FORM 1
[See Regulation 3]

ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 16/04/2018

To,
M/s. Balaji Krupa Realestate And Developers
Bareja Layout, Kawrapeth, Umred.

Subject: Certificate of Percentage of Completion of Construction Work of "**BALAJI**" having Report is based on **Quarter-IV** from **01/01/2018 to 31/03/2018** Maha RERA Registration Number **P5050001184** being developed by **M/s. Balaji Krupa Realestate And Developers.**

Sir,

I/ We **ALOK LUNIA** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **BALAJI- 1** having MahaRERA Registration Number **P5050001184** being developed by **M/s. Balaji Krupa Realestate And Developers.**

Based on Site Inspection, with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this certificate the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)
Date- 16/04/2018

TABLE - A

Block –A

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	75%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	35%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as maybe required to complete project as per specifications in agreement of Sale. Any other activities.	0%

(Report is based on Quarter-IV from 01/01/2018 to 31/03/2018)

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)
Date- 16/04/2018

TABLE - A

Block –B

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	50%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as maybe required to complete project as per specifications in agreement of Sale. Any other activities.	0%

(Report is based on Quarter-IV from 01/01/2018 to 31/03/2018)

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)
Date- 16/04/2018

TABLE - A

Block –C

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	0%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as maybe required to complete project as per specifications in agreement of Sale. Any other activities.	0%

(Report is based on Quarter-IV from 01/01/2018 to 31/03/2018)

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)
Date- 16/04/2018

TABLE - A

Block –D

Sr. No. (1)	Task / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation	0%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	0%
5.	Stilt Floor	NA
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0%
8.	Sanitary Fittings within the Flat/Premises	0%
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
11.	Installation of lifts, water pumps, Fire Fighting Fittings And Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building / Wing, Compound Wall and all other requirements as maybe required to complete project as per specifications in agreement of Sale. Any other activities.	0%

(Report is based on Quarter-IV from 01/01/2018 to 31/03/2018)

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

AR. ALOK LUNIA
(License No.CA/1999/25349)
Date- 16/04/2018

TABLE B

Common Areas (Internal and External Development Works) in respect to the Registered Phase / Project Number

Sr. No (1)	Common areas and Facilities. (2)	Proposed (Yes/No) (3)	Percentage of Work done (As on date of the Certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	No	NA	
2.	Water Supply	Yes	10%	
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	15%	
4.	Storm Water Drains	No	0%	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	
7.	Community Buildings	No	NA	
8.	Treatment and disposal of sewage and sullage water	No	NA	
9.	Solid Waste management & Disposal	No	NA	
10.	Water conservation, Rain water harvesting	Yes	0%	
11.	Energy management	No	NA	
12.	Fire protection And fire safety requirements	No	NA	
13.	Electrical meter room, sub-station, receiving station	No	NA	
14.	Others (Option to Add more)	No	0%	

(Report is based on Quarter-IV from 01/01/2018 to 31/03/2018)

Yours Faithfully

Ar. Alok Lunia
14, Pendse Layout,
Chatrapati Nagar,
Reg. No: CA/99/25349

Ar. ALOK LUNIA
(License No. CA/1999/25349)
Date- 16/04/2018

Agreed & Accepted by:

M/s.Balaji Krupa Realestate
And Developers

GANDHI RATHI & CO.
CHARTERED ACCOUNTANTS

3RD FLOOR, PAREKH CENTRE, OPP. DAGA HOSPITAL, GANDHIBAGH, NAGPUR-440002
Mob No. : 9823055302
E-mail : ca.cnrathi@gandhirathi.in

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date: 24-07-2024

To,

The **Balaji krupa Real Estate and Developers (Balaji -1)**, Kawrapeth, Umred.

Subject: Report on Statement of Account on project fund deposit, utilization and withdrawal by **Balajikrupa Real Estate and Developers (Balaji -1)** for the period from 01/04/2017 to 31/03/2018 with respect to Maha RERA Regn Number **P50500011849**

1. This certificate is issued in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016 Read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of interest and Disclosure on Website) Rules,2017.
2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and the relevant record of **Balajikrupa Real Estate and Developers (Balaji -1)** for the period 31/03/2018 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected form allottees	27,85,000.00/-	27,85,000.00/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	19,49,500.00/-	19,49,500.00/-
4.	Total amount deposited in the Designated Bank Account	27,85,000.00/-	27,85,000.00/-
5.	% of amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	(8,35,500.00)	(8,35,500.00)

GANDHI RATHI & CO. NAGPUR CHARTERED ACCOUNTANTS

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Firm has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account.

