M/s. Ranjeet Mishra & Company
Chartered Accountant

✆ 9730135310
8766548907(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim
Near Rachna Ring Road Metro Station, Nagpur-440036
Regd : 54, Vaishali Nagar, MIDC, Nagpur-440016

✉caranjeetmishra@gmail.com
Office.caranjeet@gmail.com

FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE

To,
Mr.Atul Manoharrao Yamsenwar
Plot No.33,"Manohar" Khare Town,
Dharampeth, Nagpur -440 010

Subject: Certificate of Financial Progress of Work of "A-ONE RESIDENCY " for quarter ended on 31/03/2019 having MahaRERA Registration Number P50500008894 being developed by "Mr.Atul Manoharrao Yamsenwar"

Sir,
This certificate is being issued for RERA compliance for the**"A-ONE RESIDENCY "** having MahaRERA Registration Number **P50500008894** being developed by **Mr.Atul Manoharrao Yamsenwar** situated on **"Kh.No.98/1, Mouza-Dongergaon, Nagpur (Gramin), Dist.Nagpur."** and is based on the records and documents produced before me and explanations provided to me by the management of the company

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

Sr No	Particulars	Amount (Rs.) Estimated Completed Block	Amount (Rs.) Estimated On Going Block	Amount (Rs.) Estimated Total
(1)	(2)		3	
I	(i) Land Cost :			
	(a) Value of land as ascertained from the Annual Statement of Rate (ASR)	34,89,270.00	17,44,635.00	52,33,905.00
	(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	1,16,40,225.00	58,20,112.00	1,74,60,337.00
	(c) Estimated 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	5,37,525.00	2,68,762.00	8,06,287.00
	(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 ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.			
	(iv) Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component			
	Sub-Total of Land Cost	1,56,67,020.00	78,33,509.00	2,35,00,529.00
II	Development Cost/ Cost of Construction of Building			
	(a) Estimated Cost of Construction as certified by Engineer	14,00,00,000.00	7,50,00,000.00	21,50,00,000.00
	(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, 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.	1,13,00,000.00	62,00,000.00	1,75,00,000.00
	(d) Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	-	-	-
	(e) Interest payable to financial institutions, scheduled banks, non-Banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-	-	-
Sub-total of Development Cost		15,13,00,000.00	8,12,00,000.00	23,25,00,000.00
Total Cost of the Project (Estimated)		16,69,67,020.00	8,90,33,509.00	25,60,00,529.00

M/S. RANJEET MISHRA & COMPANY
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Table B- Actual Cost Incurred on the Project (as on the Date of Certificate)

Sr No	Particulars	Completed Block	On Going Block	Total
(1)	(2)		3	
1	Land Cost :			
	(a) Value of land as ascertained from the Annual Statement of Rate (ASR)	94,89,270.00	17,44,635.00	52,33,905.00
	(b) Incurred Expenditure on Premium 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	1,16,40,225.00	58,20,112.00	1,74,60,337.00
	(c) Incurred Expenditure on Acquisition cost of TDR (if any)			
	(d) Amount 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	5,37,525.00	2,68,762.00	8,06,287.00
	(e) Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-	-
	(f) Under Rehabilitation scheme:			
	(i) Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	-	-	-
	(a) Incurred Expenditure 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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-	-	-
	(iii) Incurred Expenditure toward ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-	-	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	-	-	-
	Sub-Total of Land Cost	1,56,67,020.00	78,33,509.00	2,35,00,529.00
2	Development Cost/ Cost of Construction of Building			
	(i) Expenditure Cost of Construction Minimum of (a) and (b) to be considered			
	(a) Construction Cost incurred including site development and infrastructure for the same as certified by the engineer			
	(b) Actual Cost of Construction incurred as per books of accounts as verified by CA.	14,00,00,000.00	7,31,68,845.00	21,31,68,845.00
	(ii) Cost incurred on additional items not included as per the books of accounts as verified by CA.	-	-	-
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, 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.	1,33,00,000.00	-	1,33,00,000.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	-	-	-
	(v) Interest Expenditure towards interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-	-	-
	Sub-total of Development Cost	15,13,00,000.00	7,31,68,845.00	22,44,68,845.00
3	Total Cost of the Project (Actual Incurred as on 31-03-2019)	16,69,67,020.00	8,10,02,354.00	24,79,69,374.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	100%	90.98%	
5	Amount which can be withdrawn from the Designated Account	N.A.	7,36,95,941.67	7,36,95,941.67
6	Less Amount Withdrawn till 31/03/2019 from the Designated Account	N.A.	67,31,665.00	67,31,665.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	N.A.	6,69,64,276.67	6,69,64,276.67

