Husain Shakir & Company
Chartered Accountants

31.3.23

Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

To,

Day & Date : 25th May 2023

KANJIBHAI SODAVADIA WITH SURESH PATEL AND OTHERS
PLOT BEARING / CTS / SURVERY / FINAL PLOT NO. :27/1,2,3,4 AT GHOGLI, NAGPUR-440027
PAN: AAJAK6304M

Subject : Certificate of Financial Progress of work of SUPER CITY having MahaRERA Registration Number P50500029043 being developed by KANJIBHAI SODAVADIA WITH SURESH PATEL AND OTHERS

Sir,

This Certificate is being issued for RERA compliance for the SUPER CITY having MAHARERA Registration Number P50500029043 being developed by KANJIBHAI SODAVADIA WITH SURESH PATEL AND OTHERS and is based on records and documents produced before me and explanations provided to me by the management of the ASSOCIATION OF PERSON

Table-A Estimated cost of the project (at the time of registration of project)

Sr No.	Particulars		Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1	2		3
1. i)	**Land Cost:**		
	a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	199,628,500
	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	-
	c)	Estimated Acquisition cost of TDR (if any)	-
	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	10,830,920
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

HUSAIN SHAKIR & COMPANY ★ FRN. 155584W ★ CHARTERED ACCOUNTANT

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

	f)	Under Rehabilitation scheme:	
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
	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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	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	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost Rs	**210,459,420**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	72,100,000
	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 fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub Total of Development Cost	**72,100,000**
		Total cost of Project (Estimated)	**282,559,420**

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

HUSAIN SHAKIR & COMPANY ★ FRN. 155584W ★ CHARTERED ACCOUNTANT

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

Husain Shakir & Company
Chartered Accountants

Table B - Actual Cost Incurred on the project as on <(31-03-2023			
Sr. No.		Particulars	Amount (Rs) Incurred
1	**Land Cost**		
	a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	655,284,550
	b	Incurred Expenditure on 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	-
	c	Incurred Expenditure for acquisition of TDS(if any)	-
	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 Rehabilation scheme:	
		i) Incurred expenditure for construction of rehabilitation building. Minimum (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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
		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	-
		iv)Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		SUB TOTAL OF LAND COST:	**655,284,550.00**
2	**Development Cost / Cost of Construction**		
	i)	Expenditure for construction. Minimum of (a) and (b) to be considered	77,057,201
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	77,057,201

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

HUSAIN SHAKIR & COMPANY FRN. 155584W CHARTERED ACCOUNTANTS

		(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	77,057,201
	(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 fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	21,322,541
	(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.	-
		Sub Total of Development Cost	**98,379,742.00**
3		**Total cost of the project (Actual incurred as on 31st March 2023)**	**753,664,292**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	266.73%
5		**Amount which can be withdrawn from the designated account**	**753,664,292**
6		Less : Amount withdrawn till date of this certificate from the designated account **(excludes withdrawals not related to development expenses but includes profit Withdrawn)**	758,552,270
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**(4,887,978)**

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANT

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

Husain Shakir & Company
Chartered Accountants

Table C

Statement for calculation of receivables from the sales of the Real Estate Project

