

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT UNDER MAHA-RERA)

Date: 12/04/23

To,
SKY DEVELOPERS AND PROMOTERS INDIA PVT. LTD.
Sukkarwadri Talao Road, Empress Mall,
Nagpur-440018

Subject: Certificate of Financial Progress of Work of “KASTURI GARDEN” having MAHARERA Registration No. “P50500021136” being developed by Sky Developers and Promoters India Pvt.Ltd.

Sir,

This certificate is being issued for RERA compliance for the project “P50500021136” being developed by Sky Developers and Promoters India Pvt.Ltd and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 3,82,73,000/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	Rs. 92,90,346/-
c.	Acquisition of 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.	Rs. 19,32,100/-
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	nil
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments 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		Rs. 4,94,95,446/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 20,00,00,000/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs.3,25,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs.4,00,00,000/-
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	-
Sub – Total of DEVELOPMENT COST		Rs. 27,25,00,000/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		Rs. 32,19,95,445/-

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs 3,82,73,000/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	Rs. 92,90,346/-
c.	Incurred expenditure for Acquisition of TDR (if any)	Nil
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.	Rs. 19,32,100/-
e.	Land Premium paid for redevelopment of land owned by public authorities	Nil
f.	Under Rehabilitation Scheme	
	(i) Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered. (a) Cost incurred 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.	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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
	(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.	Nil
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	Nil
	Sub – Total of LAND COST	Rs. 4,94,95,446/-
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. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A.	Rs. 14,26,45,750/-
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) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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.	Rs.38,90,758/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs.1,01,70,273/-
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	-
Sub - Total of DEVELOPMENT COST		Rs. 15,67,06,781/-
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	Rs. 20,62,02,227/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A), 3/2%	60%
5.	Amount which can be withdrawn from the Designated Account.	Rs. 20,62,02,227/-
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	Rs.13,52,72,332/-
7.	Net Amount which can be withdrawn from the Designated Account.	Rs.7,09,29,895/-

TABLE C**Statement of calculations of Receivables from the Sales of the Real Estate Project****SOLD INVENTORY**

