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)	38,62,856
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)	4,816.57
	(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	81,40,006
4	Estimated receivables of ongoing project Sum of 2 + 3 (ii)	81,40,006
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)	56,98,004

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 Sunil S/o Purushottamrao Dhoble 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 23177608BGSMDH3547

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

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 Recknor Rate as on the date of CertificateOf the Residential premises Rs 1690

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	1	562.50	9,50,625
2	2	562.50	9,50,625
3	3	592.84	10,01,900
4	4	540.60	9,13,614
5	5	544.95	9,20,966
6	6	538.11	9,09,406
7	7	460.08	7,77,535
8	8	102.24	1,72,786
9	9	104.71	1,76,960
10	10	111.35	1,88,182
11	11	105.70	1,78,633
12	12	107.98	1,82,486
13	13	110.60	1,86,914
14	14	113.23	1,91,359
15	15	115.85	1,95,787
16	16	143.33	2,42,228
TOTAL		**4,816.57**	**81,40,006.00**

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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