FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30.09.2021

To,
RAJ KRISHNA CONSTRUCTION COMPANY PVT. LTD
Shop no. 5, Capitol Homes, Near Ramnath City,
Koradi Road, Nagpur -441111

Sub: Certificate of financial progress of work of MADHUBAN having Maharera Registration No. P50500030715 being developed by RAJ KRISHNA CONSTRUCTION COMPANY PVT. LTD.

Sir,
This certificate is being issued for RERA complaince for the project MADHUBAN having Maharera Registration No. P50500030715 being developed by RAJ KRISHNA CONSTRUCTION COMPANY 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 the project)

Sr. No (1)		Particulars (2)		Estimated cost (at the time of registration of the project) (3)
1	i	**Land Cost :**		
		a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	14,05,35,642
		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 or any Statutory Autority.	
		c.	Estimated Acquisition Cost of TDR (if any).	-
		d.	Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government , toward stamp duty , transfer charges,registration fees etc; And.	
		e.	Estimated Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
		f.	Under Rehabilitation scheme:	
			(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-

AAAG & CO. LLP New Delhi Chartered Accountants

Sr. No (1)	Particulars (2)			Estimated cost (at the time of registration of the project) (3)
			(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 overhead cost, amount 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 toward 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			14,05,35,642
	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	1,40,24,63,200
		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 (a) 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.	21,03,69,480
		d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	2,50,00,000
		e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction:	5,00,00,000
			Sub-Total of Development Cost	1,68,78,32,680
			Total Cost of the Project (Estimated)	**1,82,83,68,322**

Date: 30.09.2021

Table B - Actual cost incurred on the Project (as on date of certificate)

Sr. No (1)	Particulars (2)		Amount (Rs.) Incurred (3)
1	**Land Cost :**		
	a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,97,00,000
	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 or any Statutory Autority.	
	c.	Incurred expenditure for Acquisition of TDR (if any).	-
	d.	Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward 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 rehab 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, amount paid 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 paid to any authorities toward 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		**1,97,00,000**

AAAG & CO. LLP New Delhi Chartered Accountants

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	-
	(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 , 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.	1,03,85,788
	(iv)	Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	59,19,068
	(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.	67,69,637
		Sub-Total of Development Cost	**2,30,74,493**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**4,27,74,493**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		2.34%
5	Amount which can be withdrawn from the Designated Account.		4,27,74,493
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 .		4,27,74,493



Date: 30.09.2021

Table C

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

SOLD/ BOOKED INVENTORY					
Sr.no (1)	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
NIL					



Date: 30.09.2021

(Unsold/ Not Booked Inventory)-Phase-1				
Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	GROUND FLOOR	L-002	28.098	11,12,858
2	GROUND FLOOR	L-003	28.098	11,12,858
3	GROUND FLOOR	L-004	28.098	11,12,858
4	GROUND FLOOR	L-005	28.098	11,12,858
5	FIRST FLOOR	L-101	28.098	11,12,858
6	FIRST FLOOR	L-102	28.098	11,12,858
7	FIRST FLOOR	L-103	28.098	11,12,858
8	FIRST FLOOR	L-104	28.098	11,12,858
9	FIRST FLOOR	L-105	28.098	11,12,858
10	FIRST FLOOR	L-106	28.098	11,12,858
11	FIRST FLOOR	L-107	28.098	11,12,858
12	FIRST FLOOR	L-108	28.098	11,12,858
13	FIRST FLOOR	L-109	28.098	11,12,858
14	FIRST FLOOR	L-110	28.098	11,12,858
15	FIRST FLOOR	L-111	28.098	11,12,858
16	FIRST FLOOR	L-112	28.098	11,12,858
17	SECOND FLOOR	L-201	28.098	11,12,858
18	SECOND FLOOR	L-202	28.098	11,12,858
19	SECOND FLOOR	L-203	28.098	11,12,858
20	SECOND FLOOR	L-204	28.098	11,12,858
21	SECOND FLOOR	L-205	28.098	11,12,858
22	SECOND FLOOR	L-206	28.098	11,12,858
23	SECOND FLOOR	L-207	28.098	11,12,858
24	SECOND FLOOR	L-208	28.098	11,12,858
25	SECOND FLOOR	L-209	28.098	11,12,858
26	SECOND FLOOR	L-210	28.098	11,12,858
27	SECOND FLOOR	L-211	28.098	11,12,858
28	SECOND FLOOR	L-212	28.098	11,12,858
29	THIRD FLOOR	L-301	28.098	11,12,858
30	THIRD FLOOR	L-302	28.098	11,12,858
31	THIRD FLOOR	L-303	28.098	11,12,858
32	THIRD FLOOR	L-304	28.098	11,12,858
33	THIRD FLOOR	L-305	28.098	11,12,858
34	THIRD FLOOR	L-306	28.098	11,12,858
35	THIRD FLOOR	L-307	28.098	11,12,858
36	THIRD FLOOR	L-308	28.098	11,12,858
37	THIRD FLOOR	L-309	28.098	11,12,858
38	THIRD FLOOR	L-310	28.098	11,12,858
39	THIRD FLOOR	L-311	28.098	11,12,858
40	THIRD FLOOR	L-312	28.098	11,12,858
41	FOURTH FLOOR	L-401	28.098	11,12,858
42	FOURTH FLOOR	L-402	28.098	11,12,858

Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
43	FOURTH FLOOR	L-403	28.098	11,12,858
44	FOURTH FLOOR	L-404	28.098	11,12,858
45	FOURTH FLOOR	L-405	28.098	11,12,858
46	FOURTH FLOOR	L-406	28.098	11,12,858
47	FOURTH FLOOR	L-407	28.098	11,12,858
48	FOURTH FLOOR	L-408	28.098	11,12,858
49	FOURTH FLOOR	L-409	28.098	11,12,858
50	FOURTH FLOOR	L-410	28.098	11,12,858
51	FOURTH FLOOR	L-411	28.098	11,12,858
52	FOURTH FLOOR	L-412	28.098	11,12,858
53	GROUND FLOOR	M-002	28.098	11,12,858
54	GROUND FLOOR	M-003	28.098	11,12,858
55	GROUND FLOOR	M-004	28.098	11,12,858
56	GROUND FLOOR	M-005	28.098	11,12,858
57	FIRST FLOOR	M-101	28.098	11,12,858
58	FIRST FLOOR	M-102	28.098	11,12,858
59	FIRST FLOOR	M-103	28.098	11,12,858
60	FIRST FLOOR	M-104	28.098	11,12,858
61	FIRST FLOOR	M-105	28.098	11,12,858
62	FIRST FLOOR	M-106	28.098	11,12,858
63	FIRST FLOOR	M-107	28.098	11,12,858
64	FIRST FLOOR	M-108	28.098	11,12,858
65	FIRST FLOOR	M-109	28.098	11,12,858
66	FIRST FLOOR	M-110	28.098	11,12,858
67	FIRST FLOOR	M-111	28.098	11,12,858
68	FIRST FLOOR	M-112	28.098	11,12,858
69	SECOND FLOOR	M-201	28.098	11,12,858
70	SECOND FLOOR	M-202	28.098	11,12,858
71	SECOND FLOOR	M-203	28.098	11,12,858
72	SECOND FLOOR	M-204	28.098	11,12,858
73	SECOND FLOOR	M-205	28.098	11,12,858
74	SECOND FLOOR	M-206	28.098	11,12,858
75	SECOND FLOOR	M-207	28.098	11,12,858
76	SECOND FLOOR	M-208	28.098	11,12,858
77	SECOND FLOOR	M-209	28.098	11,12,858
78	SECOND FLOOR	M-210	28.098	11,12,858
79	SECOND FLOOR	M-211	28.098	11,12,858
80	SECOND FLOOR	M-212	28.098	11,12,858
81	THIRD FLOOR	M-301	28.098	11,12,858
82	THIRD FLOOR	M-302	28.098	11,12,858
83	THIRD FLOOR	M-303	28.098	11,12,858
84	THIRD FLOOR	M-304	28.098	11,12,858
85	THIRD FLOOR	M-305	28.098	11,12,858
86	THIRD FLOOR	M-306	28.098	11,12,858
87	THIRD FLOOR	M-307	28.098	11,12,858



Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
88	THIRD FLOOR	M-308	28.098	11,12,858
89	THIRD FLOOR	M-309	28.098	11,12,858
90	THIRD FLOOR	M-310	28.098	11,12,858
91	THIRD FLOOR	M-311	28.098	11,12,858
92	THIRD FLOOR	M-312	28.098	11,12,858
93	FOURTH FLOOR	M-401	28.098	11,12,858
94	FOURTH FLOOR	M-402	28.098	11,12,858
95	FOURTH FLOOR	M-403	28.098	11,12,858
96	FOURTH FLOOR	M-404	28.098	11,12,858
97	FOURTH FLOOR	M-405	28.098	11,12,858
98	FOURTH FLOOR	M-406	28.098	11,12,858
99	FOURTH FLOOR	M-407	28.098	11,12,858
100	FOURTH FLOOR	M-408	28.098	11,12,858
101	FOURTH FLOOR	M-409	28.098	11,12,858
102	FOURTH FLOOR	M-410	28.098	11,12,858
103	FOURTH FLOOR	M-411	28.098	11,12,858
104	FOURTH FLOOR	M-412	28.098	11,12,858
105	GROUND FLOOR	N-002	28.098	11,12,858
106	GROUND FLOOR	N-003	28.098	11,12,858
107	GROUND FLOOR	N-004	28.098	11,12,858
108	GROUND FLOOR	N-005	28.098	11,12,858
109	FIRST FLOOR	N-101	28.098	11,12,858
110	FIRST FLOOR	N-102	28.098	11,12,858
111	FIRST FLOOR	N-103	28.098	11,12,858
112	FIRST FLOOR	N-104	28.098	11,12,858
113	FIRST FLOOR	N-105	28.098	11,12,858
114	FIRST FLOOR	N-106	28.098	11,12,858
115	FIRST FLOOR	N-107	28.098	11,12,858
116	FIRST FLOOR	N-108	28.098	11,12,858
117	FIRST FLOOR	N-109	28.098	11,12,858
118	FIRST FLOOR	N-110	28.098	11,12,858
119	FIRST FLOOR	N-111	28.098	11,12,858
120	FIRST FLOOR	N-112	28.098	11,12,858
121	SECOND FLOOR	N-201	28.098	11,12,858
122	SECOND FLOOR	N-202	28.098	11,12,858
123	SECOND FLOOR	N-203	28.098	11,12,858
124	SECOND FLOOR	N-204	28.098	11,12,858
125	SECOND FLOOR	N-205	28.098	11,12,858
126	SECOND FLOOR	N-206	28.098	11,12,858
127	SECOND FLOOR	N-207	28.098	11,12,858
128	SECOND FLOOR	N-208	28.098	11,12,858
129	SECOND FLOOR	N-209	28.098	11,12,858
130	SECOND FLOOR	N-210	28.098	11,12,858
131	SECOND FLOOR	N-211	28.098	11,12,858
132	SECOND FLOOR	N-212	28.098	11,12,858

Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
133	THIRD FLOOR	N-301	28.098	11,12,858
134	THIRD FLOOR	N-302	28.098	11,12,858
135	THIRD FLOOR	N-303	28.098	11,12,858
136	THIRD FLOOR	N-304	28.098	11,12,858
137	THIRD FLOOR	N-305	28.098	11,12,858
138	THIRD FLOOR	N-306	28.098	11,12,858
139	THIRD FLOOR	N-307	28.098	11,12,858
140	THIRD FLOOR	N-308	28.098	11,12,858
141	THIRD FLOOR	N-309	28.098	11,12,858
142	THIRD FLOOR	N-310	28.098	11,12,858
143	THIRD FLOOR	N-311	28.098	11,12,858
144	THIRD FLOOR	N-312	28.098	11,12,858
145	FOURTH FLOOR	N-401	28.098	11,12,858
146	FOURTH FLOOR	N-402	28.098	11,12,858
147	FOURTH FLOOR	N-403	28.098	11,12,858
148	FOURTH FLOOR	N-404	28.098	11,12,858
149	FOURTH FLOOR	N-405	28.098	11,12,858
150	FOURTH FLOOR	N-406	28.098	11,12,858
151	FOURTH FLOOR	N-407	28.098	11,12,858
152	FOURTH FLOOR	N-408	28.098	11,12,858
153	FOURTH FLOOR	N-409	28.098	11,12,858
154	FOURTH FLOOR	N-410	28.098	11,12,858
155	FOURTH FLOOR	N-411	28.098	11,12,858
156	FOURTH FLOOR	N-412	28.098	11,12,858
157	GROUND FLOOR	O-002	28.098	11,12,858
158	GROUND FLOOR	O-003	28.098	11,12,858
159	GROUND FLOOR	O-004	28.098	11,12,858
160	GROUND FLOOR	O-005	28.098	11,12,858
161	FIRST FLOOR	O-101	28.098	11,12,858
162	FIRST FLOOR	O-102	28.098	11,12,858
163	FIRST FLOOR	O-103	28.098	11,12,858
164	FIRST FLOOR	O-104	28.098	11,12,858
165	FIRST FLOOR	O-105	28.098	11,12,858
166	FIRST FLOOR	O-106	28.098	11,12,858
167	FIRST FLOOR	O-107	28.098	11,12,858
168	FIRST FLOOR	O-108	28.098	11,12,858
169	FIRST FLOOR	O-109	28.098	11,12,858
170	FIRST FLOOR	O-110	28.098	11,12,858
171	FIRST FLOOR	O-111	28.098	11,12,858
172	FIRST FLOOR	O-112	28.098	11,12,858
173	SECOND FLOOR	O-201	28.098	11,12,858
174	SECOND FLOOR	O-202	28.098	11,12,858
175	SECOND FLOOR	O-203	28.098	11,12,858
176	SECOND FLOOR	O-204	28.098	11,12,858
177	SECOND FLOOR	O-205	28.098	11,12,858

Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
178	SECOND FLOOR	O-206	28.098	11,12,858
179	SECOND FLOOR	O-207	28.098	11,12,858
180	SECOND FLOOR	O-208	28.098	11,12,858
181	SECOND FLOOR	O-209	28.098	11,12,858
182	SECOND FLOOR	O-210	28.098	11,12,858
183	SECOND FLOOR	O-211	28.098	11,12,858
184	SECOND FLOOR	O-212	28.098	11,12,858
185	THIRD FLOOR	O-301	28.098	11,12,858
186	THIRD FLOOR	O-302	28.098	11,12,858
187	THIRD FLOOR	O-303	28.098	11,12,858
188	THIRD FLOOR	O-304	28.098	11,12,858
189	THIRD FLOOR	O-305	28.098	11,12,858
190	THIRD FLOOR	O-306	28.098	11,12,858
191	THIRD FLOOR	O-307	28.098	11,12,858
192	THIRD FLOOR	O-308	28.098	11,12,858
193	THIRD FLOOR	O-309	28.098	11,12,858
194	THIRD FLOOR	O-310	28.098	11,12,858
195	THIRD FLOOR	O-311	28.098	11,12,858
196	THIRD FLOOR	O-312	28.098	11,12,858
197	FOURTH FLOOR	O-401	28.098	11,12,858
198	FOURTH FLOOR	O-402	28.098	11,12,858
199	FOURTH FLOOR	O-403	28.098	11,12,858
200	FOURTH FLOOR	O-404	28.098	11,12,858
201	FOURTH FLOOR	O-405	28.098	11,12,858
202	FOURTH FLOOR	O-406	28.098	11,12,858
203	FOURTH FLOOR	O-407	28.098	11,12,858
204	FOURTH FLOOR	O-408	28.098	11,12,858
205	FOURTH FLOOR	O-409	28.098	11,12,858
206	FOURTH FLOOR	O-410	28.098	11,12,858
207	FOURTH FLOOR	O-411	28.098	11,12,858
208	FOURTH FLOOR	O-412	28.098	11,12,858
209	GROUND FLOOR	P-002	28.098	11,12,858
210	GROUND FLOOR	P-003	28.098	11,12,858
211	GROUND FLOOR	P-004	28.098	11,12,858
212	GROUND FLOOR	P-005	28.098	11,12,858
213	FIRST FLOOR	P-101	28.098	11,12,858
214	FIRST FLOOR	P-102	28.098	11,12,858
215	FIRST FLOOR	P-103	28.098	11,12,858
216	FIRST FLOOR	P-104	28.098	11,12,858
217	FIRST FLOOR	P-105	28.098	11,12,858
218	FIRST FLOOR	P-106	28.098	11,12,858
219	FIRST FLOOR	P-107	28.098	11,12,858
220	FIRST FLOOR	P-108	28.098	11,12,858
221	FIRST FLOOR	P-109	28.098	11,12,858
222	FIRST FLOOR	P-110	28.098	11,12,858

