FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Date: 26/04/2024

Position as on 31/12/2023

Q-3 FY 2023-24

To,
Associate,
2nd Floor ,Choudhari complex
Wardha Road, Ajni
Nagpur , 440015

Subject : Certificate of Financial Progress of Work of **DWARKA EMPIRE** having Maha RERA Registration Number -**P50500025796** being developed by **Associate,**

Sir,

This certificate is being issued for RERA compliance for having Maha RERA Registration Number **P50500025796** being developed **Associate** 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)**
1.	**i. Land Cost :**		
	a.	Value of the land as ascertained from the Annual Statement of Rates (ARS)	4,98,00,000
	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 any Statutory Authority.	2,20,66,200
	c.	Estimated Acquisition 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; and	23,61,000
	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: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NIL

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		(ii) Estimated Cost towards clearance of land of all or any encumbrance 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.	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 projects of rehabilitation.	NIL
		(iv) Any other cost including interest estimated on the borrowings done specifically for construction of rehabilitation components.	NIL
		Sub-Total of LAND COST	7,42,27,200
		ii. Development Cost/ Cost of Construction of Building	
	a.	Estimated Cost of Construction as certified by Engineer.	8,63,66,550
	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 work, 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 cost, consumables etc.	11,51,55,400
	d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	50,00,000
	e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	NIL
		Sub-Total of Development Cost :	20,65,21,950
		Total Cost of the Project (Estimated)	28,07,49,150

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

**Estimated cost shall be revised through correction application.

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Table B-Actual Cost Incurred on the Project (as on Date of Certificate)

Sr.No	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	4,98,00,000
	(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.	2,20,66,200
	(c) Incurred Expenditure for Acquisition of TDR (if any).	23,61,000
	(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	
	(e) Land Premium paid for redevelopment of land owned by public authorities.	
	(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.	
	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.	
	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.	
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub-Total of Land Cost:	7,42,27,200

(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	
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	8,56,04,501
	(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 (1) 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.	10,60,37,556
	(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.	10,97,462 NIL
	Sub-total of Development Cost:	19,27,39,519
3.	Total Cost of the Project (Actual incurred as on date of certificate) As on 31.12.23	26,69,66,719
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	95.09%
5.	Amount which can be withdrawn from the Designated Account.	26,69,66,719
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	35,95,30,834
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NIL

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

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Table C

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

Sold Inventory

S. No. (1)	Name (2)	Flat/Shop No. (3)	Area (in.sq.mtrs) (4) Unit Consideration as per Agreement/Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables
1	Rajkumar Omprakash Agrawal	7	1349.61	18500000.00	0.00
2	Vasant Pawar	9	299.97	4166000.00	0.00
3	Poonam Chaware (Raj Dhoke)	10	135.00	2397700.00	0.00
4	Kishore Nageshwar Hemke	11	135.00	2543000.00	0.00
5	Saurabh Laxman Nikhare	12	135.00	2615650.00	0.00
6	Ganesh Rajaram Barve	13	135.00	2564792.00	0.00
7	Naveen Gajanan Bakde	30	196.22	3506102.00	0.00
8	Aarti Sonone	31	158.40	2687000.00	0.00
9	Ajay Kishore Sathwane	32	158.40	2154268.00	0.00
10	Prachi Thakre	33	158.40	3239538.00	0.00
11	Madhav Surendrakumar Tatode	34	158.40	3154300.00	0.00
12	Sushil Narayan Nagmote	35	158.40	2792829.00	0.00
13	Archana Suresh Dhage	36	158.40	2813263.00	0.00
14	Jagdish Prasad Arya	37	178.20	2670000.00	0.00
15	Amol Sheshrao Chaure	38	178.20	3260850.00	0.00
16	Lelishwar Shankarrao Banait	39	158.40	1700000.00	0.00
17	Tushar Sudhakar Gaurkhede	41	158.40	2983785.00	0.00
18	Chandu W Modak	42	158.40	2500000.00	0.00
19	Meena Sahebrao Sarode	43	158.40	1551000.00	0.00