Sold Inventory

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq. ft.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	Land	66	1,372.41	3,225,200	3,225,200	-
2	Land	34	1,453.14	3,197,000	3,197,000	-
3	Land	64	1,371.69	3,292,000	3,292,000	-
4	Land	21	1,743.77	4,010,700	4,010,700	-
5	Land	215	2,733.47	4,100,000	4,100,000	-
6	Land	6	3,081.75	4,995,000	4,995,000	-
7	Land	227	6,346.37	13,500,000	13,500,000	-
8	Land	137	1,130.22	2,599,500	2,599,500	-
9	Land	77	1,210.95	2,634,000	2,634,000	-
10	Land	140	1,130.22	2,656,000	2,656,000	-
11	Land	119	1,210.95	2,664,000	2,664,000	-
12	Land	115	1,210.95	2,785,200	2,785,200	-
13	Land	31	1,130.22	2,622,200	2,622,200	-
14	Land	228	5,891.27	13,550,000	13,550,000	-
15	Land	114	1,210.95	2,000,000	2,000,000	-
16	Land	90	1,418.16	3,261,800	3,261,800	-
17	Land	52	1,420.85	3,001,000	3,001,000	-
18	Land	51	1,420.85	3,054,900	3,054,900	-
19	Land	55	1,420.85	3,197,000	3,197,000	-
20	Land	56	1,420.85	3,197,000	3,197,000	-
21	Land	113	1,210.95	2,664,000	2,664,000	-
22	Land	206	1,743.77	4,000,000	4,000,000	-
23	Land	75	1,372.41	3,156,600	3,156,600	-
24	Land	111	1,210.95	2,500,000	2,500,000	-
25	Land	123	1,210.95	2,785,300	2,785,300	-
26	Land	207	1,743.77	4,054,100	4,054,100	-
27	Land	214	1,840.64	4,200,000	4,200,000	-
28	Land	14	1,743.77	4,010,600	4,010,600	-
29	Land	120	1,210.95	2,722,500	2,722,500	-
30	Land	208	1,743.77	3,835,280	3,835,280	-
31	Land	205	1,743.77	3,951,000	3,951,000	-
32	Land	53	1,420.85	3,054,800	3,054,800	-
33	Land	61	1,420.85	2,268,000	2,268,000	-
34	Land	88	1,418.16	3,300,000	3,300,000	-
35	Land	35	1,210.95	2,000,000	2,000,000	-
36	Land	82	1,501.58	3,378,600	3,378,600	-
37	Land	45	1,531.50	3,599,000	3,599,000	-
38	Land	89	1,418.16	3,261,800	3,261,800	-
39	Land	50	1,420.85	3,268,000	3,268,000	-
40	Land	83	1,501.58	2,102,000	2,102,000	-
41	Land	116	1,692.96	3,849,800	3,849,800	-
42	Land	117	1,692.96	3,750,000	3,750,000	-
43	Land	126	1,210.95	2,785,060	2,785,060	-
44	Land	175	1,466.14	3,372,200	3,372,200	-
45	Land	122	1,210.95	2,785,200	2,785,200	-
46	Land	203	1,743.77	4,010,700	4,010,700	-
47	Land	220	1,805.12	3,500,000	3,500,000	-
48	Land	16	1,743.77	4,010,677	4,010,677	-
49	Land	173	1,205.57	2,772,800	2,772,800	-
50	Land	67	1,372.41	3,156,727	3,156,727	-
51	Land	108	1,210.95	2,785,200	2,785,200	-
52	Land	145	1,130.22	2,600,000	2,600,000	-
53	Land	38	1,210.95	2,785,000	2,785,000	-
54	Land	57	1,420.85	3,197,000	3,197,000	-
55	Land	58	1,420.85	3,197,000	3,197,000	-

