Bharat Singhal & Co
CHARTERED ACCOUNTANTS

404, Sai Chamber Premises,
Opp. Railway Station, Santacruz East
Mumbai – 400055.
Cell :9867673698,
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FORM 3

Date: 04.07.2023

To,
Ramnath Developers Pvt. Ltd.,
Nagpur.

Subject: Certificate of Financial Progress of Work of Ramnath City (Phase I) having MahaRERA Registration Number P50500011653 (Only Applicable after project Registration) being developed by The Ramnath Developers Pvt. Ltd.

Sir,

This certificate is being issued for RERA compliance for the Ramnath City (Phase I) having MahaRERA Registration Number P50500011653 Only Applicable after project Registration) being developed by Ramnath Developers Pvt. Ltd. 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. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3) (Rs. In Lakhs)
I.	i. Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	395.53
	(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.	0.00
	(c) Estimated Acquisition cost of TDR (if any).	0.00
	(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	0.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00

BHARAT KUMAR M.No. 787 CHARTERED ACCOUNTANT

GANGARAM AGARWAL INSOLVENCY PROFESSIONAL

	owned by public authorities. (f) Under Rehabilitation scheme: Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
(1)	(2)	(3)
	i. 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.	0.00
	ii. 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.	0.00
	iii. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub-Total of Land Cost:	395.53
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	6675.00
	(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.	2150.00
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	56.00
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	4225.00
	Sub-total of Development Cost:	13106.00
	Total Cost of the Project (Estimated)	13501.53





Table B -Actual Cost Incurred on the Project (As on 31.03.2021)

S. No	Particulars	Amount (Rs. In Lakhs) Incurred
(1)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	395.53
	(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.	0.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(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	0.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of(a) or (b) to be considered	0.00
	a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	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, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
	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.	0.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of	





	rehabilitation component. **Sub - Total of Land Cost:**	395.53
(1)	(2)	(3)
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.	6068.60
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	6048.60
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(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.	2165.77
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	50.99
	(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.	1571.03
	Sub-total of Development Cost :	9836.39
3.	Total Cost of the Project (Actual incurred as on date of certificate)	10231.92
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	75.78 %
5.	Amount which can be withdrawn from the Designated Account.	100 %
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	–

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

BHARAT KUMAR * CHARTERED ACCOUNTANTS 176787

ANGA RAM AGARWAL * INSOLVENCY PROFESSIONAL

Table C

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

Sold Inventory

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	Row House-Bella Capanna 01	Ranjita Ramteke	109.57	1,051,000	1,051,000	-
2	Row House-Bella Capanna 02	Sunita Pandeya	109.57	3,024,000	2,983,000	41,000
3	Row House-Bella Capanna 03	Shashank Trivedi & Mrs. Sujata Trivedi	109.57	3,500,000	3,500,000	-
4	Row House-Bella Capanna 04	S.D. Pillai	109.57	3,024,000	2,774,000	250,000
5	Row House-Bella Capanna 05	Sanjay Mishra	109.57	4,817,678	4,787,678	30,000
6	Row House-Bella Capanna 06	Lata Pandey	109.57	3,804,500	3,804,500	-
7	Row House-Bella Capanna 07	Sudhakar Shrikondwar	109.57	3,325,000	3,325,000	-
8	Row House-Bella Capanna 08	Pushpa Lal	109.57	3,237,500	3,237,500	-
9	Row House-Bella Capanna 09	Abhiman J. Ramteke	109.57	2,175,000	2,175,000	-
10	Row House-Bella Capanna 10	Dr. Pradip Bhattacharjee	109.57	3,800,000	3,800,000	-
11	Row House-Bella Capanna 11	Narinder Singh	109.57	4,067,000	4,067,000	-
12	Row House-Bella Capanna 12	Hussain Mandani	109.57	2,600,000	2,600,000	-
13	Row House-Bella Capanna 13	Mutnuru B. S. Sarma	109.57	2,950,000	2,874,900	75,100
14	Row House-Bella Capanna 14	Rajesh Panjwani	109.57	3,300,000	3,300,000	-
15	Row House-Bella Capanna 15	Rupaben Bhaveshkumar Abhani	109.57	2,500,000	2,500,000	-
16	Row House-Bella Capanna 16	Ravindra Ghanshyam Joshi	109.57	2,500,000	2,500,000	-
17	Row House-Bella Capanna 17	Salim Siraj Thobani	109.57	2,175,000	2,175,000	-
18	Row House-Bella Capanna 18	Navaneetha Krishna	109.57	3,916,640	3,916,640	-
19	Row House-Bella Capanna 19	Yashwant Bajiraoji Kolhe	109.57	2,200,000	2,150,000	50,000
20	Row House-Bella Capanna 20	Parvej N Raiyani	109.57	1,579,178	1,579,178	-
21	Row House-	Moti Lal	109.57	3,968,000	3,912,700	55,300