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	8,09,656.00	8,09,656.00
2.	Total Deposits	1,77,21,515.00	1,77,21,515.00
3.	Total amount withdrawn	1,83,81,108.00	1,83,81,108.00
4.	Closing Balance	1,50,063.00	1,50,063.00

Note:- The Bank account in wardhaman urban Co-op Bank having account no. 001002100001691 is opened prior to RERA registration and which is used for RERA reciepts and plot sale and other business purpose.

As specified in the Act, All the amounts, withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting.

C. Utilization

I/ We certify that, the **Balajikrupa Real Estate and Developers (Balaji -1)** has utilized the amounts withdrawn from designated bank account towards project cost and for other business purposes.

D. Any Qualifications/Observations of CA

1.	Amount at point B is taken as per books of accounts.

Yours Faithfully,
Agreed and Accepted by:
M/s. Balaji Krupa Realestate And Devlopers
Balaji Krupa Real Estate & Developer
D S Bang
Authorised Signatory
Signature of Promoter
Name : Dilip Bang
Date: 24-07-2024

GANDHI RATHI & CO. NAGPUR CHARTERED ACCOUNTANTS

For Gandhi Rathi & Co.
Chartered Accountants

CA C.N. Rathi
M. No. – 039895
UDIN - 24039895BKABGW7050

FORM – 3 [See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

23/07/2024

To,

M/S. BALAJI KRUPA REALESTATE AND DEVLOPERS

Address : Plot Bearing / CTS / Survey / Final Plot No.: 12/1,12/2 AMALGAMATED PLOT NO 303 TO318at Bareja (ri), Umred, Nagpur, 441203

Subject : Certificate of Financial Progress of Work of **- Balajikrupa Real Estate and Developers (Balaji -1) , (Plot Bearing / CTS / Survey / Final Plot No.: 12/1,12/2 AMALGAMATED PLOT NO 303 to 318 at Bareja (ri), Umred, Nagpur, 441203)** having Maha RERA Registration Number - **P50500011849** being developed by **M/s. Balaji Krupa Realestate And Devlopers ,** Through **PARTNERS Dilip Bang,Dinesh Bang, sanjay Lunawat**

Sir,

This certificate is being issued for RERA compliance for the Balajikrupa Real Estate and Developers (Balaji -1) ((Plot Bearing / CTS / Survey / Final Plot No.: 12/1,12/2 AMALGAMATED PLOT NO 303 to 318 at Bareja (ri), Umred, Nagpur, 441203)) having Maha RERA Registration Number - P50500011849 being developed by M/s. Balaji Krupa Realestate And Devlopers , Through PARTNERS Dilip Bang,Dinesh Bang, sanjay Lunawat 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	Estimated Cost (At the time of Registration of Project) (In Rs.)
1.	**(i) LAND COST :**	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	4,000,000.00
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	-
c.	Estimated Acquisition Cost of TDR (if any)	Nil
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	Nil
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	Nil
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Nil
	(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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
	(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	Nil
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost :	4,000,000

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
	ii) Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	2,05,36,000.00
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Nil
	(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.	8,00,000.00
	(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 the Development Cost :	2,13,36,000.00
	Total Cost of the Project (Estimated)**	**2,53,36,000.00**

* **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

Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement or Rates (ASR)	40,00,000.00
(b)	Incurred Expenditure on Premiums 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.	-
(c)	Incurred Expenditure for Acquisition 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	-
(e)	Land Premium paid for redevelopment of land owned by pubic authorities.	
(f)	Under Rehabilitation scheme;	
	i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	Nil
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	Nil
	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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil

PRABODH PATODIA & CO. CHARTERED ACCOUNTANTS NAGPUR

Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
	iii) Incurred Expenditure toward 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.	Nil
	iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost	40,00,000
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.	69,50,000
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.**	66,36,846
	(ii) Cost incurred on additional items not included in estimated cost. (As per engineer certificate)	Nil
	(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. All costs incurred to complete the construction of the entire phase of the project registered.	-
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges premium, interest etc. to any Statutory Authority.	2,00,000
	(v) 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.	-
	Sub-total of Development Cost	68,36,845.69
3	Total Cost of the Project (Actual incurred as on date of certificate)	1,08,36,845.69
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	43%
5	Amount which can be withdrawn from the Designated Account	1,08,36,845.69
6	Less : Amount withdrawn till date of this certificate from the Designated Account	68,36,845.69
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	40,00,000.00