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANT

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq. ft.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
56	Land	62	1,420.85	2,983,000	2,983,000	-
57	Land	84	1,251.32	2,216,104	2,216,104	-
58	Land	47	1,420.85	3,100,000	3,100,000	-
59	Land	128	1,412.77	3,249,400	3,249,400	-
60	Land	32	1,130.22	2,598,900	2,598,900	-
61	Land	36	1,210.95	1,816,400	1,816,400	-
62	Land	107	1,210.95	2,785,200	2,785,200	-
63	Land	54	1,420.85	3,125,800	3,125,800	-
64	Land	104 & 105	1,412.78	3,320,000	3,320,000	-
65	Land	104 & 105	1,412.78	3,320,000	3,320,000	-
66	Land	63	1,470.05	3,454,700	3,454,700	-
67	Land	93	1,418.16	3,261,800	3,261,800	-
68	Land	162	1,205.57	2,772,900	2,772,900	-
69	Land	125	1,210.95	2,639,900	2,639,900	-
70	Land	170	1,205.57	2,833,100	2,833,100	-
71	Land	209	2,038.49	3,000,000	3,000,000	-
72	Land	148	1,130.22	2,615,400	2,615,400	-
73	Land	124	1,210.95	2,639,900	2,639,900	-
74	Land	180	1,646.89	3,787,000	3,787,000	-
75	Land	22	1,743.77	2,500,000	2,500,000	-
76	Land	109	1,210.95	2,845,800	2,845,800	-
77	Land	178	1,646.89	3,052,600	3,052,600	-
78	Land	15	1,743.77	3,400,000	3,400,000	-
79	Land	169	1,205.57	2,893,400	2,893,400	-
80	Land	23	1,743.77	4,010,700	4,010,700	-
81	Land	76	1,372.41	3,156,600	3,156,600	-
82	Land	17	1,743.77	4,010,700	4,010,700	-
83	Land	98	1,384.93	2,950,000	2,950,000	-
84	Land	224	2,098.98	4,932,600	4,932,600	-
85	Land	139	1,130.22	2,599,500	2,599,500	-
86	Land	25	1,743.77	4,010,700	4,010,700	-
87	Land	39	1,210.95	2,639,871	2,639,871	-
88	Land	48	1,420.84	2,250,000	1,500,000	750,000
89	Land	49	1,420.85	3,268,000	3,268,000	-
90	Land	59	1,420.85	3,268,000	3,268,000	-
91	Land	68	1,372.41	3,156,500	3,156,500	-
92	Land	106	1,210.95	2,785,200	2,785,200	-
93	Land	131	1,210.95	2,785,200	2,785,200	-
94	Land	81	2,139.08	5,000,000	5,000,000	-
95	Land	132	1,210.95	2,821,500	2,821,500	-
96	Land	129	1,412.78	3,249,400	3,249,400	-
97	Land	171	1,205.57	2,140,000	2,140,000	-
98	Land	211	1,840.64	3,681,208	3,681,208	-
99	Land	10	2,923.93	6,432,700	6,432,700	-
100	Land	121	1,210.95	2,649,600	2,649,600	-
101	Land	212	1,840.64	3,681,300	3,681,300	-
102	Land	37	1,210.95	2,785,200	2,785,200	-
103	Land	9	2,965.94	4,990,000	4,990,000	-
104	Land	97	1,436.35	3,303,700	3,303,700	-
105	Land	225	2,098.98	4,617,800	4,617,800	-
106	Land	96	1,418.16	3,261,800	3,261,800	-
107	Land	11	2,047.79	3,993,320	3,993,320	-
108	Land	20	1,743.77	4,000,000	4,000,000	-
109	Land	26	1,770.80	3,143,100	3,143,100	-
110	Land	40	1,210.95	2,785,200	2,785,200	-
111	Land	41	1,210.95	2,785,200	2,785,200	-
112	Land	74	1,372.41	3,088,000	3,088,000	-
113	Land	80	2,067.39	2,480,900	2,480,900	-
114	Land	85	1,418.16	2,989,250	2,989,250	-
115	Land	164	1,205.57	1,972,811	1,972,811	-