Sr. No.	Owner Name	Flat No.	Carpet Area(in Sq.Mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	Sanjali Mulchand Kamble	2BHK	762	1,676,332.00	9,500.00	1,666,832.00
2	Anup Ashok Nikam	2BHK	762	2,133,600.00	6,000.00	2,127,600.00
3	Vanita Murlidhar Bagde	2BHK	762	1,676,332.00	706,763.00	969,569.00
4	Bhaurao Shyamrao Dhakate	2BHK	762	1,676,332.00	1,176,332.00	500,000.00
5	Sadesh Siddhart Phopre	2BHK	762	1,676,332.00	716,332.00	960,000.00
6	Mahak Sutone	2BHK	762	2,133,600.00	211,000.00	1,922,600.00
7	Kirti Nitin Lawat	2BHK	762	1,676,332.00	510,000.00	1,166,332.00
8	Amar Sharma	2BHK	762	1,752,600.00	408,600.00	1,344,000.00
9	Shivek Sharma	2BHK	762	1,752,600.00	683,300.00	1,069,300.00
10	Dr. Ashwin A. Bhoyar	2BHK	762	1,676,332.00	310,000.00	1,366,332.00
11	Deepak Bandu Bante	2BHK	762	1,676,332.00	610,000.00	1,066,332.00
12	Kavish Bhaurao Dolaskar	2BHK	762	1,676,332.00	754,350.00	921,982.00
13	Vinita Vinod Dhumne	2BHK	762	2,133,600.00	656,600.00	1,477,000.00
14	Sachin Deshmukh	2BHK	762	1,676,332.00	10,000.00	1,666,332.00
15	Sandipa Devendra Yadav	2BHK	762	1,676,332.00	76,332.00	1,600,000.00
16	Vishal Shankarrao Fulmali	2BHK	762	1,676,332.00	632,350.00	1,043,982.00
17	Subodh Sharad Sapkal	2BHK	762	1,676,332.00	476,332.00	1,200,000.00
18	Rahul Ramesh Wakharkar	2BHK	762	1,676,332.00	6,000.00	1,670,332.00
19	Prakash D. Dholne	2BHK	762	1,676,332.00	411,000.00	1,265,332.00
20	Vishram Diwakar Pande	2BHK	762	1,676,332.00	510,000.00	1,166,332.00
21	Mamta Dhanvijay	2BHK	762	1,676,332.00	581,995.00	1,094,337.00
22	Gautam Suresh Soni	2BHK	762	1,676,332.00	502,045.00	1,174,287.00
23	Sanjay Belekar	2BHK	762	1,676,332.00	754,350.00	921,982.00
24	Rajani Umesh Meshram	2BHK	762	1,676,332.00	26,332.00	1,650,000.00
25	Leena Manoj Bobde	2BHK	762	1,676,332.00	446,332.00	1,230,000.00
26	Shridhar N. Sontakke	2BHK	762	1,828,800.00	1,778,800.00	50,000.00
27	Shailesh Choudhari	2BHK	762	1,828,800.00	1,532,800.00	296,000.00
28	Sunil Sheshraosi Lonkar	2BHK	762	1,828,800.00	1,554,480.00	274,320.00
29	Wasudeo Sukhadeo Kolankar	2BHK	762	1,828,800.00	1,578,700.00	250,100.00
30	Nisheeh Shankar Jivine	2BHK	762	1,402,080.00	1,402,080.00	0.00
31	Mukesh Amrat Gaidhani	2BHK	762	1,676,332.00	1,383,332.00	293,000.00
32	Krunal V. Kalamkar	2BHK	762	1,752,600.00	1,577,800.00	174,800.00
33	Gajanan Krishna Bhatkar	2BHK	762	1,752,600.00	1,610,600.00	142,000.00
34	Monica Vishal Bhagat	2BHK	863	1,902,793.00	1,492,459.00	410,334.00
35	Saurabh Sule	2BHK	863	1,984,900.00	1,738,598.00	246,302.00
36	Satyaveena Sachin Mugale	2BHK	863	2,071,200.00	1,842,400.00	228,800.00
7	Lokesh Pathak	2BHK	863	2,071,200.00	1,715,612.00	355,588.00