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C/o. Ekvira Agency, M-29, Chhatrapati Square, Wardha Road, Nagpur-440015 caamydabke@gmail.com +91 7058302606, 3570954942

20	Parag Vasantrao Gedam	44	158.40	2812652.00	0.00
21	Anup Mankar	45	158.40	1364000.00	0.00
22	Tarachand Meshram	46	158.40	3069000.00	0.00
23	Ramchandra Chavhan	47	158.40	1800000.00	0.00
24	Vijay Chavhan	48	335.71	3900000.00	0.00
25	Akansha Salampuriya	49	261.67	3968000.00	0.00
26	Akansha Salampuriya	50	158.40	2402000.00	0.00
27	Niranjana Shende	51	158.40	1619800.00	0.00
28	Vaishnvai Vinayak Gumaste	52	158.40	1888180.00	0.00
29	Amber Mahule	53	158.40	2387000.00	0.00
30	Amber Mahule	54	158.40	2387000.00	0.00
31	Jayant Gupta	56	158.40	2000000.00	0.00
32	Manish K Chavan	57	158.40	1200000.00	0.00
33	Snehal Sudhakar Borkar	58	158.40	1600000.00	0.00
34	Ramkumar Sharma	61	158.40	2900000.00	0.00
35	Piyush Bawankar	62	158.40	2586068.00	0.00
36	Vinod Nachankar	63	158.40	2486068.00	0.00
37	Sawantkumar Yadavrao Katre	64	158.40	2874660.00	0.00
38	Anuj Katre	65	158.40	2874660.00	0.00
39	Sanjay Dadaji Yerawar	66	158.40	4688600.00	0.00
40	Prashant Sondule	67	196.22	3590587.00	0.00
41	Vikas Bangde	68	167.38	3300000.00	0.00
42	Shyamrao S Barapatre	69	112.20	1968583.00	0.00
43	Shamrao S Barapatre	70	112.20	1968583.00	0.00
44	Vilay Govind Shende	71	112.20	1600000.00	0.00
45	Satish Namdeorao Rathod	74	153.00	2105646.00	0.00
46	Rahul Charandas Nagrare	75	153.00	3246000.00	0.00
47	Sachin Pakhide	78	112.20	1962550.00	0.00
48	Sumit Jayasvani	79	112.20	1580000.00	0.00
49	Pankaj Nikose	81	112.20	2053125.00	0.00
50	Amar Pajankar	82	112.20	905800.00	0.00

51	Ganesh Rajurka	83	102.00	1619500.00	0.00
52	Dinesh Lonkar	84	102.00	1619500.00	0.00
53	Tushar Bhimrao Neware	85	102.00	1619500.00	0.00
54	Kailash Pajankar	86	142.80	1152900.00	0.00
55	Jayant Durgalal Gupta	87	379.82	4300000.00	0.00
56	Seema Bhiwaji Wasnik	89	142.80	2651500.00	0.00
57	Vikas Chudaman Chaudhari	91	102.00	1830151.00	0.00
58	Manmohan Katre	92	102.00	2744800.00	0.00
59	Rinkal Nakrani	93	112.20	3019300.00	0.00
60	Priti Dayanand Sontakke	100	1646.89	44,46,600.00	0.00
61	D H Zade	101	153.00	2100000.00	0.00
62	Bhushan Raut	105	112.20	1884000.00	0.00
63	Manoj Nathhuji Shivankar	106	112.20	1881000.00	0.00
64	Shankarrao Satpute	107	167.38	3433950.00	0.00
65	Vasanta Sambare	108	139.73	1000000.00	0.00
66	Vasanta Sambare	109	139.73	1000000.00	0.00
67	Shailesh Ghule	110	112.20	1613500.00	0.00
68	Sumit Balwaik	111	112.20	1650000.00	0.00
69	Sumit Balwaik	112	112.20	1651000.00	0.00
70	Amol Tikaram Tirpude	114	153.00	2717400.00	0.00
71	Nitin Rameshpant Nimbhorkar	115	153.00	2800000.00	0.00
72	Sanket Tekchandani	118	112.20	1700000.00	0.00
73	Kunal Ashok Yawle	120	102.00	1877460.00	0.00
74	Kunal Yawle	121	102.00	1879000.00	0.00
75	Prerana Satish Lonare	122	102.00	1811584.00	0.00
76	Jayashree Pramod Kalambe	123	142.80	1774730.00	0.00
77	Sunil Paraswani	124	447.47	3500000.00	0.00
78	Sangita Satish Parate	125	312.38	4800000.00	0.00
79	Makrand Thodge	127	102.00	1507750.00	0.00
80	Aniruddha Thodge	128	102.00	2031170.00	0.00
81	Ajay Nanaji Puppalwar	132	1207.72	3562800.00	0.00