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANTS

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq ft)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
116	Land	167	1,550.02	3,000,000	3,000,000	-
117	Land	29	1,130.22	2,656,000	2,656,000	-
118	Land	43	1,210.95	2,724,700	2,724,700	-
119	Land	46	1,781.76	3,070,000	3,070,000	-
120	Land	134	1,210.95	2,785,200	2,785,200	-
121	Land	163	1,205.57	2,772,806	2,772,806	-
122	Land	184	1,646.89	3,870,200	3,870,200	-
123	Land	185	1,646.89	3,837,300	3,837,300	-
124	Land	218	8,535.77	18,000,000	18,000,000	-
125	Land	28	1,130.22	2,599,600	2,599,600	-
126	Land	72	1,372.41	2,790,000	2,790,000	-
127	Land	146	1,130.22	2,599,600	2,599,600	-
128	Land	149	1,130.22	2,599,500	2,599,500	-
129	Land	71	1,372.41	3,156,000	3,156,000	-
130	Land	135	1,375.80	3,233,100	3,233,100	-
131	Land	165	1,205.57	1,972,811	1,972,811	-
132	Land	44	1,210.95	2,754,900	2,754,900	-
133	Land	182	1,646.89	3,458,500	3,458,500	-
134	Land	130	1,210.95	2,785,000	2,785,000	-
135	Land	13	1,743.77	3,130,000	3,130,000	-
136	Land	7	3,122.16	6,935,000	6,935,000	-
137	Land	133	1,210.95	2,785,200	2,785,200	-
138	Land	172	1,205.57	2,772,800	2,772,800	-
139	Land	179	1,646.89	3,870,200	3,870,200	-
140	Land	110	1,210.95	2,786,160	2,786,160	-
141	Land	86	1,418.16	2,500,000	2,500,000	-
142	Land	103	1,210.95	2,375,000	2,375,000	-
143	Land	65	1,372.41	3,225,200	3,225,200	-
144	Land	33	1,453.14	3,378,595	3,378,595	-
145	Land	143	1,453.14	3,327,700	3,327,700	-
146	Land	12	1,743.77	2,625,000	2,625,000	-
147	Land	94	1,418.16	3,261,800	3,261,800	-
148	Land	144	1,453.14	3,327,700	3,327,700	-
149	Land	204	1,743.77	2,536,300	2,536,300	-
150	Land	18	1,743.77	3,010,700	3,010,700	-
151	Land	183	1,646.89	3,787,900	3,787,900	-
152	Land	202	1,743.77	4,010,700	4,010,700	-
153	Land	223	1,829.47	4,070,600	4,070,600	-
154	Land	92	1,418.16	3,261,800	3,261,800	-
155	Land	42	1,210.95	2,664,100	2,664,100	-
156	Land	118	1,210.95	1,600,000	1,600,000	-
157	Land	138	1,130.22	2,825,600	2,825,600	-
158	Land	27	1,377.74	3,237,700	3,237,700	-
159	Land	73	1,372.41	2,401,700	2,401,700	-
160	Land	60	1,420.85	1,868,000	1,868,000	-
161	Land	91	1,418.16	3,332,700	3,332,700	-
162	Land	95	1,418.16	3,403,600	3,403,600	-
163	Land	213	1,840.64	4,141,500	4,141,500	-
164	Land	142	1,130.22	2,571,300	2,571,300	-
165	Land	141	1,130.22	2,571,300	2,571,300	-
166	Land	78	1,453.14	3,196,900	3,196,900	-
167	Land	181	1,646.89	3,870,200	3,870,200	-
168	Land	221	1,805.12	3,971,300	3,971,300	-
169	Land	147	1,130.22	2,825,600	2,825,600	-
170	Land	136	1,374.02	3,229,000	3,229,000	-
171	Land	174	1,205.57	2,833,100	2,833,100	-
172	Land	177	1,646.89	3,870,200	3,870,200	-
173	Land	2	4,758.64	7,209,339	7,209,339	-
174	Land	199	1,743.77	2,615,700	2,615,700	-
175	Land	159	1,205.57	2,400,000	2,400,000	-

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANT

Husain Shakir & Company

Chartered Accountants

Sr. No.	Building/Land	Plot No.	Carpet Area (in sq. ft)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
176	Land	210	3,104.12	4,900,000	4,900,000	-
177	Land	101	1,210.95	2,785,200	2,785,200	-
178	Land	191	1,757.55	4,437,800	4,437,800	-
179	Land	222	1,805.12	4,151,776	4,151,776	-
180	Land	30	1,130.22	2,656,602	2,656,602	-
181	Land	70	1,372.41	2,402,400	2,402,400	-
182	Land	79	1,453.14	3,269,300	3,269,300	-
183	Land	102	1,210.95	2,784,000	2,784,000	-
184	Land	152	1,130.22	1,700,000	1,700,000	-
185	Land	187	1,646.89	4,034,900	4,034,900	-
186	Land	188	1,646.89	4,034,900	4,034,900	-
187	Land	190	1,646.89	4,034,900	4,034,900	-
188	Land	24	1,743.77	4,097,900	4,097,900	-
189	Land	161	1,205.57	2,953,700	2,953,700	-
190	Land	166	1,205.57	2,953,729	2,953,729	-
191	Land	189	1,646.89	4,034,900	4,034,900	-
192	Land	4	3,586.97	6,529,400	6,529,400	-
193	Land	99	1,210.95	2,906,000	2,906,000	-
194	Land	155	1,692.96	4,317,000	4,317,000	-
195	Land	3	3,918.87	4,702,700	4,702,700	-
196	Land	8	3,088.44	4,951,000	4,951,000	-
197	Land	100	1,210.95	2,845,800	2,845,800	-
198	Land	157	1,205.57	2,954,000	2,954,000	-
199	Land	112	1,210.95	2,785,200	2,785,200	-
200	Land	87	1,418.16	3,474,500	3,474,500	-
201	Land	153	1,130.22	2,775,000	2,775,000	-
202	Land	151	1,130.22	2,769,000	2,769,000	-
203	Land	69	1,372.41	3,431,000	3,431,000	-
204	Land	195	1,743.77	4,014,600	4,014,600	-
205	Land	196	1,743.77	4,272,300	4,272,300	-
206	Land	197	1,743.77	4,359,500	4,359,500	-
207	Land	156	1,811.37	4,193,300	4,193,300	-
208	Land	186	1,646.89	2,923,300	2,923,300	-
209	Land	219	3,281.99	6,500,000	6,500,000	-
210	Land	168	1,550.02	3,874,600	3,874,600	-
211	Land	5	3,266.21	4,950,000	4,950,000	-
212	Land	127	1,210.95	2,149,500	2,149,500	-
213	Land	150	1,130.22	2,825,600	2,825,600	-
214	Land	154	1,130.22	2,775,000	2,775,000	-
215	Land	201	1,743.77	2,667,100	2,667,100	-
216	Land	160	1,205.57	2,953,600	2,953,600	-
217	Land	19	1,743.77	4,359,500	4,359,500	-
218	Land	230	5,641.02	8,500,000	8,500,000	-
219	Land	158	1,205.57	2,954,700	2,954,700	-
220	Land	176	1,617.83	3,721,000	3,721,000	-
221	Land	198	1,743.77	4,272,300	4,272,300	-
222	Land	200	1,743.77	4,446,700	4,446,700	-
223	Land	217	6,422.56	13,500,000	13,500,000	-
224	Land	226	4,310.35	7,650,900	576,509	7,074,391
Less : GST Received from customer included in Sale Deed Amount				-6,955,122		
Grand Total			**373,183.95**	**782,961,704.00**	**782,092,435.00**	**7,824,391.00**