Date: 05/06/2023
Place: Nagpur

Agreed and accepted by
Signature of Promoter
ATUL M. YAMSANWAR
Proprietor
Name:
Date: 05/06/2023

M/S. RANJEET MISHRA & COMPANY CHARTERED ACCOUNTANTS NAGPUR

For M/s. Ranjeet Mishra & Company
Chartered Accountant
Proprietor
Mem No: 150503
FRN 155145W
UDIN: 23150503BGWRBY7381
Date: 05/06/2023

Table C

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

Sold Inventory

A-One Residency (Completed Block A)

Sr.No.	Flat No.	Carpet Area	Unit Consideration as	Received Amount	Balance Receivable
1	TA - 101	45.400	13,50,000	11,12,500	2,37,500
2	TA - 102	50.300	16,00,000	16,00,000	0
3	TA - 103	50.300	16,00,000	16,00,000	0
4	TA - 104	45.400	14,00,000	14,00,000	0
5	TA - 105	35.900	20,00,000	20,00,000	0
6	TA - 106	35.900			0
7	TA - 107	45.400	13,50,000	13,50,000	0
8	TA - 108	50.300	18,87,500	18,87,500	0
9	TA - 109	50.300	13,50,000	13,50,000	0
10	TA - 110	45.400	18,87,500	18,87,500	0
11	TA - 111	35.900	27,00,000	27,00,000	0
12	TA - 112	35.900			0
13	TA - 202	50.300	18,87,500	18,87,500	0
14	TA - 203	50.300	15,00,000	15,00,000	0
15	TA - 204	45.400	18,87,500	18,87,500	0
16	TA - 205	35.900	27,00,000	27,00,000	0
17	TA - 206	35.900			0
18	TA - 207	45.400	18,87,500	18,87,500	0
19	TA - 208	50.300	18,87,500	18,87,500	0
20	TA - 209	50.300	18,87,500	18,87,500	0
21	TA - 210	45.400	18,87,500	18,87,500	0
22	TA - 211	35.900	19,00,000	19,00,000	0
23	TA - 212	35.900			0
24	TA - 301	45.400	18,87,500	18,87,500	0
25	TA - 302	50.300	18,87,500	18,87,500	0
26	TA - 304	45.400	18,87,500	18,87,500	0
27	TA - 307	45.400	18,87,500	18,87,500	0
28	TA - 308	50.300	18,87,500	18,87,500	0
29	TA - 309	50.300	19,75,000	19,75,000	0
30	TA - 310	45.400	15,00,000	15,00,000	0
31	TA - 311	35.900	13,50,000	13,50,000	0
32	TA - 312	35.900	13,50,000	13,50,000	0
33	TA - 401	45.400	18,87,500	18,87,500	0
34	TA - 402	50.300	18,87,500	18,87,500	0
35	TA - 403	50.300	18,87,500	18,87,500	0
36	TA - 404	45.400	15,00,000	15,00,000	0
37	TA - 405	35.900	21,00,000	21,00,000	0
38	TA - 406	35.900			0
39	TA - 407	45.400	18,87,500	18,87,500	0
40	TA - 408	50.300	18,87,500	18,87,500	0
41	TA - 409	50.300	19,75,000	19,75,000	0
42	TA - 410	45.400	19,37,500	19,37,500	0
43	TA - 411	35.900	19,00,000	19,00,000	0
44	TA - 412	35.900			0
45	TA - 502	50.300	13,77,000	13,77,000	0
46	TA - 503	50.300	18,87,500	18,87,500	0
47	TA - 504	45.400	18,87,500	18,87,500	0
48	TA - 507	45.400	18,87,500	18,87,500	0
49	TA - 508	50.300	18,87,500	18,87,500	0
50	TA - 509	50.300	18,87,500	18,87,500	0
51	TA - 602	50.300	21,00,000	21,00,000	0
52	TA - 603	50.300	18,87,500	18,87,500	0
53	TA - 604	45.400	18,87,500	18,87,500	0
54	TA - 607	45.400	14,00,000	14,00,000	0
55	TA - 608	50.300	19,11,000	19,11,000	0
56	TA - 609	50.300	18,87,500	18,87,500	0
57	TA - 610	45.400	15,00,000	15,00,000	0
58	TA - 611	35.900	21,00,000	21,00,000	0
59	TA - 612	35.900			0
60	TA - 701	45.400	18,87,500	18,87,500	0