BHARAT KUMAR CHARTERED ACCOUNTANT

GANGA RESOLVENCY PROFESSIONAL NEW DELHI

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Bella Capanna 21	Dewangan				
22	Row House-Bella Capanna 22	Sunil Kumar Shrivastava	109.57	2,520,000	2,505,000	15,000
23	Row House-Bella Capanna 23	Amardeep Singh Bhatia	109.57	3,900,000	3,850,000	50,000
24	Row House-Bella Capanna 24	Ruby Sinha	109.57	2,520,000	2,520,000	-
25	Row House-Bella Capanna 25	Suleman Lalani	109.57	2,575,000	2,525,000	50,000
26	Row House-Bella Capanna 26	S. T. Gaidhane	109.57	1,875,000	1,875,000	-
27	Row House-Bella Capanna 27	Ghanshyam G. Joshi	109.57	2,000,000	2,000,000	-
28	Row House-Bella Capanna 28	Vivek Gupta	109.57	3,500,000	3,499,996	4
29	Row House-Bella Capanna 29	Ravinder Pal Modi	109.57	3,500,000	3,500,000	-
30	Row House-Bella Capanna 30	Kishor Tank	109.57	2,397,855	2,372,855	25,000
31	Row House-Bella Capanna 31	Madat Ali Nur Gilani	109.57	6,008,000	6,008,000	-
32	Row House-Bella Capanna 32	Mr. Sabjali Gulam Husain Budhwani	109.57	2,600,000	2,600,000	-
33	Row House-Bella Capanna 33	Reindeer Land & Stock	109.57	4,800,000	4,800,000	-
34	Row House-Bella Capanna 34	Dominic Dalgado	109.57	3,693,740	3,693,740	-
35	Row House-Bella Capanna 35	Rajiv Parida	109.57	4,829,440	3,500,000	1,329,440
36	Row House-Bella Capanna 36	Hari Nair	109.57	3,013,550	3,013,550	-
37	Row House-Bella Capanna 37	Ferial Salimbhai Charnia	109.57	2,229,178	2,229,178	-
38	Row House-Bella Capanna 38	Ferial Salimbhai Charnia	109.57	2,400,178	2,400,178	-
39	Row House-Bella Capanna 39	Usha Gajendrakar	109.57	4,778,550	4,778,550	-
40	Row House-Bella Capanna 40	Karan Thapar	109.57	3,768,000	3,396,200	371,800
41	Row House-Bella Capanna 42	Mrs. Nikita G. Chauksay & Mr. Gopal Chauksay	109.57	6,061,190	6,061,190	-
42	Row House-Bella Capanna 48	Fatima Habibullah Raiyani	109.57	2,218,750	2,218,750	-

BHARAT KUMAR * M.No. 175787 * CHARTERED ACCOUNTANT

NEW DELHI * INSOLVENCY PROFESSIONAL

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.).	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
43	Row House-Bella Capanna 50	Sanjay Dhote	109.57	4,901,678	4,851,678	50,000
44	Row House-Bella Capanna 51	Naima.Parveen Siddhiquee	109.57	4,067,000	4,067,000	-
45	Row House-Bella Capanna 52	Pankaj Chawla	109.57	4,090,000	4,040,000	50,000
46	Row House-Bella Capanna 53	Viraf Kersi Sutaria	109.57	4,376,000	4,376,000	-
47	Row House-Bella Capanna 54	Rohit Mukherjee	109.57	4,137,522	4,137,522	-
48	Row House-Bella Capanna 55	Swinder Singh Marwah & Harjeet Kaur Marwah	109.57	3,600,000	3,550,000	50,000
49	Row House-Bella Capanna 72	Achal Pratap Singh	109.57	1,650,000	1,650,000	-
50	Row House-Bella Capanna 73	Yasmin K. Dhamani.	109.57	2,500,000	2,400,000	100,000
51	Row House-Bella Capanna 74	Mrs Rita Ashok Shinde & Mr. Kuldeep Ashok Shinde	109.57	2,176,000	2,176,000	-
52	Row House-Bella Capanna 75	Dibyendu A. Bhattacharya	109.57	1,650,000	1,650,000	-
53	Row House-Bella Capanna 76	Sunil Jain	109.57	4,260,712	4,260,712	-
54	Row House-Bella Capanna 77	Dr. Milind Moghe	109.57	4,075,715	4,075,715	-
55	Row House-Bella Capanna 78	Amit Kumar Kuchiya	109.57	2,100,000	2,100,000	-
56	Row House-Bella Capanna 79	Raymond Peter Dias & Mrs. Snehamani Dias	109.57	4,300,000	4,300,000	-
57	Row House-Bella Capanna 80	Sanjay Kumar Tulsyan & Shambhu Prasad.Agrawal	109.57	2,600,000	2,500,000	100,000
58	Row House-Bella Capanna 81	Shalinaz Tabrik Lalani	109.57	1,500,000	1,500,000	-
59	Row House-Bella Capanna 82	Ashok Amarnani	109.57	4,170,000	4,170,000	-
60	Row House-Bella Capanna 83	Ashok Amarnani	109.57	4,840,891	4,840,891	-
61	Row House-Bella Capanna 84	Sudha Seth	109.57	2,100,000	2,000,000	100,000
62	Row House-Bella Capanna 85	Mrs. Vandana R. Sharma & Mr. Ramkumar	109.57	3,500,000	3,400,000	100,000

