Annexure D

FORM-3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

As on Date:- 20/02/2025

TO,
The
M/S. MANGALMURTI ESTATE DEVELOPERS LLP

Address : Floor No.4,Building No./ Flat No.18,19,20,Plot No.195,Saheb Building,Jivaji Lane Road,Near Bora Bazar, Fort - 400001

Subject : Certificate of Financial Progess of work of Proposed Projeect SUPER HOMEZ-PADMAVATI PARADISE, BUILDING NO 2 shall be known as "SUPER HOMEZ-PADMAVATI PARADISE" having New mahaRERA Registraiton Number developed by M/S. MANGALMURTI ESTATE DEVELOPERS LLP

sir,

This certificate is being issued for Initial RERA compliance for the proposed project known as "SUPER HOMEZ-PADMAVATI PARADISE" having mahaRERA Registraiton Number (NEW PROJECT) being developed by M/S. MANGALMURTI ESTATE DEVELOPERS LLP and is based on the record and documents produced before me and explanation provided to me by the management of the company

Table A- Estimated cost of the Project(at the time of registration)

Sr. No.	Particulars	Amount (Rs.) Table A Estimated cost(at the time of registration of project)
1.	i. Land Cost :	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	
	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	19,06,00,000.00
	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	1,13,92,600.00
	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,apartmeent owners or concessionaire which are not refundable and so on.	-
	(iv) 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.	-
	(v) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub-Total:- LAND COST	20,19,92,600.00

Sr. No.	Particulars	Amount (Rs.) Estimated
	ii. Development Cost/ Cost of Construction :	
	(a) Estimated Cost of Construction as certified by Engineer	39,54,15,000.00
	(b) Cost Incurred on additional item not included in estimated cost (As per engineer certificate)	-
	(c) Estimated expenditure for development of entire project excluding cost of construction as per (i) or (ii) 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, consumable etc.	2,59,11,832.75
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	1,19,50,000.00
	(e) Interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	9,42,79,788.60
	Sub-Total - Development Cost	**52,75,56,621.36**
	Total cost of the Project (Estimated)	**72,95,49,221.36**

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

**Estimated cost shall be revised through correction application

Certified by

For H V Jain & Associates

Chartered Accountants

Vishal Suresh Jain

Vishal Suresh Jain

Chartered Accountants

Membership No. 155247

UDIN : 25155247BMLKRW1461

Mumbai : 13-03-2025

Table B- Actual cost Incurred on the project (as on Date of Certificate)

Sr. No.	Particulars	Amount (Rs.) Table A Incurred (up to 20-02-25)
1.	i. Land Cost :	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	
	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	4,72,72,158.00
	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	1,13,92,600.00
	e. Land Premium paid for redevelopment of land owned by public authorities.	-
	f. Under Rehabilitation scheme: (i)Incurred Expenditure for construction cost of rehabilitation building Minimum of (a) or (b) to be considered	-
	(a) Cost Incurred for construction of rehab builidng including site development and Infrastruture 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,apartmeent owners 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 payable 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 - LAND COST	**5,86,64,758.00**

Sr. No.	Particulars	Amount (Rs.) incurred
2	ii. Development Cost/ Cost of Construction :	Incurred (up to 20-02-25)
	(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	-
	(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) or (ii) 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 cost, consumable etc All costs incurred to complete the construction of the entire phase 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 banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub-Total - Development Cost	-
3.	Total Cost of the Project (Actual Incurred as on date of certificate)	5,86,64,758.00
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(table A)	8.04%
5.	Amount which can be withdrawn from the Designated Account	5,86,64,758.00
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,86,64,758.00

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

Certified by

For H V Jain & Associates
Chartered Accountants

Vishal Suresh Jain
Digitally signed by Vishal Suresh Jain
Date: 2025.03.13 19:22:22 +05'30'

Vishal Suresh Jain
Chartered Accountants
Membership No. 155247
UDIN : 25155247BMLKRW1461
Mumbai : 13-03-2025

H V JAIN & ASSOCIATES ★ MUMBAI ★ Chartered Accountants

Table C

Statement for calculation of Receivables from the sales of the on going Real Estate Project

Sold Inventory

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
		Total	0.00.	0.	0.	0.