38	Abhishek Dashasatra	2BHK	762	1,676,332.00	1,308,332.00	368,000.00
39	Sheel Rangari	2BHK	762	1,676,332.00	1,416,332.00	260,000.00
40	Yogendra Bhagwanji Jivtode	2BHK	762	1,752,600.00	1,015,600.00	737,000.00
41	Shubhangi Pathrabe	2BHK	762	1,676,332.00	1,276,332.00	400,000.00
42	Rupesh Deepak Kathale	2BHK	762	1,676,332.00	1,036,332.00	640,000.00
43	Vijaya Sachin Gajbhiye	2BHK	762	1,676,332.00	1,451,332.00	225,000.00
44	Prabhakar Mankar	2BHK	762	1,676,332.00	1,026,332.00	650,000.00
45	Uttam Jotish Halder	2BHK	762	1,676,332.00	1,591,294.00	85,038.00
46	Vishal Shankar Vaidya	2BHK	762	1,676,332.00	1,460,000.00	216,332.00
47	Dinesh Tembhurne	2BHK	863	1,902,793.00	1,648,050.00	254,743.00
48	Laxmi Anil Kawle	2BHK	863	1,687,165.00	1,687,165.00	0.00
49	Kanti Kumar Raghunat	2BHK	863	1,984,900.00	1,590,900.00	394,000.00
50	Ritesh Rama Meshram	2BHK	863	1,902,793.00	1,635,793.00	267,000.00
51	Deepali Manjush Rama eshram	2BHK	863	1,902,793.00	802,000.00	1,100,793.00
52	Amruta Laxmikant Nigam	2BHK	863	1,902,793.00	1,820,793.00	82,000.00
53	Rekha Arunkumar Goswami	2BHK	863	1,902,793.00	1,706,293.00	196,500.00
54	Brijesh Kumar Singh	2BHK	863	1,902,793.00	1,699,050.00	203,743.00
55	Vishal Pathak	2BHK	762	1,828,800.00	1,408,800.00	420,000.00
56	Rahul Yenurkar	2BHK	762	1,676,332.00	1,397,550.00	278,782.00
57	Anurag Suresh Katore	2BHK	762	1,676,332.00	1,480,652.00	195,680.00
58	Ranjit Umesh Jadhav	2BHK	762	1,752,600.00	1,227,600.00	525,000.00
59	Suraj Kishore Nakke	2BHK	762	1,676,332.00	1,214,332.00	462,000.00
60	Asha Vijay Pawar	2BHK	762	1,752,600.00	1,552,600.00	200,000.00
61	Manjusha Roshan Fulmali	2BHK	762	1,676,332.00	1,232,332.00	444,000.00
62	Roshni Debnath	2BHK	762	1,828,800.00	1,533,250.00	295,550.00
63	Ritik Premdas Khobragade	2BHK	762	1,752,600.00	1,452,340.00	300,260.00
64	Renuka Ashok Nagpure	2BHK	863	1,902,793.00	1,490,000.00	412,793.00
65	Rajesh Uddhavrao Waghmare	2BHK	863	1,902,793.00	1,648,050.00	254,743.00
66	Sau lata Shrikrishna Uparwat	2BHK	863	1,522,000.00	1,522,000.00	0.00
67	Ritesh laldas Kalwale	2BHK	863	1,984,900.00	1,784,900.00	200,000.00
68	Atul Ravindra Ambare	2BHK	863	1,902,793.00	1,902,793.00	0.00
69	Ashish Onkarrao Bhad	2BHK	863	1,902,793.00	1,578,471.00	324,322.00
70	Khemendra Hedao	2BHK	863	1,902,793.00	1,641,821.00	260,972.00
71	Chetna Mandaokar	2BHK	863	1,902,793.00	1,656,257.00	246,536.00
72	Dr Pramod P shende	2BHK	863	1,522,000.00	1,522,000.00	0.00
73	Manoj R. Umre	2BHK	762	1,676,332.00	1,333,332.00	343,000.00
74	Amar Raibhanji Jiwane	2BHK	762	1,828,800.00	1,266,800.00	562,000.00
75	Rajni Sohan Manthanwar	2BHK	762	1,752,600.00	1,327,600.00	425,000.00
76	Yadnik Chinchghare	2BHK	762	1,828,800.00	1,561,000.00	267,800.00
77	Dnyaneshwar Atmaram Bhis	2BHK	762	1,828,800.00	1,511,000.00	317,800.00
78	Swati Moon	2BHK	762	1,828,800.00	1,502,100.00	326,700.00
79	Rahul Thakare	2BHK	762	1,752,600.00	1,490,910.00	261,690.00
80	Sushila Laxmanrao Dawalkar	2BHK	762	1,676,332.00	1,516,332.00	160,000.00
81	Akansha N. Ramteke	2BHK	762	1,752,600.00	1,510,600.00	242,000.00
82	Dipak Shamrao Zanzad	2BHK	863	1,902,793.00	1,482,400.00	420,393.00