82	Vithhal Kharat	133	112.20	2222200.00	0.00
83	Ajay Puppalwar	134	153.00	3678953.00	0.00
84	Sujata P Dhoke	135	153.00	3820000.00	0.00
85	Dipak Suroshe	136	112.20	1570000.00	0.00
86	Jyoti Prabhakar Dekate	141	167.38	2382688.00	0.00
87	Chandan Ramesh Gupta	142	167.38	3062839.00	0.00
88	Amit Dhanraj Dokrimare	143	112.20	2173896.00	0.00
89	Roopak Patel	144	112.20	1935973.00	0.00
90	Roopak Patel	145	112.20	1935973.00	0.00
91	Amit Parihar	146	112.20	1935973.00	0.00
92	Amit Parihar	147	112.20	1935973.00	0.00
93	Vijay Bhure	148	170.00	2744820.00	0.00
94	Narendra Singh	149	170.00	4391712.00	0.00
95	Sachin Raut	151	111.52	1980700.00	0.00
96	Pushpalata Kotangle	154	111.52	2070690.00	0.00
97	Devashri Swapnil Bhagwatkar	155	136.00	2342240.00	0.00
98	Pankaj Zade	156	275.77	5600000.00	0.00
99	Sunil Paraswani	157	128.80	1000000.00	0.00
100	Vinay Chandekar	163	161.00	4592460.00	0.00
101	Shyam Sundar Patil	164	161.00	2946100.00	0.00
102	Manojkumar Charandas Ramteke	170	158.11	3318705.00	0.00
103	Ravindra Nipane	171	130.79	2247632.00	0.00
104	Atul Dhoke	172	96.62	1690097.00	0.00
105	Manoj P Shende	173	96.62	1643300	0.00
106	Deeksha & Varsha Lokhande	174	96.62	851000.00	0.00
107	Mamta Bisen/ Narayansingh Bisen	175	96.62	1373157.00	0.00
108	Avinash Kisan Longadge	177	120.78	2242630.00	0.00
109	Rajesh Ramdas Petkar	179	93.94	2755500.00	0.00
110	Sanjay Wankhede	180	93.94	1820106.00	0.00
111	Govind Wasulkar	181	93.94	1450000.00	0.00