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

(Unsold Inventory Valuation)

Statement for calculation of Receivables from the unsold inventry of the on going Real Estate Project

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	BUILDING NO 2	207	27.43	14,12,645.00
2	BUILDING NO 2	208	25.73	13,25,095.00
3	BUILDING NO 2	209	36.12	18,60,180.00
4	BUILDING NO 2	210	38.15	19,64,725.00
5	BUILDING NO 2	211	34.86	17,95,290.00
6	BUILDING NO 2	212	34.29	17,65,935.00
7	BUILDING NO 2	301	34.29	17,65,935.00
8	BUILDING NO 2	302	34.32	17,67,480.00
9	BUILDING NO 2	303	34.89	17,96,835.00
10	BUILDING NO 2	304	27.43	14,12,645.00
11	BUILDING NO 2	305	27.43	14,12,645.00
12	BUILDING NO 2	306	27.43	14,12,645.00
13	BUILDING NO 2	307	27.43	14,12,645.00
14	BUILDING NO 2	308	25.73	13,25,095.00
15	BUILDING NO 2	309	36.12	18,60,180.00
16	BUILDING NO 2	310	38.15	19,64,725.00
17	BUILDING NO 2	311	34.86	17,95,290.00
18	BUILDING NO 2	312	34.29	17,65,935.00
19	BUILDING NO 2	401	34.29	17,65,935.00
20	BUILDING NO 2	402	34.32	17,67,480.00
21	BUILDING NO 2	403	34.89	17,96,835.00
22	BUILDING NO 2	404	27.43	14,12,645.00
23	BUILDING NO 2	405	27.43	14,12,645.00
24	BUILDING NO 2	406	27.43	14,12,645.00
25	BUILDING NO 2	407	27.43	14,12,645.00
26	BUILDING NO 2	408	25.73	13,25,095.00
27	BUILDING NO 2	409	36.12	18,60,180.00
28	BUILDING NO 2	410	38.15	19,64,725.00
29	BUILDING NO 2	411	34.86	17,95,290.00
30	BUILDING NO 2	412	34.29	17,65,935.00
31	BUILDING NO 2	501	34.29	18,54,231.75
32	BUILDING NO 2	502	34.32	18,55,854.00
33	BUILDING NO 2	503	34.89	18,86,676.75
34	BUILDING NO 2	504	27.43	14,83,277.25
35	BUILDING NO 2	505	27.43	14,83,277.25
36	BUILDING NO 2	506	27.43	14,83,277.25
37	BUILDING NO 2	507	27.43	14,83,277.25
38	BUILDING NO 2	508	25.73	13,91,349.75
39	BUILDING NO 2	509	36.12	19,53,189.00
40	BUILDING NO 2	510	38.15	20,62,961.25
41	BUILDING NO 2	511	34.86	18,85,054.50
42	BUILDING NO 2	512	34.29	18,54,231.75