Unsold Inventory

A-One Residency (Completed Block A)

Sr.No.	Flat No.	Carpet Area	Unit Consideration
1	TA - 201	45.400	8,39,900
2	TA - 303	50.300	9,30,550
3	TA - 305	35.900	6,64,150
4	TA - 306	35.900	6,64,150
5	TA - 501	45.400	8,39,900
6	TA - 505	35.900	6,64,150
7	TA - 506	35.900	6,64,150
8	TA - 510	45.400	8,39,900
9	TA - 511	35.900	6,64,150
10	TA - 512	35.900	6,64,150
11	TA - 601	45.400	8,39,900
12	TA - 605	35.900	6,64,150
13	TA - 606	35.900	6,64,150
14	TA - 702	50.300	9,30,550
15	TA - 711	35.900	6,64,150
16	TA - 712	35.900	6,64,150
17	TB - 104	45.400	8,39,900
18	TB - 111	35.900	6,64,150
19	TB - 112	35.900	6,64,150
20	TB - 202	50.300	9,30,550
21	TB - 402	50.300	9,30,550
22	TB - 411	35.900	6,64,150
23	TB - 412	35.900	6,64,150
24	TB - 501	45.400	8,39,900
25	TB - 502	50.300	9,30,550
26	TB - 505	35.900	6,64,150
27	TB - 506	35.900	6,64,150
28	TB - 602	50.300	9,30,550
29	TB - 603	50.300	9,30,550
30	TB - 611	35.900	6,64,150
31	TB - 612	35.900	6,64,150
32	TB - 705	35.900	6,64,150
33	TB - 706	35.900	6,64,150
34	TB - 711	35.900	6,64,150
35	TB - 712	35.900	6,64,150