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

** Expenses booked after 01-04-2017 to 31-03-2018 are considered

PRABODH PATODIA & Co. CHARTERED ACCOUNTANTS NAGPUR

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)	1,44,99,154.31
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)	3,17,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	(i) 1,490.7 Sq. Mtrs.
	(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.	4,41,00,000.00
4	Estimated receivables of ongoing project. (Sum of 2 + 3 (ii)	4,41,00,000.00
5	Amount to be deposited in Designated Account - 70% or 100%	
6	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account	2,21,900.00
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	

TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank account Details
		Actual amount till date (from 01-04-2017 to 31-03-2018)
1	Opening Balance	8,09,656
2	Deposits	1,77,21,515
3	Withdrawals	1,83,81,108
4	Closing Balance	1,50,063

Note: The Bank account in wardhaman urban Co-op Bank having account no. 001002100001691 is opened prior to RERA registration and which is used for RERA reciepts and plot sale and other business purpose.

We hereby certify that required proportion of money, as specified in the Real Estate (Regulation and Development) Act, 2016 ("the Act") collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

We hereby certify that **M/s. Balaji Krupa Realestate And Devlopers ,** 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.

FOR PRABODH PATODIA & CO
CHARTERED ACCOUNTANT

PRABODH PATODIA & CO * CHARTERED ACCOUNTANTS * F. R. N. 014012C NAGPUR

RAJKUMAR DOHARE
PARTNER
M.NO.128297
FIRM REG NO. 014012C
UDIN:- 24128297BKCYXQ3787

Date: - 23-07-2024
Place: - Nagpur

Table F

Means of Finance

S.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	25,336,000.00	25,536,000.00	10,836,845.00
2	Total Borrowed Funds (Secured)	-	-	-
	- Drawdown availed till date		-	
3	Total Borrowed Funds (Unsecured)		-	-
	- Drawdown availed till date		-	
4	Customer Receipts used for Project	-	-	-
5	**Total Funds for Project**	**25,336,000.00**	**25,336,000.00**	**10,836,845.00**
6	**Total Estimated Cost (As per Table A)**	**25,336,000.00**	**25,336,000.00**	**10,836,845.00**

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G

Any Comments/Observations of CA

1	Amount of **Rs. 40,00,000.00/-** in point no.1(i)(a) of Table A being "Value of the land as ascertained from the Annual Statement of Rates (ASR)" of NA Land is as certified by the promoter.
2	We have taken into account the total area of the plot as per the layout plan and the ready reckoner rate in order to calculate the value of the land
3	Consideration per unit as per Ready Reckner Rate shown under Unsold Inventory in Table C are as informed and certified by the promoter
4	Means of Finance is based on the information provided by the promoter
5	Amount deposited in designated bank account and then withdrawn for various purposes has been included in the clause 2 & 3 of the Table F to arrive at the correct cumulative numbers
6	We have reported payment made towards cost incurred in clasue 6 of the Table B as no receipts has been realized towards the sale of units and cost has been contributed by promoters.

Yours Faithfully,

PRABODH PATODIA & CO. F. R. N. 014012C NAGPUR CHARTERED ACCOUNTANTS

For Prabodh Patodia & Co
Chartered Accountants

CA Rajkumar Dohare
Partner
M.NO. 128297
Place : Nagpur
UDIN : 24128297BKGYXQ3787

Agreed and accepted by :

M/s. Balaji Krupa Realestate And Devlopers
Date : 23/07/2024

TABLE C

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

SOLD INVENTORY

PROJECT NAME :Balajikrupa Real Estate and Developers (Balaji -I)
RERA REG. NO. : P50500011849

Sr. No.	Plot No.	Carpet Area (in Sq.Mtr.)	*Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
1	1	49.69	1,551,000.00	1,390,000.00	161,000.00
2	2	49.69	1,551,000.00	1,395,000.00	156,000.00
Total :		99.380	3,102,000	2,785,000	317,000

Notes :

* Unit consideration is as per Agreement/ Letter of Allotment/Booking Form.

