Unsold Inventory

Sr. No.	Plot No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready Reckoner Rate
1	2	3	4
1	7	142.40	1243095.61
2	10	142.40	1243095.61
3	19	117.70	1027474.39
4	23	135.00	1178496.54
5	29	218.69	1909077.10
Total		**756.19**	**6601239.25**

Table D

Comparison between Balance Cost and receivable

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)	338662.00
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)	3522544.40
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books 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 Table C to this certificate	756.19 6601239.25
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	10123783.65
5	(iv) (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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	70%

Table E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	0.00
2.	Deposits	37765350.00
3.	Withdrawals	37765350.00
4.	Closing Balance	53087.19

I hereby certify that required proportion of money, as specified in act, collected from allottees of the project unit as indicated in Table C has been deposited RERA Bank Account.

I hereby certify that M/s Tirupati Developers has utilized the required proportion of money, as specified in the act, collected from allottees for this project only.

Table F

Means Finance

Sr. No.	Particulars	Estimated* (At 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	19637550.00	19637550.00	19637550.00
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	-	-	-
4.	Customer Receipts used for Project	25177703.00	25177703.00	24839040.00
5.	Total Funds for project	44815253.00	44815253.00	44476590.00
6.	Total Estimated cost (As per Table A)	44815253.00	44815253.00	44476590.00

Table G

Any Comments /Observations of CA

1.	The assessee has multiple projects but no separate designated bank account for each project. All receipts from customers of various projects are deposited in the common bank account.
2.	The actual sale value is more than ready reckoner rate.

Agree and Accepted by

Partner

M/s Tirupati Developers

Tirupati Developers 3rd Floor, NKY Tower Ajni Square Wardha Road, Nagpur

Nagpur

Date : 30/04/2023

PAYAL TAORI ★ M.NO - 191240 ★ Chartered Accountant

PAYAL TAORI
Chartered Accountant

MEM NO.191240
UDIN: 23191240BGYDBF7524