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61	TA - 703	50.300	18,87,500	18,87,500	0
62	TA - 704	45.400	18,87,500	18,87,500	0
63	TA - 705	35.900	26,90,000	26,90,000	0
64	TA - 706	35.900			0
65	TA - 707	45.400	15,00,000	15,00,000	0
66	TA - 708	50.300	15,00,000	15,00,000	0
67	TA - 709	50.300	18,87,500	18,87,500	0
68	TA - 710	45.400	18,87,500	18,87,500	0
69	TB - 101	45.400	18,87,500	18,87,500	0
70	TB - 102	50.300	18,87,500	18,87,500	0
71	TB - 103	50.300	18,87,500	18,87,500	0
72	TB - 105	35.900	21,00,000	21,00,000	0
73	TB - 106	35.900			0
74	TB - 107	45.400	18,87,500	18,87,500	0
75	TB - 108	50.300	18,87,500	18,87,500	0
76	TB - 109	50.300	15,00,000	15,00,000	0
77	TB - 110	45.400	14,00,000	14,00,000	0
78	TB - 201	45.400	18,87,500	18,87,500	0
79	TB - 203	50.300	19,37,500	19,37,500	0
80	TB - 204	45.400	14,00,000	14,00,000	0
81	TB - 205	35.900	21,00,000	21,00,000	0
82	TB - 206	35.900			0
83	TB - 207	45.400	18,87,500	18,87,500	0
84	TB - 208	50.300	18,87,500	18,87,500	0
85	TB - 209	50.300	14,00,000	14,00,000	0
86	TB - 210	45.400	19,00,000	19,00,000	0
87	TB - 211	35.900	20,00,000	20,00,000	0
88	TB - 212	35.900			0
89	TB - 301	45.400	19,37,500	19,37,500	0
90	TB - 302	50.300	18,87,500	18,87,500	0
91	TB - 303	50.300	18,87,500	18,87,500	0
92	TB - 304	45.400	18,87,500	18,87,500	0
93	TB - 305	35.900	27,20,000	27,20,000	0
94	TB - 306	35.900			0
95	TB - 307	45.400	14,00,000	14,00,000	0
96	TB - 308	50.300	19,00,000	19,00,000	0
97	TB - 309	50.300	18,87,500	18,87,500	0
98	TB - 310	45.400	15,00,000	15,00,000	0
99	TB - 311	35.900	21,00,000	21,00,000	0
100	TB - 312	35.900			0
101	TB - 401	45.400	18,87,500	18,87,500	0
102	TB - 403	50.300	19,37,500	19,37,500	0
103	TB - 404	45.400	19,37,500	19,37,500	0
104	TB - 405	35.900	21,00,000	21,00,000	0
105	TB - 406	35.900			0
106	TB - 407	45.400	14,00,000	14,00,000	0
107	TB - 408	50.300	19,37,500	19,37,500	0
108	TB - 409	50.300	18,87,500	18,87,500	0
109	TB - 410	45.400	18,87,500	18,87,500	0
110	TB - 503	50.300	18,87,500	18,87,500	0
111	TB - 504	45.400	18,87,500	18,87,500	0
112	TB - 507	45.400	15,00,000	15,00,000	0
113	TB - 508	50.300	14,00,000	14,00,000	0
114	TB - 509	50.300	18,87,500	18,87,500	0
115	TB - 510	45.400	15,00,000	15,00,000	0
116	TB - 511	35.900	25,60,000	25,60,000	0
117	TB - 512	35.900			0
118	TB - 601	45.400	18,87,500	18,87,500	0
119	TB - 604	45.400	18,87,500	17,75,500	1,12,000
120	TB - 605	35.900	36,00,000	36,00,000	0
121	TB - 606	35.900			0
122	TB - 607	45.400			0
123	TB - 608	50.300	18,87,500	18,87,500	0
124	TB - 609	50.300	18,87,500	18,87,500	0
125	TB - 610	45.400	19,80,000	19,80,000	0
126	TB - 701	45.400	19,20,500	19,20,500	0
127	TB - 702	50.300	19,20,500	19,20,500	0
128	TB - 703	50.300	19,20,500	19,20,500	0
129	TB - 704	45.400	19,20,500	19,20,500	0
130	TB - 707	45.400	14,00,000	14,00,000	0
131	TB - 708	50.300	14,00,000	14,00,000	0
132	TB - 709	50.300	21,00,000	21,00,000	0
133	TB - 710	45.400	19,37,500	19,37,500	0
	Total	5,955.300	21,48,20,000	21,44,70,500	3,49,500

	Total	1,414.300	2,61,64,550

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Sold Inventory

A-One Residency (Ongoing Block B)