F. R. 01401C NAGPUR

****

MAHENDRA S. BHANDARI
B.E. (CIVIL) M.I.E., F.I.V.
CONSULTING ENGINEER • GOVT. REGISTERED • VALUER CHARTERED ENGINEER • PLANNER
Resi. & Office : Plot No. 173, 4th Floor, "Shivprasad Apartment", Shree Nagar, Nagpur - 440015
Mo. : 9922729541 E-mil : mahendrabhandari15@gmail.com

FORM-2

ENGINEER'S CERTIFICATE

Date: 20.04.2018

To

M/s Balaji Krupa Real Estate & Developers

Bareja Layout, Kawrapeth

Umred

Subject: Certificate of Cost Incurred for Devlopment for Construction of Residential Project whose construction work in Progress to be Known as "BALAJI –I", which consist of Buildings to be Known as 1) BALAJI – I (Block A), 2) BALAJI – I (Block B), 3) BALAJI – I (Block C) BALAJI – I (Block D) Building being constructed on Amalgated Plot No's 303 to 318, Survey no. 12/1 & 12/2, P.H.No. 46, Mouza: Bareja , Tah : Umred , Dist : Nagpur demarcated by its boundaries having cordinates NL 20°**51**'43.66", EL 79°**19**'03.22" & bounded by North by 12MTR ROAD , East by 9.00MTR ROAD , West By 9.00MTR ROAD & South by – Public Utility Mouza: Bareja , Tah : Umred , Dist : Nagpur of area being developed by **M/s Balaji Krupa Real Estate & Developers**

Ref: RERA Registration Number :APPLIED

Sir,

I Mahendra S.Bhandari have undertaken assignment of certifying Estimate Cost for the Subject Real Estate Project proposed to be registered under RERA, being 1) BALAJI – I (Block A), 2) BALAJI – I (Block B), 3) BALAJI – I (Block C) BALAJI – I (Block D 2) Building being constructed on Amalgated Plot No's 303 to 318, Survey no. 12/1 & 12/2, P.H.No. 46, Mouza: Bareja , Tah : Umred , Dist : Nagpur , PIN:-441203,admeasuring 2177.90 sq.mts.area being developed by **M/s Balaji Krupa Real Estate & Developers**

1.Following technical professionals are appointed by Owner / Promoter :-

(i) Shri ALOK LUNIA Architect ;

(ii) Aaj Engineers & Consultants Pvt Ltd as Structural Consultant;

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2. We have estimated the cost of the completion to obtain occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculation are based on the Drawings/plans made available to us for the project under entire work, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 226.00 Lacs . The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the commencement of project is being implemented.

4. *The Estimated Cost Incurred till date is calculated at Rs.69.50 Lacs . The amount of Estimated Cost* Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from NAGPUR IMPROVEMENT TRUST/NMRDA (*planning Authority) is estimated at Rs 156.50 Lacs*

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below

TABLEA

SR. NO.	Particulars	Amount
1	Total Estimated cost of the building BALAJI – I (Block A) as on 20.04.2018 date of Registration is	Rs. 51.34 Lacs
2	Cost incurred as on 20.04.2018 (based on the Estimated cost	Rs. 51.34 Lacs .
3	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4	*Balance Cost to be Incurred* (Based on Estimated Cost)	*NIL*
5	Cost Incurred on Additional / Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs.NIL

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SR. NO.	Particulars	Amount
1	Total Estimated cost of the building BALAJI – I (Block B) as on 20.04.2018 date of Registration is	Rs. 51.34 Lacs
2	Cost incurred as on 20.04.2018 (based on the Estimated cost	*Rs. 18.16 Lacs*
3	Work done in Percentage (as Percentage of the estimated cost)	35.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 33.18 Lacs
5	Cost Incurred on Additional / Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. NIL

SR. NO.	Particulars	Amount
1	Total Estimated cost of the building BALAJI – I (Block C) as on 20.04.2018 date of Registration is	Rs. 51.34 Lacs
2	Cost incurred as on 20.04.2018 (based on the Estimated cost	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51.34 Lacs
5	Cost Incurred on Additional / Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. NIL

SR. NO.	Particulars	Amount
1	Total Estimated cost of the building BALAJI – I (Block D) as on 20.04.2018 date of Registration is	Rs. 51.34 Lacs
2	Cost incurred as on 20.04.2018 (based on the Estimated cost	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 51.34 Lacs
5	Cost Incurred on Additional / Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. NIL

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TABLE B (for the entire registered project)

SR. NO.	Particulars	Amount
1	Total Estimated cost of the A) Estimated cost of the building	Rs. 205.36 Lacs
	B) Estimated External Development Work including Amenities and facilities in the Project as on 20.04.2018 (based on the Estimated cost	Rs. 20.64 Lacs
2	Total Cost incurred as on 20.04.2018	Rs. 69.50 Lacs
3	Work done in Percentage (as Percentage of the estimated cost)	30.75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 156.50 Lacs .
5	Cost Incurred on Additional / Extra Items as on date not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully

Mahendra S. Bhandari
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