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
43	BUILDING NO 2	601	34.29	18,54,231.75
44	BUILDING NO 2	602	34.32	18,55,854.00
45	BUILDING NO 2	603	34.89	18,86,676.75
46	BUILDING NO 2	604	27.43	14,83,277.25
47	BUILDING NO 2	605	27.43	14,83,277.25
48	BUILDING NO 2	606	27.43	14,83,277.25
49	BUILDING NO 2	607	27.43	14,83,277.25
50	BUILDING NO 2	608	25.73	13,91,349.75
51	BUILDING NO 2	609	36.12	19,53,189.00
52	BUILDING NO 2	610	38.15	20,62,961.25
53	BUILDING NO 2	611	34.86	18,85,054.50
54	BUILDING NO 2	612	34.29	18,54,231.75
55	BUILDING NO 2	701	34.29	18,54,231.75
56	BUILDING NO 2	702	34.32	18,55,854.00
57	BUILDING NO 2	703	34.89	18,86,676.75
58	BUILDING NO 2	704	27.43	14,83,277.25
59	BUILDING NO 2	705	27.43	14,83,277.25
60	BUILDING NO 2	706	27.43	14,83,277.25
61	BUILDING NO 2	707	27.43	14,83,277.25
62	BUILDING NO 2	708	25.73	13,91,349.75
63	BUILDING NO 2	709	36.12	19,53,189.00
64	BUILDING NO 2	710	38.15	20,62,961.25
65	BUILDING NO 2	711	34.86	18,85,054.50
66	BUILDING NO 2	712	34.29	18,54,231.75
67	BUILDING NO 2	801	34.29	18,54,231.75
68	BUILDING NO 2	802	34.32	18,55,854.00
69	BUILDING NO 2	803	34.89	18,86,676.75
70	BUILDING NO 2	804	27.43	14,83,277.25
71	BUILDING NO 2	805	27.43	14,83,277.25
72	BUILDING NO 2	806	27.43	14,83,277.25
73	BUILDING NO 2	807	27.43	14,83,277.25
74	BUILDING NO 2	808	25.73	13,91,349.75
75	BUILDING NO 2	809	36.12	19,53,189.00
76	BUILDING NO 2	810	38.15	20,62,961.25
77	BUILDING NO 2	811	34.86	18,85,054.50
78	BUILDING NO 2	901	34.29	18,54,231.75
79	BUILDING NO 2	902	34.32	18,55,854.00
80	BUILDING NO 2	903	34.89	18,86,676.75
81	BUILDING NO 2	904	27.43	14,83,277.25
82	BUILDING NO 2	905	27.43	14,83,277.25
83	BUILDING NO 2	906	27.43	14,83,277.25
84	BUILDING NO 2	907	27.43	14,83,277.25
85	BUILDING NO 2	908	25.73	13,91,349.75
86	BUILDING NO 2	909	36.12	19,53,189.00
87	BUILDING NO 2	910	38.15	20,62,961.25
88	BUILDING NO 2	911	34.86	18,85,054.50
89	BUILDING NO 2	912	34.29	18,54,231.75
90	BUILDING NO 2	1001	34.29	18,54,231.75
91	BUILDING NO 2	1002	34.32	18,55,854.00
92	BUILDING NO 2	1003	34.89	18,86,676.75
93	BUILDING NO 2	1004	27.43	14,83,277.25
94	BUILDING NO 2	1005	27.43	14,83,277.25
95	BUILDING NO 2	1006	27.43	14,83,277.25
96	BUILDING NO 2	1007	27.43	14,83,277.25
97	BUILDING NO 2	1008	25.73	13,91,349.75
98	BUILDING NO 2	1009	36.12	19,53,189.00
99	BUILDING NO 2	1010	38.15	20,62,961.25
100	BUILDING NO 2	1011	34.86	18,85,054.50
101	BUILDING NO 2	1012	34.29	18,54,231.75
102	BUILDING NO 2	1101	34.29	18,98,380.13
103	BUILDING NO 2	1102	34.32	19,00,041.00
104	BUILDING NO 2	1103	34.89	19,31,597.63