1	TC - 204	47.200	19,50,000	17,55,750	1,94,250
2	TC - 205	47.200	19,00,000	18,10,000	90,000
3	TC - 206	53.750	19,00,000	15,10,000	3,90,000
4	TC - 303	53.750	19,00,000	19,10,000	-10,000
5	TC - 304	47.200	19,00,000	14,60,000	4,40,000
6	TC - 305	47.200	19,00,000	16,09,500	2,90,500
7	TC - 306	53.750	19,00,000	13,99,000	5,01,000
8	TC - 403	53.750	18,00,000	17,10,000	90,000
9	TC - 404	47.200	19,00,000	20,53,500	-1,53,500
10	TC - 503	53.750	19,00,000	19,06,500	-6,500
11	TC - 504	47.200	19,00,000	16,76,500	2,23,500
12	TC - 505	47.200	16,50,000	6,80,000	9,70,000
13	TC - 506	53.750	20,00,000	14,86,500	5,13,500
14	TC - 603	53.750	22,50,000	19,53,750	2,96,250
15	TC - 604	47.200	19,00,000	13,72,500	5,27,500
16	TC - 605	47.200	19,00,000	18,60,000	40,000
17	TC - 606	53.750	19,00,000	19,00,000	0
18	TCSG - 04	21.550	15,00,000	15,00,000	0
19	TCSG - 01	22.350	7,00,000	7,00,000	0
20	TCSG - 03	22.950	13,00,000	5,97,500	7,02,500
	Total -	921.650	3,59,50,000	3,08,51,000	50,99,000

Unsold Inventory

A-One Residency (Ongoing Block B)

1	TCSG - 02	22.350	6,25,800
2	TCSG - 05	32.550	9,11,400
3	TCSG - 06	28.950	8,10,600
4	TCSG - 07	23.200	6,49,600
5	TCSG - 08	23.200	6,49,600
6	TCSG - 09	23.200	6,49,600
7	TCSG - 10	23.200	6,49,600
8	TCSG - 11	23.200	6,49,600
9	TCSG - 12	23.200	6,49,600
10	TC - Office	45.800	12,82,400
11	TCSF - 01	22.350	6,25,800
12	TCSF - 02	22.350	6,25,800
13	TCSF - 03	22.950	6,42,600
14	TCSF - 04	21.550	6,03,400
15	TCSF - 05	32.550	9,11,400
16	TCSF - 06	28.950	8,10,600
17	TCSF - 07	23.200	6,49,600
18	TCSF - 08	28.950	8,10,600
19	TCSF - 09	23.200	6,49,600
20	TCSF - 10	23.200	6,49,600
21	TCSF - 11	23.200	6,49,600
22	TC - 101	47.200	8,73,200
23	TC - 102	53.750	9,94,375
24	TC - 103	53.750	9,94,375
25	TC - 104	47.200	8,73,200
26	TC - 201	47.200	8,73,200
27	TC - 202	53.750	9,94,375
28	TC - 203	53.750	9,94,375
29	TC - 207	53.750	9,94,375
30	TC - 208	47.200	8,73,200
31	TC - 301	47.200	8,73,200
32	TC - 302	53.750	9,94,375
33	TC - 307	53.750	9,94,375
34	TC - 308	47.200	8,73,200
35	TC - 401	47.200	8,73,200
36	TC - 402	53.750	9,94,375
37	TC - 405	47.200	8,73,200
38	TC - 406	53.750	9,94,375
39	TC - 407	53.750	9,94,375
40	TC - 408	47.200	8,73,200
41	TC - 501	47.200	8,73,200
42	TC - 502	53.750	9,94,375
43	TC - 507	53.750	9,94,375
44	TC - 508	47.200	8,73,200
45	TC - 601	47.200	8,73,200
46	TC - 602	53.750	9,94,375
47	TC - 607	53.750	9,94,375
48	TC - 608	47.200	8,73,200
	Total -	1,907.400	4,04,29,250

Date: 05/06/2023
Place: Nagpur

Agreed and Accepted by:
ATUL M. YAMSANWAR
Signature of Promoter
Proprietor
Name:
Date: 05/06/2023

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 23150503BGWRBY7381
Date: 05/06/2023