BHARAT KUMAR * CHARTERED ACCOUNTANT * 10106 1.3787

GANGA RAM AGARWAL * INSOLVENCY PROFESSIONAL *

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
		S.Sharma				
63	Row House-Bella Capanna 86	Ajaze Ahmad Siddiquee	109.57	3,500,000	3,500,000	-
64	Row House-Bella Capanna 92	Vishavroop Pandey	109.57	1,200,000	1,200,000	-
65	Row House-Bella Capanna 93	Reshmi Pandey	109.57	1,400,000	1,150,000	250,000
66	Row House-Bella Capanna 98	Hemlata Kanhai	109.57	2,500,000	2,500,000	-
67	Row House-Bella Capanna 99	Shrikrishna Kanahi	109.57	2,643,100	2,643,100	-
68	Semi Detached House- Bella Casa 01	Raja Seth	156.49	3,000,000	3,000,000	-
69	Semi Detached House- Bella Casa 02	Anand Verma	156.49	1,611,000	1,611,000	-
70	Semi Detached House- Bella Casa 03	Jayantilal Jethwa	156.49	3,915,760	3,865,760	50,000
71	Semi Detached House- Bella Casa 04	Ashwinkumar Chawala	156.49	4,140,760	4,090,760	50,000
72	Semi Detached House- Bella Casa 05	Manjurani Sahu	156.49	4,600,000	4,600,000	-
73	Semi Detached House- Bella Casa 06	Krishna Arunkumar Shrivastav	156.49	3,600,000	3,600,000	-
74	Semi Detached House- Bella Casa 07	Jitendra Tank	156.49	6,165,760	6,165,760	-
75	Semi Detached House- Bella Casa 08	Abdul Malik Virani	156.49	8,900,000	8,900,000	-
76	Semi Detached House- Bella Casa 09	Noordin Rana	156.49	7,097,372	7,097,372	-
77	Semi Detached House- Bella Casa 10	Anita Garg	156.49	2,000,000	2,000,000	-
78	Semi Detached House- Bella Casa 11	Manisha Sandilaya	156.49	7,550,000	7,450,000	100,000
79	Semi Detached House- Bella Casa 12	Praveen Pandey	156.49	5,087,500	5,087,500	-
80	Semi Detached House- Bella	Srashti Gupta	156.49	9,100,000	9,100,000	-

BHARAT KUMAR * M.No. 175787 * CHARTERED ACCOUNTANT

SANGA RAM AGARWAL * IP-N00874/2019-2020/12277 * INSOLVENCY PROFESSIONAL

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Casa 13					
81	Semi Detached House- Bella Casa 14	Purushottam Vartak	156.49	6,600,000	6,600,000	-
82	Semi Detached House- Bella Casa 15	Ramzan Mistry	156.49	4,000,000	4,000,000	-
83	Semi Detached House- Bella Casa 16	Poonam Pandey	156.49	5,087,500	5,087,500	-
84	Semi Detached House- Bella Casa 17	Zarina M. Raiyani	156.49	5,200,000	5,130,000	70,000
85	Semi Detached House- Bella Casa 18	Abbas Dhamani	156.49	6,200,000	6,200,000	-
86	3 BHK Apartment- Bella Accordo A-101	Ajit M. Joglekar & Mrs. Madhavi A. Joglekar	78.69	3,387,200	3,387,200	-
87	3 BHK Apartment- Bella Accordo A-102	Mr. Uvais Mohammed Farooqui	78.79	2,958,750	2,921,467	37,283
88	3 BHK Apartment- Bella Accordo A-103	Mr. Rohit Sharma	80.55	2,593,750	2,593,750	-
89	3 BHK Apartment- Bella Accordo A-104	Mr. Jaiprakash Tiwari	80.55	2,850,000	2,800,000	50,000
90	3 BHK Apartment- Bella Accordo A-201	Mr. Pravin Madavi	78.69	2,933,750	2,933,750	-
91	3 BHK Apartment- Bella Accordo A-202	Mr. Ashok Kumar Wasnik	78.79	2,907,500	2,907,500	-
92	3 BHK Apartment- Bella Accordo A-203	Mrs. Pooja J. Khatri & Mrs. Amala S. Iyer	80.55	1,600,000	1,600,000	-
93	3 BHK Apartment- Bella Accordo A-204	Mr. Satish Chhattani	80.55	2,525,000	2,525,000	-
94	3 BHK Apartment- Bella Accordo A-301	Mr. Ashish Madhukar Kawalkar	78.69	2,675,000	2,644,000	31,000
95	3 BHK Apartment- Bella Accordo A-302	Mr. Vijay Kawalkar	78.79	2,675,000	2,675,000	-