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
105	BUILDING NO 2	1104	27.43	15,18,593.38
106	BUILDING NO 2	1105	27.43	15,18,593.38
107	BUILDING NO 2	1106	27.43	15,18,593.38
108	BUILDING NO 2	1107	27.43	15,18,593.38
109	BUILDING NO 2	1108	25.73	14,24,477.13
110	BUILDING NO 2	1109	36.12	19,99,693.50
111	BUILDING NO 2	1110	38.15	21,12,079.38
112	BUILDING NO 2	1111	34.86	19,29,936.75
113	BUILDING NO 2	1112	34.29	18,98,380.13
114	BUILDING NO 2	1201	34.29	18,98,380.13
115	BUILDING NO 2	1202	34.32	19,00,041.00
116	BUILDING NO 2	1203	34.89	19,31,597.63
117	BUILDING NO 2	1204	27.43	15,18,593.38
118	BUILDING NO 2	1205	27.43	15,18,593.38
119	BUILDING NO 2	1206	27.43	15,18,593.38
120	BUILDING NO 2	1207	27.43	15,18,593.38
121	BUILDING NO 2	1208	25.73	14,24,477.13
122	BUILDING NO 2	1209	36.12	19,99,693.50
123	BUILDING NO 2	1210	38.15	21,12,079.38
124	BUILDING NO 2	1211	34.86	19,29,936.75
125	BUILDING NO 2	1212	34.29	18,98,380.13
126	BUILDING NO 2	1301	34.29	18,98,380.13
127	BUILDING NO 2	1302	34.32	19,00,041.00
128	BUILDING NO 2	1303	34.89	19,31,597.63
129	BUILDING NO 2	1304	27.43	15,18,593.38
130	BUILDING NO 2	1305	27.43	15,18,593.38
131	BUILDING NO 2	1306	27.43	15,18,593.38
132	BUILDING NO 2	1307	27.43	15,18,593.38
133	BUILDING NO 2	1308	25.73	14,24,477.13
134	BUILDING NO 2	1309	36.12	19,99,693.50
135	BUILDING NO 2	1310	38.15	21,12,079.38
136	BUILDING NO 2	1311	34.86	19,29,936.75
137	BUILDING NO 2	1401	34.29	18,98,380.13
138	BUILDING NO 2	1402	34.32	19,00,041.00
139	BUILDING NO 2	1403	34.89	19,31,597.63
140	BUILDING NO 2	1404	27.43	15,18,593.38
141	BUILDING NO 2	1405	27.43	15,18,593.38
142	BUILDING NO 2	1406	27.43	15,18,593.38
143	BUILDING NO 2	1407	27.43	15,18,593.38
144	BUILDING NO 2	1408	25.73	14,24,477.13
145	BUILDING NO 2	1409	36.12	19,99,693.50
146	BUILDING NO 2	1410	38.15	21,12,079.38
147	BUILDING NO 2	1411	34.86	19,29,936.75
148	BUILDING NO 2	1412	34.29	18,98,380.13
149	BUILDING NO 2	1501	34.29	18,98,380.13
150	BUILDING NO 2	1502	34.32	19,00,041.00
151	BUILDING NO 2	1503	34.89	19,31,597.63
152	BUILDING NO 2	1504	27.43	15,18,593.38
153	BUILDING NO 2	1505	27.43	15,18,593.38
154	BUILDING NO 2	1506	27.43	15,18,593.38
155	BUILDING NO 2	1507	27.43	15,18,593.38
156	BUILDING NO 2	1508	25.73	14,24,477.13
157	BUILDING NO 2	1509	36.12	19,99,693.50
158	BUILDING NO 2	1510	38.15	21,12,079.38
159	BUILDING NO 2	1511	34.86	19,29,936.75
160	BUILDING NO 2	1512	34.29	18,98,380.13
161	BUILDING NO 2	1601	34.29	18,98,380.13
162	BUILDING NO 2	1602	34.32	19,00,041.00
163	BUILDING NO 2	1603	34.89	19,31,597.63
164	BUILDING NO 2	1604	27.43	15,18,593.38
165	BUILDING NO 2	1605	27.43	15,18,593.38
166	BUILDING NO 2	1606	27.43	15,18,593.38