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

Table D

Comparison between Balance Cost and Receivables

S No	Particulars	Completed Block	On Going Block	Total
(1)	(2)		(3)	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	-	80,31,155.00	80,31,155.00
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)	-	50,99,000.00	50,99,000.00
3	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	-	1,907.40	1,907.40
	(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,	-	4,04,29,250.00	4,04,29,250.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	-	4,55,28,250.00	4,55,28,250.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	N.A.	-	-
	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	N.A.	3,18,69,775.00	3,18,69,775.00
	If 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	N.A.	-	-

Table E

Designated Bank Account Details

S No	Particulars	Designated Bank Account Details Shikshak Sahakari Bank Account No. 11719
		Actual Amount till Date (From Start of bank account to 31-03-2019
1	Opening Balance	7,04,260.17
2	Deposits	32,82,500.00
3	Withdrawals	39,41,243.32
4	Closing Balance	45,516.85

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, **subject to our observation in Table G**

I hereby certify that Mr.Atul Manoharrao Yamsanwar 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, **subject to our observation in Table G**

Date: 05/06/2023
Place: Nagpur

Agreed and accepted by:

Signature of Promoter

ATUL M. YAMSANWAR

Proprietor

Name:
Date:

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
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Date: 05/06/2023

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

Table F

Means of Finance

S No	Particulars	Completed Block			Ongoing Block		
		Estimated (At time of Registration(In Rs.) (proposed and Indicative	Proposed/ Estimated (As on 31/03/2019) (In Rs.)	Actual (As on 31/03/2019)(In Rs.)	Estimated (At time of Registration(In Rs.) (proposed and Indicative	Proposed/ Estimated (As on 31/03/2019) (In Rs.)	Actual (As on 31/03/2019)(In Rs.)
1	Own Funds	-	-	-	1,26,54,259.00	1,26,54,259.00	5,01,51,354.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-	-	-	-
4	Customer Receipts used for Project	16,69,67,020.00	16,69,67,020.00	16,69,67,020.00	7,63,79,250.00	7,63,79,250.00	3,08,51,000.00
5	Total Funds for Project	16,69,67,020.00	16,69,67,020.00	16,69,67,020.00	8,90,33,509.00	8,90,33,509.00	8,10,02,354.00
6	Total Estimated Cost (As Per Table A)	16,69,67,020.00	16,69,67,020.00	16,69,67,020.00	8,90,33,509.00	8,90,33,509.00	8,10,02,354.00

Table G

Any Comments/Observation of CA

1	Total Amount collected from allottees during financial year 2018-19 as per books of account for "Ongoing Block" of project was Rs 48,10,000 & for "Completed Block" of project it was Rs. 3,00,000. Total amount of Rs 51,10,000 was collected from both "Ongoing Block" & "Completed Block" during financial year 2018-19. But from this collected amount only Rs 32,82,500 was deposited in designated bank account during financial year 2018-19.
2	Total Cost of the Project for "Ongoing Block" actual incurred till 31/03/2019 is Rs. 8,10,02,354. During the Financial Year 2018-19 Project Cost incurred for "Ongoing Block" of Project as per books of accounts is 1,56,03,907 . Rs. 30,00,000 was incurred from designated bank account & balance Rs 1,26,03,907 was incurred from bank account other than designated bank account by Promoter
3	Land cost mentioned in point 1(i)(a) i.e. Value of Land as ascertained from the Annual Statement of Rate (ASR) is taken as "Actual Value of Land Cost incurred & same is brought forward from Certificate issued in Form 3 by Chartered Account for the quarter ended on 31st March 2018 bearing dated 15/05/2018. We have considered actual cost incurred for acquisition of land as this project was registered as ONGOING project when RERA Act come into existence
4	Amount Withdrawn from the designated bank account (Point Number 06 of Table B) is calculated from the date of registration of the project i.e. 19/08/2017. Because from that date the said bank account bearing number 11719 became designated bank account for the purpose of RERA

Agreed and accepted by:

Signature of Promoter

ATUL M. YAMSANWAR

Name:

Date:

Proprietor

For M/s Ranjeet Mishra & Company

Chartered Accountant

Proprietor

Mem No: 150503

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UDIN: 23150503BGWRBY7381

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