Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	70,33,224
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)	8,330.25
	(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	2,44,07,642
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,44,07,642
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)	1,70,85,349

Table E

Designated Bank Account Details

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

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Shri Vinod S/o Purushottamrao Dhoble , Shri Dhanraj S/o Ramkrushnrao Bhalerao ,Shri Sunil S/o Purushottamrao Dhoble,Shri Jamuna Hasan Hussain & Shri Umakant Ajabrao Mhaski has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

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

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA Ankit Talreja
Nagpur
22nd January 2023
UDIN 23177608BGSMDI5326

Date:-22/01/2023
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Ongoing 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 Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL	-	-	-	-

Unsold Inventory Valuation

Ready Reckner Rate as on the date of CertificateOf the Residential premises Rs 2930 per sm. at Carpet Area

Sr. No.	Plot No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	Plot No.1	288.21	8,44,455
2	Plot No.2	202.39	5,93,003
3	Plot No.3	203.26	5,95,552
4	Plot No.4	203.00	5,94,790
5	Plot No.5	207.76	6,08,737
6	Plot No.6	200.87	5,88,549
7	Plot No.7	205.38	6,01,763
8	Plot No.8	209.88	6,14,948
9	Plot No.9	201.75	5,91,128
10	Plot No.10	205.50	6,02,115
11	Plot No.11	233.36	6,83,745
12	Plot No.12	114.10	3,34,313
13	Plot No.13	106.40	3,11,752
14	Plot No.14	106.40	3,11,752
15	Plot No.15	106.40	3,11,752
16	Plot No.16	106.40	3,11,752
17	Plot No.17	106.40	3,11,752
18	Plot No.18	106.40	3,11,752
19	Plot No.19	106.40	3,11,752
20	Plot No.20	106.40	3,11,752
21	Plot No.21	106.40	3,11,752
22	Plot No.22	106.40	3,11,752
23	Plot No.23	106.40	3,11,752
24	Plot No.24	106.40	3,11,752
25	Plot No.25	106.40	3,11,752
26	Plot No.26	106.40	3,11,752
27	Plot No.27	125.85	3,68,741
28	Plot No.28	126.04	3,69,297
29	Plot No.29	101.89	2,98,538
30	Plot No.30	101.89	2,98,538
31	Plot No.31	101.89	2,98,538
32	Plot No.32	101.89	2,98,538
33	Plot No.33	101.89	2,98,538
34	Plot No.34	101.89	2,98,538
35	Plot No.35	101.89	2,98,538
36	Plot No.36	101.89	2,98,538

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

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

37	Plot No.37	101.89	2,98,538
38	Plot No.38	101.89	2,98,538
39	Plot No.39	101.89	2,98,538
40	Plot No.40	101.89	2,98,538
41	Plot No.41	101.89	2,98,538
42	Plot No.42	101.89	2,98,538
43	Plot No.43	138.94	4,07,094
44	Plot No.44	117.56	3,44,451
45	Plot No.45	101.89	2,98,538
46	Plot No.46	101.89	2,98,538
47	Plot No.47	101.89	2,98,538
48	Plot No.48	101.89	2,98,538
49	Plot No.49	101.89	2,98,538
50	Plot No.50	101.89	2,98,538
51	Plot No.51	101.89	2,98,538
52	Plot No.52	101.89	2,98,538
53	Plot No.53	101.89	2,98,538
54	Plot No.54	101.89	2,98,538
55	Plot No.55	101.89	2,98,538
56	Plot No.56	101.89	2,98,538
57	Plot No.57	101.89	2,98,538
58	Plot No.58	101.89	3,13,950
59	Plot No.59	107.15	3,51,307
60	Plot No.60	119.90	2,74,834
61	Plot No.61	93.80	2,74,834
62	Plot No.62	93.80	2,74,834
63	Plot No.63	93.80	2,74,834
64	Plot No.64	93.80	2,74,834
65	Plot No.65	93.80	2,74,834
66	Plot No.66	93.80	6,27,108
67	Plot No.67	214.03	**2,44,07,642.00**
TOTAL		**8,330.25**	

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

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