

	roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenances costs, consumables etc. All costs incurred to complete the construction of the project registered.	
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.	-
(v)	Incurred Expenditure towards interest to Financial institutions, scheduled bank, non-banking financial institution, (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub- total of Development Cost :	98,08,204
3	Total Cost of the Project (Actual incurred as on date of certificate)	1,92,76,324
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	65.28%
5	Amount which can be withdrawn from the Designated Account	1,86,76,324
6	Less: Amount withdrawn till date of the certificate from the Designated Account	0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0

- Pass through charges or indirect taxes not included in incurred cost of the 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.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
1	NA	NA	NA	NA	NA
1	NA	NA	NA	NA	NA
2	NA	NA	NA	NA	NA
3	NA	NA	NA	NA	NA
4	NA	NA	NA	NA	NA
	Total				

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

Unsold Inventory

Floor	Flat No	Carpet Area (in sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
First Floor	F.F. -101	54.50	16,00,000
	F.F. -102	54.00	15,61,280
Second Floor	S.F. -101	54.50	16,00,000
	S.F. -102	54.00	15,61,280
Third Floor	T.F. -101	54.50	16,00,000
	T.F. -102	54.00	15,61,280
Forth Floor	F.F. -101	54.50	16,00,000
	F.F. -102	54.00	15,61,280
Fifth Floor	F.F. -101	54.50	16,00,000
	F.F. -102	54.00	15,61,280



Table – D

Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,02,49,691
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). (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	542.50
4	Estimated receivables of ongoing project. (Sum of 2+3 (ii))	1,58,06,400
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	70%

Table – E

Designated Bank Account Details

Bank Name :- Mahatma Fule Co. 10 bal

A/c. No.:- 000101070000659

IFSC Code :- HDFCOCMFU613

Sr. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	40,820.00
2	Deposits	1,03,10,100.00
3	Withdrawals	98,22,738.00
4	Closing Balance	5,28,182.00

I hereby certify that require 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 Mr. Prakash Saurkar has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and constructions of this project.



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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	1,95,30,915	1,95,30,915	67,88,014
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	99,95,100	99,95,100	1,33,28,050
4	Customer Receipts used for Project	-	-	-
5	Total Funds for Project	2,95,26,015	2,95,26,015	2,01,16,064
6	Total Estimated Cost (As per Table A)	2,95,26,015	2,95,26,015	2,95,26,015

Table - G

Any Comments / Observations of CA

1	Bank A/c Maintained by Promoters is not use As per Sec 4 (2) (1) D of RERA Act.
2	Above certificate is prepared on the basis of Information provided by proprietor.

Yours Faithfully
Signature of Chartered Accountant
M/s. A.H. Sahu & Associates
FRN: 151832W



Name: CA Aman Sahu
Membership Number: 193773
Place: Amravati
UDIN: 23193773BGSYKE5343

Vishal Developers

Prakash Saurkar
Proprietor

Agreed and accepted by :

Signature of Promoter
Name : Mr. Prakash Saurkar
Date : 15/11/2023