BHARAT KUMAR * M.NO. 115787 * CHARTERED ACCOUNTANT

INSOLVENCY PROFESSIONAL

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
96	3 BHK Apartment- Bella Accordo A-303	Mr. Alok Kumar Lahri & Mrs. Preeti A Lahri	80.55	2,793,500	2,693,500	100,000
97	3 BHK Apartment- Bella Accordo A-304	Mr. Komit Chandra Tandekar	80.55	2,575,000	2,537,500	37,500
98	3 BHK Apartment- Bella Accordo A-401	Mr. Rajendra Bhimraoji Kawalkar	78.69	2,675,000	2,634,192	40,808
99	3 BHK Apartment- Bella Accordo A-402	Mr. Sunil Ramdas Kalamkar	78.79	2,675,000	2,674,250	750
100	3 BHK Apartment- Bella Accordo A-403	Mr. Shantanu Bhargava	80.55	2,864,000	2,839,000	25,000
101	3 BHK Apartment- Bella Accordo A-404	Mrs. Rinki bazzari	80.55	2,575,000	2,575,000	-
102	3 BHK Apartment- Bella Accordo A-503	Mr. Debashis Chowdhury	80.55	2,250,000	2,250,000	-
103	3 BHK Apartment- Bella Accordo A-504	Mrs. Kahini Ghosh Mehta	80.55	2,575,000	2,575,000	-
104	3 BHK Apartment- Bella Accordo B-601	M/s RE Ltd.	78.69	2,500,000	2,500,000	-
105	3 BHK Apartment- Bella Accordo B-602	M/s RE Ltd.	78.79	2,500,000	2,500,000	-
106	3 BHK Apartment- Bella Accordo B-603	M/s RE Ltd.	80.55	2,500,000	2,500,000	-
107	3 BHK Apartment- Bella Accordo B-604	M/s RE Ltd.	80.55	2,500,000	2,500,000	-
108	3 BHK Apartment- Bella Accordo B-701	M/s RE Ltd.	78.69	2,500,000	2,500,000	-
109	3 BHK Apartment- Bella Accordo B-702	M/s RE Ltd.	78.79	2,500,000	2,500,000	-
110	3 BHK Apartment- Bella Accordo B-703	M/s RE Ltd.	80.55	2,500,000	2,500,000	-
111	3 BHK Apartment- Bella Accordo B-704	M/s RE Ltd.	80.55	2,500,000	2,500,000	-

BHARAT KUMAR M. No. 119787 CHARTERED ACCOUNTANT

SHANKAR RAM AGARWAL IP-N00874/2019 NEW DELHI INSOLVENCY PROFESSIONAL

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
112	3 BHK Apartment- Bella Accordo B-101	Mr. Ghanshyam G. Joshi	78.69	1,808,000	1,808,000	-
113	3 BHK Apartment- Bella Accordo B-102	Mrs. Mamta Anil Gangwani	78.79	2,777,500	2,747,500	30,000
114	3 BHK Apartment- Bella Accordo B-103	Mr. Jitu Belani	80.55	2,591,250	2,591,250	-
115	3 BHK Apartment- Bella Accordo B-104	Mr. T.K.R.Sridharan	80.55	2,600,000	2,600,000	-
116	3 BHK Apartment- Bella Accordo B-201	Smt. Kiran Krishnakumar Tripathi	78.69	1,808,000	1,808,000	-
117	3 BHK Apartment- Bella Accordo B-202	Mr. Mukund Shankar Rao Tarale	78.79	2,783,750	2,755,910	27,840
118	3 BHK Apartment- Bella Accordo B-203	Mr. Atul Bhutada	80.55	2,775,000	2,775,000	-
119	3 BHK Apartment- Bella Accordo B-204	Mr. Tarun Kumar Choubey	80.55	2,775,000	2,725,000	50,000
120	3 BHK Apartment- Bella Accordo B-301	Mr. Ravindra G Joshi	78.69	1,808,000	1,808,000	-
121	3 BHK Apartment- Bella Accordo B-302	Mr. Kausik B. Chatterjee	78.79	2,750,000	2,675,000	75,000
122	3 BHK Apartment- Bella Accordo B-303	Mr. Rupesh Singh	80.55	3,132,200	3,101,440	30,760
123	3 BHK Apartment- Bella Accordo B-401	Mr. Amlan Guha Ray	78.69	2,750,000	2,749,485	515
124	3 BHK Apartment- Bella Accordo B-402	Mrs. Rani Sinha & Mr. Subodh Sinha	78.79	3,342,704	3,342,704	-
125	3 BHK Apartment- Bella Accordo B-403	Mrs. Ratna Pravin Upasani	80.55	3,014,000	3,014,000	-
126	3 BHK Apartment- Bella Accordo C-101	Mr. Narendra Kumar Taneja & Mr. Gagan Narendra Taneja.	78.69	3,007,200	2,957,200	50,000
127	3 BHK	Mrs.Vandana	78.79	2,828,750	2,828,750	-