112	Ranjana Borkar	182	220.22	4230564.00	0.00
113	Jayant Ramesh Tamgadge	183	176.99	3191200.00	0.00
114	Jagjivan Rathod	184	93.94	800000.00	0.00
115	Vijay Rathod	185	93.94	1290000.00	0.00
116	Bhimrao Khobragade	187	120.78	1975132.00	0.00
117	Shraddha Jaiswal	193	96.62	728000.00	0.00
118	Pankaj Krishnarao Nipane	194	130.51	1000000.00	0.00
119	Ashish Tamakhe	205	99.65	1823600.00	0.00
120	Anmol Uttamrao Nichat	206	125.99	1200000.00	0.00
121	Monika Rathod	209	105.00	836000.00	0.00
122	Monika Rathod	210	105.00	836000.00	0.00
123	Monika Rathod	211	105.00	836000.00	0.00
124	Himanshu Bisan	212	105.00	2656000.00	0.00
125	Rupesh Bhivgade	213	105.00	2656000.00	0.00
126	Rameshwar Narayan Khapre	214	120.00	2195856.00	0.00
127	Subhash Harchand Adware	215	120.00	2195856.00	0.00
128	Bhupendra Soni	216	105.00	3079850.00	0.00
129	Varsha Dhomne	217	105.00	1750000.00	0.00
130	Varsha Dhomne	218	105.00	1750000.00	0.00
131	Pranita Pravin Ganlawar	219	1130.22	1695330.00	0.00
132	Pravin Ganlawar	220	1130.22	1695330.00	0.00
133	Appaswamy Yarra	221	103.50	2863170.00	0.00
134	Appaswamy Yarra	222	103.50	2863170.00	0.00
135	Atul Hinge	223	103.50	1250000.00	0.00
136	Atul Hinge	224	103.50	1250000.00	0.00
137	Rahul Chindhuji Bisane	225	120.75	2112093.00	0.00
138	Mohd Ashraf	226	131.56	1300000.00	0.00
139	Nasiruddin Qazi	227	104.90	1700000.00	0.00
140	Ram Purushottam Mokariya	243	151.16	1700000.00	0.00
141	Kiran Dhote	251	132.40	1400000.00	0.00
142	Sarita Dhanpal Turkar	275	119.00	2000000.00	0.00

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143	Manoj Nerkar	280	155.48	2400000.00	0.00
144	Anil Ramchandra Bhave	281	119.00	2433750.00	0.00
145	Leela Rajesh Taiwade	282	119.00	2241610.00	0.00
146	Ravindra Ramteke	284	119.00	2433740.00	0.00
147	Fulchand Tambe	286	136.00	1244000.00	0.00
148	Karuna Dilip Badole	297	137.17	1300000.00	0.00
149	Himmat Satpute	310	119.00	3151000.00	0.00
150	Rakesh Kaydalwar	311	112.31	2700000.00	0.00
151	Rakesh Kaydalwar	312	119.00	2700000.00	0.00
152	Radheshyam Hedaoo	316	155.48	1350000.00	0.00
153	Dipak Toliram Shende	317	119.00	2260806.00	0.00
154	Vijay Bharatrao Pekde	318	119.00	2164737.00	0.00
155	Shivachanran Sonkusre	319	119.00	2203165.00	0.00
156	Rajesh Meshram	322	136.00	1181000.00	0.00
157	Jyoti Prakash Bode	323	136.00	2525225.00	0.00
158	Shashibhushan Phalkey	325	119.00	1201150.00	0.00
159	Rohit Chevalu	333	133.38	3445737.00	0.00
160	Seshubabu Pullutva	336	115.20	2451000.00	0.00
161	Kailash Jadhav	338	115.20	1050000.00	0.00
162	Neha Tulsiram Pandey	339	115.20	2356000.00	0.00
163	Neha Tulsiram Pandey	340	115.20	2356000.00	0.00
164	Malti Vitthalrao Funde	341	115.20	2350000.00	0.00
165	Vijay Hatwar	342	144.00	2000000.00	0.00
166	Vandana Mahajan	343	144.00	2050000.00	0.00
167	Vaishali Pazare	346	115.20	1546000.00	0.00
168	Vaishali Pazare	347	115.20	1546000.00	0.00
169	Bharti Vikas Chopkar	348	115.20	1132800.00	0.00
170	Mangesh Ramchandra Kalbande	349	115.20	1900000.00	0.00
171	Tanaba N Barahate	350	177.88	2463520.00	0.00
TOTAL			**29,641.80**	**40,47,79,442**	**0.00**

