Buildcon
Date - 31-12-2022

Membership No - 177204
FRN. 144383W
UDIN - 23177204BGWYMN8096