BHARAT KUMAR
M. No. 175787
CHARTERED ACCOUNTANT

SANGA RAM AGARWAL
INSOLVENCY PROFESSIONAL

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Apartment- Bella Accordo C-102	Vasant Sawrangpale				
128	3 BHK Apartment- Bella Accordo C-103	Mr. Prabhakar Rao Pappu	80.55	2,814,000	2,814,000	-
129	3 BHK Apartment- Bella Accordo C-104	Mr. Pankaj Kayasthi	80.55	2,964,000	2,914,000	50,000
130	3 BHK Apartment- Bella Accordo C-201	Mr. Nikhil Kohli	78.69	2,790,625	2,790,625	-
131	3 BHK Apartment- Bella Accordo C-202	Mr. Pradeep Umate	78.79	2,650,000	2,570,000	80,000
132	3 BHK Apartment- Bella Accordo C-203	Mr. Ashish Ashok Vairagkar	80.55	3,039,000	2,989,000	50,000
133	3 BHK Apartment- Bella Accordo C-204	Mr. Rajmani R. Singh	80.55	2,964,000	2,943,160	20,840
134	3 BHK Apartment- Bella Accordo C-301	Mr. Abdul Malik Virani	78.69	2,550,000	2,450,000	100,000
135	3 BHK Apartment- Bella Accordo C-302	Mr. Soumen Roy	78.79	2,599,000	2,599,000	-
136	3 BHK Apartment- Bella Accordo C-401	Mrs.Poonam H Joshi	78.69	1,808,000	1,808,000	-
137	3 BHK Apartment- Bella Accordo C-402	Mrs.Soniya R Joshi	78.79	1,808,000	1,808,000	-
138	3 BHK Apartment- Bella Accordo C-404	Mr. Natrajan Pillay & Mrs. Kaajal Pillay	80.55	2,000,000	2,000,000	-
139	3 BHK Apartment- Bella Accordo D-101	Mr. Krishn Kumar Bhatia	78.69	2,906,250	2,906,250	-
140	3 BHK Apartment- Bella Accordo D-102	Mrs. Sangeeta Tandekar	78.79	4,189,980	500,000	3,689,980
141	3 BHK Apartment- Bella Accordo D-103	Mr. Harish Rawlani	80.55	2,750,000	2,700,000	50,000
142	3 BHK Apartment- Bella Accordo D-201	Mr. Sanjiv Goyal	78.69	2,906,250	2,906,250	-
143	3 BHK Apartment- Bella	Mrs. Latesh Gagan Malik	78.79	2,881,250	2,757,184	124,066





Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Accordo D-202					
144	3 BHK Apartment- Bella Accordo D-203	Mr. Pradeep Kumar Paradkar	80.55	2,775,000	2,775,000	-
145	3 BHK Apartment- Bella Accordo D-204	Mr. Ramesh Tandekar	80.55	3,000,000	3,000,000	-
146	3 BHK Apartment- Bella Accordo D-301	Mr. Vishal Wain Deshkar	78.69	3,012,500	3,012,500	-
147	3 BHK Apartment- Bella Accordo D-302	Mr. Rafique Pirani & Maleka Bai R .Pirani	78.79	1,521,250	1,521,250	-
148	3 BHK Apartment- Bella Accordo D-303	Mr. Rajesh Sahni	80.55	2,593,750	2,413,750	180,000
149	3 BHK Apartment- Bella Accordo D-304	Mrs.Ujjawala Shirish Chakradeo	80.55	3,757,200	3,657,200	100,000
150	3 BHK Apartment- Bella Accordo D-401	Mr. Rajesh Narendra Admane	78.69	3,012,500	3,012,500	-
151	3 BHK Apartment- Bella Accordo D-402	Mr. Chandrashekar J. Yadav	78.79	2,937,500	2,861,545	75,955
152	3 BHK Apartment- Bella Accordo D-403	Mrs.Sangita Agrawal & Ravi Agrawal	80.55	2,422,200	2,376,000	46,200
153	2 BHK Apartment- Bella Stanza A-101	N. Rao	61.57	3,408,235	3,408,235	-
154	2 BHK Apartment- Bella Stanza A-102	Srashti Gupta	62.87	2,100,000	2,100,000	-
155	2 BHK Apartment- Bella Stanza A-103	Ara Raushan Muhammad Fasiuddin Khan	63.63	2,175,000	2,175,000	-
156	2 BHK Apartment- Bella Stanza A-104	Ashish Omprakash Sood	63.63	2,375,000	2,375,000	-
157	2 BHK Apartment- Bella Stanza A-201	Nitin Devkinand Gupta	61.57	2,522,779	2,522,779	-
158	2 BHK Apartment- Bella Stanza A-202	Jyoti Lalit Jiwani	62.87	2,280,000	2,210,000	70,000
159	2 BHK Apartment- Bella	Sudhakar Vithobaji	63.63	2,400,000	2,400,000	-