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C/o. Elkins Agency, M-25, Chhatrapati Square, Wardha Road, Nagpur-440015 amdabke@gmail.com +91 7058302606, 9579504342

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

Unsold Inventory

S. No. (1)	No. of Plot (2)	Carpet Area/Area of Plot (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	1014.77	6636595.00
2	2	1063.332	6954191.00
3	3	1099.404	7190102.00
4	4	1044.747	6832645.00
5	5	1107.942	7245940.00
6	6	1218.983	7972148.00
7	8	1115.839	7297587.00
8	14	135	882900.00
9	15	135	882900.00
10	16	135	882900.00
11	17	135	882900.00
12	18	135	882900.00
13	19	135	882900.00
14	20	135	882900.00
15	21	144	941760.00
16	22	144	941760.00
17	23	135	882900.00
18	24	135	882900.00
19	25	135	882900.00
20	26	135	882900.00
21	27	135	882900.00
22	28	135	882900.00
23	29	177.68	1162027.00
24	40	158.4	1035936.00
25	59	178.2	1165428.00
26	60	178.2	1165428.00
27	72	112.2	733788.00
28	73	112.2	733788.00
29	76	112.2	733788.00
30	77	112.2	733788.00

31	80	112.2	733788.00
32	88	307.122	2008577.00
33	90	102	667080.00
34	94	112.2	733788.00
35	95	112.2	733788.00
36	96	112.2	733788.00
37	97	112.2	733788.00
38	98	112.2	733788.00
39	99	112.2	733788.00
40	102	112.2	733788.00
41	103	112.2	733788.00
42	104	112.2	733788.00
43	113	112.2	733788.00
44	116	112.2	733788.00
45	117	112.2	733788.00
46	119	112.2	733788.00
47	126	142.8	933912.00
48	129	102	667080.00
49	130	112.2	733788.00
50	131	112.2	733788.00
51	137	112.2	733788.00
52	138	112.2	733788.00
53	139	112.2	733788.00
54	140	112.2	733788.00
55	150	111.52	729340.00
56	152	111.52	729340.00
57	153	111.52	729340.00
58	158	105.616	690728.00
59	159	105.616	690728.00
60	160	105.616	690728.00
61	161	105.616	690728.00
62	162	105.616	690728.00
63	165	106.26	694940.00
64	166	106.26	694940.00
65	167	106.26	694940.00
66	168	106.26	694940.00
67	169	106.26	694940.00

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68	176	96.624	631920.00
69	178	120.78	789900.00
70	186	93.94	614367.00
71	188	120.78	789900.00
72	189	96.624	631920.00
73	190	96.624	631920.00
74	191	96.624	631920.00
75	192	96.624	631920.00
76	195 C	127.318	832659.00
77	196	102.728	671840.00
78	197	112.652	736744.00
79	198	115.049	752420.00
80	199	115.049	752420.00
81	200	115.029	752420.00
82	201	109.954	719100.00
83	202	109.954	719100.00
84	203	108.487	709500.00
85	204	104.046	680460.00
86	207	125.055	817860.00
87	208 C	136.28	891270.00
88	228	114.195	746835.00
89	229	114.195	746835.00
90	230	114.195	746835.00
91	231	115.85	746835.00
92	232	115.85	746835.00
93	233	115.85	746835.00
94	234	115.85	746835.00
95	235	115.85	746835.00
96	236	132.4	865900.00
97	237	132.4	865900.00
98	238	115.85	746835.00
99	239	115.85	746835.00
100	240	115.85	746835.00
101	241	115.85	746835.00
102	242	115.85	746835.00
103	244 C	151.16	988586.00
104	245	115.85	746835.00