83	Johar Ali Sayyed	2BHK	863	1,902,793.00	1,529,793.00	373,000.00
84	Reena Vilas Patle	2BHK	863	1,984,900.00	1,649,666.00	335,234.00
85	Rupali Natthu Prabhakar Ukey	2BHK	863	2,200,000.00	2,030,000.00	170,000.00
86	Devashish Bhattacharya	2BHK	863	2,071,200.00	1,621,200.00	450,000.00
87	Aksah Kishore Watgure	2BHK	863	2,071,200.00	1,921,200.00	150,000.00
88	Anamika Kushwaha	2BHK	863	2,071,200.00	1,560,200.00	511,000.00
89	Sanjita Mishra	2BHK	863	1,902,793.00	1,375,793.00	527,000.00
90	Aarti R. Matte	2BHK	762	1,676,332.00	1,220,682.00	455,650.00
91	Megha Mohan Kilnake	2BHK	762	1,752,600.00	1,562,600.00	190,000.00
92	Mahesh Pradip Kumbhalkar	2BHK	762	1,752,600.00	1,611,000.00	141,600.00
93	Samiksha Dewanand Deshmukh	2BHK	762	1,752,600.00	1,550,600.00	202,000.00
94	Arti Abhishek Bhimte	2BHK	762	1,676,332.00	1,271,332.00	405,000.00
95	Aparna Meshram	2BHK	762	1,752,600.00	1,485,091.00	267,509.00
96	Vikesh Kamble	2BHK	762	1,752,600.00	65,340.00	1,687,260.00
97	Nitin Dina Dhongade	2BHK	762	1,752,600.00	1,602,600.00	150,000.00
98	Shubham Prakash Kadve	2BHK	762	1,676,332.00	1,436,332.00	240,000.00
99	Pooja M. Dahake	2BHK	863	1,984,900.00	1,669,900.00	315,000.00
100	Pankaj Anil Gondane	2BHK	863	1,984,900.00	1,884,900.00	100,000.00
101	Akshay Parwar	2BHK	863	1,984,900.00	1,814,900.00	170,000.00
102	Abhijit Namdeorao Anjankar	2BHK	863	1,984,900.00	1,634,900.00	350,000.00
103	Rajat Bomcher	2BHK	863	1,984,900.00	1,787,000.00	197,900.00
104	Pammi Sanjay Sayare	2BHK	863	1,902,793.00	1,732,793.00	170,000.00
105	Apeksha Gangadhar Bawane	2BHK	863	1,984,900.00	1,805,000.00	179,900.00
106	Neha Praful Kamanwar	2BHK	863	1,984,900.00	1,807,900.00	177,000.00
107	Sachin Vitthal Puri	2BHK	762	1,752,600.00	1,484,600.00	268,000.00
		TOTAL		192,806,842	135,434,580	57372262

UNSOLD INVENTORY

Sr. No.	Flat No.	Carpet Area(in Sq.Mtrs)	Unit Consideration as per Ready Reckoner
1	2BHK	762	1,676,332.00
2	2BHK	762	1,676,332.00
3	2BHK	762	1,676,332.00
4	2BHK	762	1,676,332.00
5	2BHK	762	1,676,332.00
6	2BHK	762	1,676,332.00
7	2BHK	762	1,676,332.00
8	2BHK	762	1,676,332.00
9	2BHK	762	1,676,332.00
10	2BHK	762	1,676,332.00
11	2BHK	762	1,676,332.00
12	2BHK	762	1,676,332.00
13	2BHK	762	1,676,332.00
14	2BHK	762	1,676,332.00
15	2BHK	762	1,676,332.00
16	2BHK	762	1,676,332.00
17	2BHK	762	1,676,332.00
18	2BHK	762	1,676,332.00
19	2BHK	762	1,676,332.00
20	2BHK	762	1,676,332.00
21	2BHK	762	1,676,332.00
22	2BHK	762	1,676,332.00
23	2BHK	762	1,676,332.00
24	2BHK	762	1,676,332.00
25	2BHK	762	1,676,332.00
26	2BHK	762	1,676,332.00
27	2BHK	762	1,676,332.00
28	2BHK	762	1,676,332.00
29	2BHK	762	1,676,332.00
30	2BHK	762	1,676,332.00
31	2BHK	762	1,676,332.00
32	2BHK	762	1,676,332.00
33	2BHK	762	1,676,332.00
34	2BHK	762	1,676,332.00
35	2BHK	762	1,676,332.00
36	2BHK	762	1,676,332.00
37	2BHK	762	1,676,332.00
38	2BHK	762	1,676,332.00
39	2BHK	762	1,676,332.00
40	2BHK	762	1,676,332.00