BHARAT KUMAR * CHARTERED ACCOUNTANT * M.No. 175787

GANGA RAM AGARWAL * INSOLVENCY PROFESSIONAL *

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Stanza A-203	Metkar				
160	2 BHK Apartment- Bella Stanza A-204	Suresh Gurbani & Kishor Dwarkadas Ahuja	63.63	2,330,000	2,305,000	25,000
161	2 BHK Apartment- Bella Stanza A-301	Pramod Dave	61.57	1,441,250	1,441,250	-
162	2 BHK Apartment- Bella Stanza A-302	Vivek Dilip Paul	62.87	2,440,250	2,440,250	-
163	2 BHK Apartment- Bella Stanza A-304	Mr. Anil Tukaram Shinde	63.63	2,903,300	2,903,300	-
164	2 BHK Apartment- Bella Stanza A-401	Somesh Premshankar Tiwari	61.57	1,874,100	1,799,820	74,280
165	2 BHK Apartment- Bella Stanza A-402	Sachin Ramesh Bakde	62.87	2,641,250	2,565,006	76,244
166	2 BHK Apartment- Bella Stanza A-403	Mrs. Jharna Vimal Mandal & Mr. Vimal Kumar Mandal	63.63	2,525,000	2,456,000	69,000
167	2 BHK Apartment- Bella Stanza A-404	Neeta Chandra Sengupta	63.63	2,175,000	2,159,200	15,800
168	2 BHK Apartment- Bella Stanza A-703	Aditi Dalvi	63.63	2,500,000	2,500,000	-
169	2 BHK Apartment- Bella Stanza B-101	Mr. Suresh S. Patil & Mrs. Sangeeta S. Patil	61.57	3,500,000	3,450,000	50,000
170	2 BHK Apartment- Bella Stanza B-102	Mr. Nitin Tulsidas Kamble	62.87	2,171,000	2,171,000	-
171	2 BHK Apartment- Bella Stanza B-103	Naresh Mehta	63.63	1,300,000	1,300,000	-
172	2 BHK Apartment- Bella Stanza B-104	Mahesh Deshpande	63.63	2,255,000	2,255,000	-
173	2 BHK Apartment- Bella Stanza B-201	Bharat Israni / Kamal Kukreja	61.57	1,717,500	1,717,500	-
174	2 BHK Apartment- Bella Stanza B-202	Darshan Mohandas Tharwani	62.87	2,200,000	1,535,725	664,275

BHARAT KUMAR * 5787 * CHARTERED ACCOUNTANT

GANGA RAM AGARWAL * INSOLVENCY PROFESSIONAL * NEW DELHI

Sr. No.	Flat/Semi detached House/ Row House No.	Name of Purchaser	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
175	2 BHK Apartment- Bella Stanza B-204	Atul L. Warjurkar	63.63	2,330,000	2,280,317	49,683
176	2 BHK Apartment- Bella Stanza B-301	Sunil Patil	61.57	2,375,000	2,328,147	46,853
177	2 BHK Apartment- Bella Stanza B-302	Mr. Heinant Kumar Santoshi	62.87	3,042,215	3,042,215	-
178	2 BHK Apartment- Bella Stanza B-303	Mrs. Madhu V Arora & Mr. Vimal Arora	63.63	1,537,000	1,537,000	-
179	2 BHK Apartment- Bella Stanza B-304	Kavita Shriram Sharma	63.63	2,125,000	2,125,000	-
180	2 BHK Apartment- Bella Stanza B-401	Jyotsna Dhote	61.57	1,642,600	1,642,600	-
181	2 BHK Apartment- Bella Stanza B-402	Tapas Dey	62.87	2,671,000	2,646,000	25,000
182	2 BHK Apartment- Bella Stanza B-403	Smt Gauri Ashish Deodhar	63.63	2,500,000	2,500,000	-
183	2 BHK Apartment- Bella Stanza B-404	Tulsidas Gadpaile	63.63	2,330,000	2,310,000	20,000
184	2 BHK Apartment- Bella Stanza B-501	Anand Bambhare	61.57	3,699,000	3,169,000	530,000
185	2 BHK Apartment- Bella Stanza B-603	Mrs. Jagdish Vijay Bhatia	63.63	2,638,700	2,638,700	-
186	2 BHK Apartment- Bella Stanza B-604	Anjali Gupta	63.63	2,645,000	2,645,000	-
Total			17628.50	566,459,435	556,177,159	10,282,276