New Delhi

Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
223	FIRST FLOOR	P-111	28.098	11,12,858
224	FIRST FLOOR	P-112	28.098	11,12,858
225	SECOND FLOOR	P-201	28.098	11,12,858
226	SECOND FLOOR	P-202	28.098	11,12,858
227	SECOND FLOOR	P-203	28.098	11,12,858
228	SECOND FLOOR	P-204	28.098	11,12,858
229	SECOND FLOOR	P-205	28.098	11,12,858
230	SECOND FLOOR	P-206	28.098	11,12,858
231	SECOND FLOOR	P-207	28.098	11,12,858
232	SECOND FLOOR	P-208	28.098	11,12,858
233	SECOND FLOOR	P-209	28.098	11,12,858
234	SECOND FLOOR	P-210	28.098	11,12,858
235	SECOND FLOOR	P-211	28.098	11,12,858
236	SECOND FLOOR	P-212	28.098	11,12,858
237	THIRD FLOOR	P-301	28.098	11,12,858
238	THIRD FLOOR	P-302	28.098	11,12,858
239	THIRD FLOOR	P-303	28.098	11,12,858
240	THIRD FLOOR	P-304	28.098	11,12,858
241	THIRD FLOOR	P-305	28.098	11,12,858
242	THIRD FLOOR	P-306	28.098	11,12,858
243	THIRD FLOOR	P-307	28.098	11,12,858
244	THIRD FLOOR	P-308	28.098	11,12,858
245	THIRD FLOOR	P-309	28.098	11,12,858
246	THIRD FLOOR	P-310	28.098	11,12,858
247	THIRD FLOOR	P-311	28.098	11,12,858
248	THIRD FLOOR	P-312	28.098	11,12,858
249	FOURTH FLOOR	P-401	28.098	11,12,858
250	FOURTH FLOOR	P-402	28.098	11,12,858
251	FOURTH FLOOR	P-403	28.098	11,12,858
252	FOURTH FLOOR	P-404	28.098	11,12,858
253	FOURTH FLOOR	P-405	28.098	11,12,858
254	FOURTH FLOOR	P-406	28.098	11,12,858
255	FOURTH FLOOR	P-407	28.098	11,12,858
256	FOURTH FLOOR	P-408	28.098	11,12,858
257	FOURTH FLOOR	P-409	28.098	11,12,858
258	FOURTH FLOOR	P-410	28.098	11,12,858
259	FOURTH FLOOR	P-411	28.098	11,12,858
260	FOURTH FLOOR	P-412	28.098	11,12,858
			7305.480	28,93,43,080



Date: 30.09.2021

Table D

Comparison Between Balance Cost & Receivable

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)	1,78,55,93,829
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	-
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)(Area in Sqm)	7,305.48
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	28,93,43,080
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	28,93,43,080
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	

Table E

Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details 70% Bank A/c No. 023572400000111
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	0
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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

New Delhi

Date: 30.09.2021

Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds			
2	Total Borrowed Fund (Secured drawdown Available till date	5,50,00,000	5,50,00,000	4,27,74,493
3	Total Borrowed Fund (unsecured) drawdown Available till date			-
4 a	Customer Receipt used for Project	1,49,88,43,256	22,43,43,080	-
4 b	Govt. Subsidy used for Project	43,10,00,000	2,60,00,000	
5	Total Funds for Project	1,98,48,43,256	30,53,43,080	4,27,74,493
6	Total Estimated Cost (As per table A)	**1,82,83,68,322**	**1,82,83,68,322**	**1,82,83,68,322**

Table G Date: 30.09.2021

Any Comments/Observations of CA

1	The Company has taken Loan Against Property & Overdraft facitlites from Banks and the same is a significant source of finance for the company. The interest payable on the same varies based on the base rate of the Bank. The Cost of Finance has been taken @ 10% p.a. on the entire project cost.

Yours faithfully

For AAAG & CO LLP
Chartered Accountants
FRN : 004924N/N500358

AAAG & CO. LLP New Delhi Chartered Accountants

(CA ANKIT GOEL)
M. No. : 522308
UDIN : 23522308BGVHLW3924
Date : 31.01.2023

Agreed & Accepted By :

R.A.J. Krishna Construction Company (P) Ltd.

Director

Signature of Promoter
Name : ARVIND BAHL

Date : 31.01.2023