41	2ВНК	762	1,676,332.00
42	2ВНК	762	1,676,332.00
43	2ВНК	762	1,676,332.00
44	2ВНК	762	1,676,332.00
45	2ВНК	762	1,676,332.00
46	2ВНК	762	1,676,332.00
47	2ВНК	762	1,676,332.00
48	2ВНК	762	1,676,332.00
49	2ВНК	762	1,676,332.00
50	2ВНК	762	1,676,332.00
51	2ВНК	762	1,676,332.00
52	2ВНК	762	1,676,332.00
53	2ВНК	762	1,676,332.00
54	2ВНК	762	1,676,332.00
55	2ВНК	762	1,676,332.00
56	2ВНК	762	1,676,332.00
57	2ВНК	762	1,676,332.00
58	2ВНК	762	1,676,332.00
59	2ВНК	762	1,676,332.00
60	2ВНК	762	1,676,332.00
61	2ВНК	762	1,676,332.00
62	2ВНК	762	1,676,332.00
63	2ВНК	762	1,676,332.00
64	2ВНК	762	1,676,332.00
65	2ВНК	762	1,676,332.00
66	2ВНК	762	1,676,332.00
67	2ВНК	762	1,676,332.00
68	2ВНК	762	1,676,332.00
69	2ВНК	762	1,676,332.00
70	2ВНК	762	1,676,332.00
71	2ВНК	762	1,676,332.00
72	2ВНК	762	1,676,332.00
73	2ВНК	762	1,676,332.00
74	2ВНК	762	1,676,332.00
75	2ВНК	762	1,676,332.00
76	2ВНК	762	1,676,332.00
77	2ВНК	762	1,676,332.00
78	2ВНК	762	1,676,332.00
79	2ВНК	762	1,676,332.00
80	2ВНК	762	1,676,332.00
81	2ВНК	762	1,676,332.00
82	2ВНК	762	1,676,332.00
83	2ВНК	762	1,676,332.00
84	2ВНК	762	1,676,332.00
85	2ВНК	762	1,676,332.00

86	2BHK	762	1,676,332.00
87	2BHK	762	1,676,332.00
88	2BHK	762	1,676,332.00
89	2BHK	762	1,676,332.00
90	2BHK	762	1,676,332.00
91	2BHK	762	1,676,332.00
92	2BHK	762	1,676,332.00
93	2BHK	762	1,676,332.00
94	2BHK	762	1,676,332.00
95	2BHK	762	1,676,332.00
96	2BHK	762	1,676,332.00
97	2BHK	762	1,676,332.00
98	2BHK	762	1,676,332.00
99	2BHK	762	1,676,332.00
100	2BHK	762	1,676,332.00
101	2BHK	762	1,676,332.00
102	2BHK	762	1,676,332.00
103	2BHK	762	1,676,332.00
104	2BHK	762	1,676,332.00
105	2BHK	863	1,984,900.00
106	2BHK	863	1,984,900.00
107	2BHK	863	1,984,900.00
108	2BHK	863	1,984,900.00
109	2BHK	863	2,071,200.00
110	2BHK	863	1,984,900.00
111	2BHK	863	2,071,200.00
112	2BHK	863	1,984,900.00
TOTAL			190390328

TABLE D
Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	Rs. 11,57,93,218/-
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)	Rs. 5,73,72,262/-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books	Rs. 19,03,90,328/-

	of accounts), (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	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	Rs. 24,77,62,590/-
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

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	-
2	Deposits	13,54,34,580/-
3	Withdrawals	13,52,72,332/-
4	Closing Balance	1,62,248/-

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 (Name of Promoter) 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.

TABLE F
Means of Finance

Sr. No.	Particulars	Estimated (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds			2,14,34,449/-
2	Total Borrowed Funds (Secured) Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) Drawdown availed till date			
4	Customer Receipts used for Project			13,54,34,580/-
5	Total Funds for Project			15,68,69,029/-
6	Total Estimated Cost (As per Table A)	32,19,95,445/-		20,62,02,227/-

TABLE G
Any Comments/Observations of C.A.

1.	Audit report prepared on the Basis of
2.	Information and Documents Provided by the Client.
3.	
4.	

Yours Faithfully



Signature of the Chartered Accountant
(Membership Number : 44019)
(UDIN: 23044019BGWYHL4079)
Name: PARVEZ ALI

Agreed and accepted by:

[Signature]

Signature of Promoter

Name: Sky Developers and Promoters India Pvt.Ltd

Date: 12/04/23