105	246	115.85	746835.00
106	247	115.85	746835.00
107	248	115.85	746835.00
108	249	115.85	746835.00
109	250	132.4	865900.00
110	252	115.85	746835.00
111	253	115.85	746835.00
112	254	115.85	746835.00
113	255	115.85	746835.00
114	256	115.85	746835.00
115	257	114.195	746835.00
116	258	114.195	746835.00
117	259	114.195	746835.00
118	260	114.195	746835.00
119	261	132.938	869414.00
120	262	137.947	902173.00
121	263	117.3	767142.00
122	264	117.3	767142.00
123	265	117.3	767142.00
124	266	117.3	767142.00
125	267	119	778260.00
126	268	119	778260.00
127	269	119	778260.00
128	270	119	778260.00
129	271	119	778260.00
130	272	136	889440.00
131	273	136	889440.00
132	274	119	778260.00
133	276	119	778260.00
134	277	119	778260.00
135	278	119	778260.00
136	279 C	155.48	1016840.00
137	283	119	778260.00
138	285	119	778260.00
139	287	119	778260.00
140	288	119	778260.00

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141	289	119	778260.00
142	290	119	778260.00
143	291	119	778260.00
144	292	119	778260.00
145	293	117.3	767142.00
146	294	117.3	767142.00
147	295	117.3	767142.00
148	296	117.3	767142.00
149	298	134.878	882102.00
150	299	117.3	767142.00
151	300	117.3	767142.00
152	301	117.3	767142.00
153	302	117.3	767142.00
154	303	119	778260.00
155	304	119	778260.00
156	305	119	778260.00
157	306	119	778260.00
158	307	119	778260.00
159	308	136	889440.00
160	309	136	889440.00
161	313	119	778260.00
162	314	119	778260.00
163	315 C	155.48	1016840.00
164	320	119	778260.00
165	321	119	778260.00
166	324	119	778260.00
167	326	119	778260.00
168	327	119	778260.00
169	328	119	778260.00
170	329	117.3	767142.00
171	330	117.3	767142.00
172	331	117.3	767142.00
173	332	117.3	767142.00
174	334	123.352	806722.00
175	335	115.2	753408.00
176	337	115.2	753408.00

177	344	115.2	753408.00
178	345	115.2	753408.00
	TOTAL	**28,297.78**	**18,48,51,114.00**

Table D
Comparison between Balance Cost and Receivables

S. 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)	**1,37,82,431**
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)	**NIL**
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 certificate, to be calculated and certified by CA) as per Table C to this certificate	**28,297.78** **18,48,51,114**
4	Estimated receivables of ongoing project. [Sum of 2+ 3(ii)]	**18,48,51,114**
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	**12,93,95,780**

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	NIL
2	Deposits	**36,05,69,643**
3	Withdrawals	**35,95,30,834**
4	Closing Balance	**10,38,809**

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.

A. M. Dabke & Associates FRN-144213W NAGPUR

Table F

Means of Finance

S. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	16,42,91,867	16,42,91,867	3,49,72,130
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) -Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	11,64,57,283	11,64,57,283	23,19,94,589
5	**Total Funds for Project**	**28,07,49,150**	**28,07,49,150**	**26,69,66,719**
6	**Total Estimated Cost (As per Table A)**	**28,07,49,150**	**28,07,49,150**	**28,07,49,150**

Table G
Any Comments/Observations of CA

1.	**NIL**
2.	**NIL**
3.	**NIL**
4.	**NIL**

This certificate is being issued for RERA compliance for **Associate**, **ROHIT KADAM** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For A M Dabke & Associates

Chartered Accountants

A. M. Dabke & Associates * Chartered Accountants * FRN-144213W NAGPUR

CA Amey Dabke

Partner

Membership No:
Date: 26/04/2024
Place : Nagpur
Udin: 24170917BKELVJ9083

Agreed and accepted by:

Signature of Promoter

Name: ROHIT KADAM
Date: 26/04/2024
Place : Nagpur