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





Unsold Inventory

Sr. No. (1)	Flat (2)	Carpet Area (In Sq. Mtrs.) (3)	Unit Consideration (In Rs.) As per Ready Reckoner Rate(ASR) (4)
1	Row House-Bella Capanna-41	109.57	35,67,599
2	Row House-Bella Capanna-46	109.57	35,67,599
3	Row House-Bella Capanna-47	109.57	35,67,599
4	Row House-Bella Capanna-49	109.57	35,67,599
5	Row House-Bella Capanna-87	109.57	35,67,599
6	Row House-Bella Capanna-88	109.57	35,67,599
7	Row House-Bella Capanna-89	109.57	35,67,599
8	Row House-Bella Capanna-90	109.57	35,67,599
9	Row House-Bella Capanna-91	109.57	35,67,599
10	Row House-Bella Capanna-94	109.57	35,67,599
11	Row House-Bella Capanna-95	109.57	35,67,599
12	Row House-Bella Capanna-96	109.57	35,67,599
13	Row House-Bella Capanna-97	109.57	35,67,599
14	3 BHK Apartment-Bella Accordo A-501	78.69	25,62,146
15	3 BHK Apartment-Bella Accordo A-502	78.79	25,65,402
16	3 BHK Apartment-Bella Accordo B-304	80.55	26,22,708
17	3 BHK Apartment-Bella Accordo B-404	80.55	26,22,708
18	3 BHK Apartment-Bella Accordo B-501	78.69	25,62,146
19	3 BHK Apartment-Bella Accordo B-502	78.79	25,65,402
20	3 BHK Apartment-Bella Accordo B-503	80.55	26,22,708
21	3 BHK Apartment-Bella Accordo B-504	80.55	26,22,708
22	3 BHK Apartment-Bella Accordo A-601	78.69	25,62,146
23	3 BHK Apartment-Bella Accordo A-602	78.79	25,65,402
24	3 BHK Apartment-Bella Accordo A-603	80.55	26,22,708
25	3 BHK Apartment-Bella Accordo A-604	80.55	26,22,708
26	3 BHK Apartment-Bella Accordo A-701	78.69	25,62,146
27	3 BHK Apartment-Bella Accordo A-702	78.79	25,65,402
28	3 BHK Apartment-Bella Accordo A-703	80.55	26,22,708
29	3 BHK Apartment-Bella Accordo A-704	80.55	26,22,708
30	3 BHK Apartment-Bella Accordo C-303	80.55	26,22,708
31	3 BHK Apartment-Bella Accordo C-304	80.55	26,22,708
32	3 BHK Apartment-Bella Accordo C-403	80.55	26,22,708
33	3 BHK Apartment-Bella Accordo C-501	78.69	25,62,146
34	3 BHK Apartment-Bella Accordo C-502	78.79	25,65,402
35	3 BHK Apartment-Bella Accordo C-503	80.55	26,22,708
36	3 BHK Apartment-Bella Accordo C-504	80.55	26,22,708
37	3 BHK Apartment-Bella Accordo C-601	78.69	25,62,146
38	3 BHK Apartment-Bella Accordo C-602	78.79	25,65,402
39	3 BHK Apartment-Bella Accordo C-603	80.55	26,22,708
40	3 BHK Apartment-Bella Accordo C-604	80.55	26,22,708