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
167	BUILDING NO 2	1607	27.43	15,18,593.38
168	BUILDING NO 2	1608	25.73	14,24,477.13
169	BUILDING NO 2	1609	36.12	19,99,693.50
170	BUILDING NO 2	1610	38.15	21,12,079.38
171	BUILDING NO 2	1611	34.86	19,29,936.75
172	BUILDING NO 2	1612	34.29	18,98,380.13
173	BUILDING NO 2	1701	34.29	18,98,380.13
174	BUILDING NO 2	1702	34.32	19,00,041.00
175	BUILDING NO 2	1703	34.89	19,31,597.63
176	BUILDING NO 2	1704	27.43	15,18,593.38
177	BUILDING NO 2	1705	27.43	15,18,593.38
178	BUILDING NO 2	1706	27.43	15,18,593.38
179	BUILDING NO 2	1707	27.43	15,18,593.38
180	BUILDING NO 2	1708	25.73	14,24,477.13
181	BUILDING NO 2	1709	36.12	19,99,693.50
182	BUILDING NO 2	1710	38.15	21,12,079.38
183	BUILDING NO 2	1711	34.86	19,29,936.75
184	BUILDING NO 2	1712	34.29	18,98,380.13
185	BUILDING NO 2	1801	34.29	18,98,380.13
186	BUILDING NO 2	1802	34.32	19,00,041.00
187	BUILDING NO 2	1803	34.89	19,31,597.63
188	BUILDING NO 2	1804	27.43	15,18,593.38
189	BUILDING NO 2	1805	27.43	15,18,593.38
190	BUILDING NO 2	1806	27.43	15,18,593.38
191	BUILDING NO 2	1807	27.43	15,18,593.38
192	BUILDING NO 2	1808	25.73	14,24,477.13
193	BUILDING NO 2	1809	36.12	19,99,693.50
194	BUILDING NO 2	1810	38.15	21,12,079.38
195	BUILDING NO 2	1811	34.86	19,29,936.75
196	BUILDING NO 2	1901	34.29	18,98,380.13
197	BUILDING NO 2	1902	34.32	19,00,041.00
198	BUILDING NO 2	1903	34.89	19,31,597.63
199	BUILDING NO 2	1904	27.43	15,18,593.38
200	BUILDING NO 2	1905	27.43	15,18,593.38
201	BUILDING NO 2	1906	27.43	15,18,593.38
202	BUILDING NO 2	1907	27.43	15,18,593.38
203	BUILDING NO 2	1908	25.73	14,24,477.13
204	BUILDING NO 2	1909	36.12	19,99,693.50
205	BUILDING NO 2	1910	38.15	21,12,079.38
206	BUILDING NO 2	1911	34.86	19,29,936.75
207	BUILDING NO 2	1912	34.29	18,98,380.13
208	BUILDING NO 2	2001	34.29	18,98,380.13
209	BUILDING NO 2	2002	34.32	19,00,041.00
210	BUILDING NO 2	2003	34.89	19,31,597.63
211	BUILDING NO 2	2004	27.43	15,18,593.38
212	BUILDING NO 2	2005	27.43	15,18,593.38
213	BUILDING NO 2	2006	27.43	15,18,593.38
214	BUILDING NO 2	2007	27.43	15,18,593.38
215	BUILDING NO 2	2008	25.73	14,24,477.13
216	BUILDING NO 2	2009	36.12	19,99,693.50
217	BUILDING NO 2	2010	38.15	21,12,079.38
218	BUILDING NO 2	2011	34.86	19,29,936.75
219	BUILDING NO 2	2012	34.29	18,98,380.13
220	BUILDING NO 2	2101	19.63	11,12,039.50
221	BUILDING NO 2	2102	19.63	11,12,039.50

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
TOTAL			7015.63	381830605

UNITS ALLOTED TO LAND OWNER

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)
1	BUILDING NO 2	101	34.29
2	BUILDING NO 2	102	34.32
3	BUILDING NO 2	103	34.89
4	BUILDING NO 2	104	27.43
5	BUILDING NO 2	105	27.43
6	BUILDING NO 2	106	27.43
7	BUILDING NO 2	107	27.43
8	BUILDING NO 2	108	25.73
9	BUILDING NO 2	109	36.12
10	BUILDING NO 2	110	38.15
11	BUILDING NO 2	111	34.86
12	BUILDING NO 2	112	34.29
13	BUILDING NO 2	201	34.29
14	BUILDING NO 2	202	34.32
15	BUILDING NO 2	203	34.89
16	BUILDING NO 2	204	27.43
17	BUILDING NO 2	205	27.43
18	BUILDING NO 2	206	27.43
TOTAL			568.16