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANT

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002

+91-9766914720 cahusainshakir@gmail.com

Husain Shakir & Company
Chartered Accountants

TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. ft .)	Unit Consideration as per Ready reckoner rate on cut off date
A. PLOTS				
1		1	7014.67	5,881,192.78
2		192	1675.95	2,241,246.49
3		193	1675.95	1,624,442.58
4		194	1743.77	1,624,442.58
5		216	9218.88	7,729,231.81
8		229	5677.28	4,759,907.19
9		231	5784.92	4,850,154.00
10		232	7329.47	6,145,125.30
11		233	8862.97	7,430,832.13
12		234	12814.13	8,712,514.57
Total			61,797.99	50,999,089

HUSAIN SHAKIR & COMPANY
FRN. 155584W
CHARTERED ACCOUNTANT

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com

Husain Shakir & Company

Chartered Accountants

Table D

Comparision between Balance Cost and Receivables

Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	-
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	0
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	61,798
		(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	50,999,089
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	50,999,089
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.	35,699,363

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual amount till date (from start of bank account till the cut off date of this certificate)
1	Opening Balance	0.00
2	Deposits	830,643,887.56
3	Withdrawals	823,440,218.34
4	Closing Balance	7,203,669.22

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

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 certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1		Own Funds	282,559,420	483,963,754	483,963,754
2		Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	0
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	0	0	0
4		Customer Receipts used for project	0	269,700,538	269,700,538
5		Total funds for project	282,559,420	753,664,292	753,664,292
6		Total Estimated cost (As per Table A)	282,559,420	753,664,292	753,664,292

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA

Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.
2	Net amount which can be withdrawn from the designated Bank account under this certificate in TABLE A is
	negative since profit is also withdrawn from the bank account alongwith expenses

For, Husain Shakir & Co.
Chartered Accountants
FRN: 155584W

HUSAIN SHAKIR & COMPANY ★ FRN. 155584W ★ CHARTERED ACCOUNTANT

(CA Husain Shakir)
Proprietor
MEMBERSHIP NO. 143240
UDIN: 23143240BHAHIO4878
Day & Date : 25th May 2023

Agreed and accepted by:
For, Kanjibhai Sodavadia with Suresh Patel & Others

Name: Kanjibhai Sodavadia
Designation: Authorised Signatory

Maryam Villa, Ground Floor, Behind Taheri Plastics, Machisath Tinnal Chowk, Itwari, Nagpur 440002
+91-9766914720 cahusainshakir@gmail.com