Sr. No. (1)	Flat (2)	Carpet Area (In Sq. Mtrs.) (3)	Unit Consideration (In Rs.) As per Ready Reckoner Rate(ASR) (4)
41	3 BHK Apartment-Bella Accordo C-701	78.69	25,62,146
42	3 BHK Apartment-Bella Accordo C-702	78.79	25,65,402
43	3 BHK Apartment-Bella Accordo C-703	80.55	26,22,708
44	3 BHK Apartment-Bella Accordo C-704	80.55	26,22,708
45	3 BHK Apartment-Bella Accordo D-104	80.55	26,22,708
46	3 BHK Apartment-Bella Accordo D-404	80.55	26,22,708
47	3 BHK Apartment-Bella Accordo D-501	78.69	25,62,146
48	3 BHK Apartment-Bella Accordo D-502	78.79	25,65,402
49	3 BHK Apartment-Bella Accordo D-503	80.55	26,22,708
50	3 BHK Apartment-Bella Accordo D-504	80.55	26,22,708
51	3 BHK Apartment-Bella Accordo D-601	78.69	25,62,146
52	3 BHK Apartment-Bella Accordo D-602	78.79	25,65,402
53	3 BHK Apartment-Bella Accordo D-603	80.55	26,22,708
54	3 BHK Apartment-Bella Accordo D-604	80.55	26,22,708
55	3 BHK Apartment-Bella Accordo D-701	78.69	25,62,146
56	3 BHK Apartment-Bella Accordo D-702	78.79	25,65,402
57	3 BHK Apartment-Bella Accordo D-703	80.55	26,22,708
58	3 BHK Apartment-Bella Accordo D-704	80.55	26,22,708
59	2 BHK Apartment-Bella Stanza A-303	63.63	20,71,793
60	2 BHK Apartment-Bella Stanza A-501	61.57	20,04,719
61	2 BHK Apartment-Bella Stanza A-502	62.87	20,47,047
62	2 BHK Apartment-Bella Stanza A-503	63.63	20,71,793
63	2 BHK Apartment-Bella Stanza A-504	63.63	20,71,793
64	2 BHK Apartment-Bella Stanza A-601	61.57	20,04,719
65	2 BHK Apartment-Bella Stanza A-602	62.87	20,47,047
66	2 BHK Apartment-Bella Stanza A-603	63.63	20,71,793
67	2 BHK Apartment-Bella Stanza A-601	63.63	20,71,793
68	2 BHK Apartment-Bella Stanza A-701	61.57	20,04,719
69	2 BHK Apartment-Bella Stanza A-702	62.87	20,47,047
70	2 BHK Apartment-Bella Stanza A-704	63.63	20,71,793
71	2 BHK Apartment-Bella Stanza B-203	63.63	20,71,793
72	2 BHK Apartment-Bella Stanza B-502	62.87	20,47,047
73	2 BHK Apartment-Bella Stanza B-503	63.63	20,71,793
74	2 BHK Apartment-Bella Stanza B-504	63.63	20,71,793
75	2 BHK Apartment-Bella Stanza B-601	61.57	20,04,719
76	2 BHK Apartment-Bella Stanza B-602	62.87	20,47,047
77	2 BHK Apartment-Bella Stanza B-701	61.57	20,04,719
78	2 BHK Apartment-Bella Stanza B-702	62.87	20,47,047
79	2 BHK Apartment-Bella Stanza B-703	63.63	20,71,793
80	2 BHK Apartment-Bella Stanza B-704	63.63	20,71,793
TOTAL		6397.96	20,83,17,578

GANGA RAM AGARWAL * NEW DELHI * INSOLVENCY PROFESSIONAL

BHARAT KUMAR * CHARTERED ACCOUNTANT

Table D

Comparison between Balance Cost and Receivables

S. No. (1)	Particulars (2)	Amount (Rs. In Lacs) (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	3269.61
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)	102.83
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	6397.96 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	Rs. 2083.18
4	Estimated receivables of ongoing project.[Sum of 2+ 3 (ii)]	2186.00
5	(To Be Filled for Ongoing Projects only) 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	--

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date 01.04.2020 to 31.03.2021
1.	Opening Balance (In Rs.)	1628.00
2.	Deposits (In Rs.)	0
3.	Withdrawals (In Rs.)	0
4.	Closing Balance (In Rs.)	1628.00

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 Escrow Account as agreed with the lenders and post RERA Registration the same is collected in RERA Bank Account.

I hereby certify that Ramnath Developers Private Limited 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.

GANGA RAM AGARWAL ★ INSOLVENCY PROFESSIONAL ★ NEW DELHI

Table F

Means of Finance

S. No.	Particulars	Estimated* (At time of Registration) (Rs. In Lakhs)	Actual (As on 31.03.2021) (Rs. In Lakhs)
1.	Own Funds	2781.53	2131.54
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	3135.00	2444.88
3.	Total Borrowed Funds(Unsecured) -Drawdown availed till date	0.00	93.73
4.	Customer Receipts used for Project	7585.00	5561.77
5.	Total Funds for Project	13501.53	10231.92
6.	Total Estimated Cost (As per Table A)	13501.53	3269.61

Table G

Any Comments/Observations of CA

1.	--
2.	--
3.	--
4.	--

For Bharat Singhal & Co.
Chartered Accountants
Firms Registration No. : 144666W

Bharat Kumar
Proprietor
Membership No. 175787
UDIN : 23175787BGVTII9973
Place : Mumbai
Date : 04.07.2023

Agreed and accepted by:

Resolution Professional In the matter of
Ramnath Developers Private Limited.

Name : Gangaram Agrawal
Date :