Certified by
For H V Jain & Associates
Chartered Accountants

Vishal Suresh Jain
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Date: 2025.03.13 19:12:46 +05'30'

Vishal Suresh Jain
Chartered Accountants
Membership No. 155247
UDIN : 25155247BMLKRW1461
Mumbai : 13-03-2025

H V JAIN & ASSOCIATES ★ MUMBAI ★ Chartered Accountants

Agreed and Accepted by
M/S. MANGALMURTI ESTATE DEVELOPERS LLP
Promoter

For MANGALMURTI ESTATE DEVELOPERS LLP

Designated Partner / Partner

Mumbai

Table D

Comparison between balance cost and Receivable

Sr. No.	Particulars	Amount (Rs.)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	67,08,84,463
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)	-
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	7,015.63
	(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	38,18,30,605
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	38,18,30,605
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 of the balance receivables of ongoing project will be deposited in designated Account	100%

For H V Jain & Associates
Chartered Accountants

Vishal Suresh Jain
Digitally signed by Vishal Suresh Jain
Date: 2025.03.13 19:33:04 +05'30'

Vishal Suresh Jain
Chartered Accountants
Membership No. 155247
UDIN : 25155247BMLKRW1461
Mumbai : 13-03-2025

Table E				
Designated Bank Accounts Details				
S.NO	Particulars	Designated Bank Accounts Details		
		Actual amount till Date (from start of bank account to till date)		
		HDFC BANK LTD RERA DESIGNATED A/C - 57500001733362 IFSC CODE:- HDFC0000051		
1	Opening Balance	-		
2	Deposits	-		
3	Withdrawl	-		
4	Closing Balance as on 20-02-25	-		

I hearby 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 HDFC BANK LTD RERA DESIGNATED A/C - 57500001733362 IFSC CODE:- HDFC0000051

I hearby certify that M/S. MANGALMURTI ESTATE DEVELOPERS 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 - SUPER HOMEZ - PADMAVATI PARADISE

Table F

Means of Finance

S.NO.	Particulars	Estimated (at time of registration)Proposed and Indicaive	Proposed as on the date of the certificate	Actual as on the date of the certificate
1	Own Funds	9,77,18,617	9,77,18,617	-
2	Total Borrowed Funds(Secured)-drawdown availed till date	23,00,00,000	23,00,00,000	-
3	Total Borrowed Funds(unsecured)-drawdown availed till date	2,00,00,000	2,00,00,000	-
4	Customer Receipts used for Projects	38,18,30,605	38,18,30,605	-
5	Total funds for Projects	72,95,49,222	72,95,49,222	-
6	Total Estimated Cost (As per table A)	72,95,49,221	-	N

Table G

Any Comment/Observation of CA

1	As per development agreement dt. 07th Feb 2025 apart from Land cost, the initial land owner is entitiled for 18 Flat as mentioned in Table-C
2	
3	
4	
5	
6	

Certified by
For H V Jain & Associates
Chartered Accountants

Vishal Suresh Jain

Vishal Suresh Jain
Chartered Accountants
Membership No. 155247
UDIN : 25155247BMLKRW1461
Mumbai : 13-03-2025

H.V. JAIN & ASSOCIATES ★ Chartered Accountants ★ MUMBAI

Agreed and Accepted by
M/S. MANGALMURTI ESTATE DEVELOPERS LLP
Promoter

For MANGALMURTI ESTATE DEVELOPERS LLP

Designated Partner / Partner

Mumbai: