AAAG & CO. LLP
Chartered Accountants
info@aaagca.com 011 - 46664600, 9999884280 | LLPIN: AAV-1182

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

Date: 30.06.2023

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		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)	140,535,642
		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.	

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Branches: Delhi, Mumbai & Kolkata
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Sr. No	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			**140,535,642**
	ii	**Development Cost/Cost of Construction of building:**		
		a.	Estimated Cost of Constrution as certified by Engineer.	**1,402,463,200**
		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.	210,369,480
		d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	25,000,000
		e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction:	50,000,000
			Sub-Total of Development Cost	1,687,832,680
			Total Cost of the Project (Estimated)	**1,828,368,322**

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Date: 30.06.2023

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)	21,061,997
	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		**21,061,997**

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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.	31,411,389
		(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	35,615,170
	(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.	49,668,568
	(iv)	Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	5,767,437
	(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.	18,299,028
		Sub-Total of Development Cost	**109,350,203**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**130,412,200**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		7.13%
5	Amount which can be withdrawn from the Designated Account.		130,412,200
6	Less: Amount withdrawn till date of this certificate from the Designated Account		2,800,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		127,612,200



Date: 30.06.2023

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)
1	L-002	28.098	1,049,000	11,000	1,038,000
2	L-003	28.098	1,049,000	11,000	1,038,000
3	L-004	28.098	1,049,000	11,000	1,038,000
4	L-005	28.098	1,049,000	11,000	1,038,000
5	L-101	28.098	1,049,000	11,000	1,038,000
6	L-102	28.098	1,049,000	11,000	1,038,000
7	L-103	28.098	1,049,000	11,000	1,038,000
8	L-104	28.098	1,049,000	61,000	988,000
9	L-105	28.098	1,049,000	11,000	1,038,000
10	L-106	28.098	1,049,000	11,000	1,038,000
11	L-107	28.098	1,049,000	11,000	1,038,000
12	L-108	28.098	1,049,000	79,900	969,100
13	L-109	28.098	1,049,000	11,000	1,038,000
14	L-110	28.098	1,049,000	11,000	1,038,000
15	L-111	28.098	1,049,000	11,000	1,038,000
16	L-112	28.098	1,049,000	11,000	1,038,000
17	L-201	28.098	1,049,000	28,225	1,020,775
18	L-202	28.098	1,049,000	11,000	1,038,000
19	L-203	28.098	1,049,000	11,000	1,038,000
20	L-204	28.098	1,049,000	31,000	1,018,000
21	L-205	28.098	1,049,000	11,000	1,038,000
22	L-206	28.098	1,049,000	11,000	1,038,000
23	L-207	28.098	1,049,000	11,000	1,038,000
24	L-208	28.098	1,049,000	11,000	1,038,000
25	L-209	28.098	1,049,000	11,000	1,038,000
26	L-210	28.098	1,049,000	11,000	1,038,000
27	L-211	28.098	1,049,000	79,900	969,100
28	L-212	28.098	1,049,000	11,000	1,038,000
29	L-301	28.098	1,049,000	11,000	1,038,000
30	L-302	28.098	1,049,000	47,900	1,001,100
31	L-303	28.098	1,049,000	15,000	1,034,000
32	L-304	28.098	1,049,000	61,000	988,000
33	L-305	28.098	1,049,000	11,000	1,038,000
34	L-306	28.098	1,049,000	11,000	1,038,000
35	L-307	28.098	1,049,000	11,000	1,038,000
36	L-308	28.098	1,049,000	33,000	1,016,000
37	L-309	28.098	1,049,000	11,000	1,038,000
38	L-310	28.098	1,049,000	11,000	1,038,000
39	L-311	28.098	1,049,000	11,000	1,038,000
40	L-312	28.098	1,049,000	11,000	1,038,000
41	L-401	28.098	1,049,000	11,000	1,038,000
42	L-402	28.098	1,049,000	11,000	1,038,000
43	L-403	28.098	1,049,000	11,000	1,038,000
44	L-404	28.098	1,049,000	11,000	1,038,000
45	L-405	28.098	1,049,000	11,000	1,038,000
46	L-406	28.098	1,049,000	11,000	1,038,000
47	L-407	28.098	1,049,000	11,000	1,038,000
48	L-408	28.098	1,049,000	11,000	1,038,000

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49	L-409	28.098	1,049,000	11,000	1,038,000
50	L-410	28.098	1,049,000	11,000	1,038,000
51	L-411	28.098	1,049,000	11,000	1,038,000
52	L-412	28.098	1,049,000	11,000	1,038,000
53	M-002	28.098	1,049,000	11,000	1,038,000
54	M-003	28.098	1,049,000	11,000	1,038,000
55	M-004	28.098	1,049,000	11,000	1,038,000
56	M-005	28.098	1,049,000	11,000	1,038,000
57	M-101	28.098	1,049,000	11,000	1,038,000
58	M-102	28.098	1,049,000	11,000	1,038,000
59	M-103	28.098	1,049,000	11,000	1,038,000
60	M-104	28.098	1,049,000	11,000	1,038,000
61	M-105	28.098	1,049,000	11,000	1,038,000
62	M-106	28.098	1,049,000	11,000	1,038,000
63	M-107	28.098	1,049,000	11,000	1,038,000
64	M-108	28.098	1,049,000	11,000	1,038,000
65	M-109	28.098	1,049,000	11,000	1,038,000
66	M-110	28.098	1,049,000	11,000	1,038,000
67	M-111	28.098	1,049,000	11,000	1,038,000
68	M-112	28.098	1,049,000	11,000	1,038,000
69	M-201	28.098	1,049,000	11,000	1,038,000
70	M-202	28.098	1,049,000	11,000	1,038,000
71	M-203	28.098	1,049,000	11,000	1,038,000
72	M-204	28.098	1,049,000	11,000	1,038,000
73	M-205	28.098	1,049,000	11,000	1,038,000
74	M-206	28.098	1,049,000	11,000	1,038,000
75	M-207	28.098	1,049,000	11,000	1,038,000
76	M-208	28.098	1,049,000	11,000	1,038,000
77	M-209	28.098	1,049,000	11,000	1,038,000
78	M-210	28.098	1,049,000	11,000	1,038,000
79	M-211	28.098	1,049,000	11,000	1,038,000
80	M-212	28.098	1,049,000	11,000	1,038,000
81	M-301	28.098	1,049,000	11,000	1,038,000
82	M-302	28.098	1,049,000	11,000	1,038,000
83	M-303	28.098	1,049,000	11,000	1,038,000
84	M-304	28.098	1,049,000	11,000	1,038,000
85	M-305	28.098	1,049,000	11,000	1,038,000
86	M-306	28.098	1,049,000	11,000	1,038,000
87	M-307	28.098	1,049,000	29,900	1,019,100
88	M-308	28.098	1,049,000	11,000	1,038,000
89	M-309	28.098	1,049,000	11,000	1,038,000
90	M-310	28.098	1,049,000	11,000	1,038,000
91	M-311	28.098	1,049,000	11,000	1,038,000
92	M-312	28.098	1,049,000	11,000	1,038,000
93	M-401	28.098	1,049,000	11,000	1,038,000
94	M-402	28.098	1,049,000	11,000	1,038,000
95	M-403	28.098	1,049,000	11,000	1,038,000
96	M-404	28.098	1,049,000	31,000	1,018,000
97	M-405	28.098	1,049,000	11,000	1,038,000
98	M-406	28.098	1,049,000	11,000	1,038,000
99	M-407	28.098	1,049,000	11,000	1,038,000
100	M-408	28.098	1,049,000	11,000	1,038,000
101	M-409	28.098	1,049,000	11,000	1,038,000
102	M-410	28.098	1,049,000	11,000	1,038,000
103	M-411	28.098	1,049,000	11,000	1,038,000
104	M-412	28.098	1,049,000	11,000	1,038,000
105	N-002	28.098	1,049,000	11,000	1,038,000
106	N-003	28.098	1,049,000	11,000	1,038,000
107	N-004	28.098	1,049,000	11,000	1,038,000

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108	N-005	28.098	1,049,000	11,000	1,038,000
109	N-101	28.098	1,049,000	11,000	1,038,000
110	N-102	28.098	1,049,000	11,000	1,038,000
111	N-103	28.098	1,049,000	11,000	1,038,000
112	N-104	28.098	1,049,000	11,000	1,038,000
113	N-105	28.098	1,049,000	11,000	1,038,000
114	N-106	28.098	1,049,000	11,000	1,038,000
115	N-107	28.098	1,049,000	68,900	980,100
116	N-108	28.098	1,049,000	11,000	1,038,000
117	N-109	28.098	1,049,000	11,000	1,038,000
118	N-110	28.098	1,049,000	11,000	1,038,000
119	N-111	28.098	1,049,000	11,000	1,038,000
120	N-112	28.098	1,049,000	11,000	1,038,000
121	N-201	28.098	1,049,000	11,000	1,038,000
122	N-202	28.098	1,049,000	11,000	1,038,000
123	N-203	28.098	1,049,000	11,000	1,038,000
124	N-204	28.098	1,049,000	11,000	1,038,000
125	N-205	28.098	1,049,000	11,000	1,038,000
126	N-206	28.098	1,049,000	11,000	1,038,000
127	N-207	28.098	1,049,000	11,000	1,038,000
128	N-208	28.098	1,049,000	11,000	1,038,000
129	N-209	28.098	1,049,000	11,000	1,038,000
130	N-210	28.098	1,049,000	31,000	1,018,000
131	N-211	28.098	1,049,000	11,000	1,038,000
132	N-212	28.098	1,049,000	11,000	1,038,000
133	N-301	28.098	1,049,000	11,000	1,038,000
134	N-302	28.098	1,049,000	11,000	1,038,000
135	N-303	28.098	1,049,000	11,000	1,038,000
136	N-304	28.098	1,049,000	11,000	1,038,000
137	N-305	28.098	1,049,000	11,000	1,038,000
138	N-306	28.098	1,049,000	11,000	1,038,000
139	N-307	28.098	1,049,000	11,000	1,038,000
140	N-308	28.098	1,049,000	11,000	1,038,000
141	N-309	28.098	1,049,000	11,000	1,038,000
142	N-310	28.098	1,049,000	11,000	1,038,000
143	N-311	28.098	1,049,000	11,000	1,038,000
144	N-312	28.098	1,049,000	11,000	1,038,000
145	N-401	28.098	1,049,000	11,000	1,038,000
146	N-402	28.098	1,049,000	11,000	1,038,000
147	N-403	28.098	1,049,000	11,000	1,038,000
148	N-404	28.098	1,049,000	79,900	969,100
149	N-405	28.098	1,049,000	11,000	1,038,000
150	N-406	28.098	1,049,000	11,000	1,038,000
151	N-407	28.098	1,049,000	11,000	1,038,000
152	N-408	28.098	1,049,000	11,000	1,038,000
153	N-409	28.098	1,049,000	11,000	1,038,000
154	N-410	28.098	1,049,000	11,000	1,038,000
155	N-411	28.098	1,049,000	11,000	1,038,000
156	N-412	28.098	1,049,000	28,225	1,020,775
157	O-002	28.098	1,049,000	11,000	1,038,000
158	O-003	28.098	1,049,000	11,000	1,038,000
159	O-004	28.098	1,049,000	11,000	1,038,000
160	O-005	28.098	1,049,000	11,000	1,038,000
161	O-101	28.098	1,049,000	11,000	1,038,000
162	O-102	28.098	1,049,000	31,000	1,018,000
163	O-103	28.098	1,049,000	11,000	1,038,000
164	O-104	28.098	1,049,000	11,000	1,038,000
165	O-105	28.098	1,049,000	11,000	1,038,000
166	O-106	28.098	1,049,000	11,000	1,038,000



167	O-107	28.098	1,049,000	11,000	1,038,000
168	O-108	28.098	1,049,000	11,000	1,038,000
169	O-109	28.098	1,049,000	11,000	1,038,000
170	O-110	28.098	1,049,000	11,000	1,038,000
171	O-111	28.098	1,049,000	11,000	1,038,000
172	O-112	28.098	1,049,000	11,000	1,038,000
173	O-201	28.098	1,049,000	11,000	1,038,000
174	O-202	28.098	1,049,000	11,000	1,038,000
175	O-203	28.098	1,049,000	11,000	1,038,000
176	O-204	28.098	1,049,000	11,000	1,038,000
177	O-205	28.098	1,049,000	11,000	1,038,000
178	O-206	28.098	1,049,000	11,000	1,038,000
179	O-207	28.098	1,049,000	11,000	1,038,000
180	O-208	28.098	1,049,000	11,000	1,038,000
181	O-209	28.098	1,049,000	11,000	1,038,000
182	O-210	28.098	1,049,000	11,000	1,038,000
183	O-211	28.098	1,049,000	36,000	1,013,000
184	O-212	28.098	1,049,000	19,900	1,029,100
185	O-301	28.098	1,049,000	11,000	1,038,000
186	O-302	28.098	1,049,000	11,000	1,038,000
187	O-303	28.098	1,049,000	11,000	1,038,000
188	O-304	28.098	1,049,000	68,900	980,100
189	O-305	28.098	1,049,000	11,000	1,038,000
190	O-306	28.098	1,049,000	11,000	1,038,000
191	O-307	28.098	1,049,000	11,000	1,038,000
192	O-308	28.098	1,049,000	11,000	1,038,000
193	O-309	28.098	1,049,000	11,000	1,038,000
194	O-310	28.098	1,049,000	11,000	1,038,000
195	O-311	28.098	1,049,000	11,000	1,038,000
196	O-312	28.098	1,049,000	11,000	1,038,000
197	O-401	28.098	1,049,000	11,000	1,038,000
198	O-402	28.098	1,049,000	11,000	1,038,000
199	O-403	28.098	1,049,000	11,000	1,038,000
200	O-404	28.098	1,049,000	11,000	1,038,000
201	O-405	28.098	1,049,000	11,000	1,038,000
202	O-406	28.098	1,049,000	11,000	1,038,000
203	O-407	28.098	1,049,000	11,000	1,038,000
204	O-408	28.098	1,049,000	11,000	1,038,000
205	O-409	28.098	1,049,000	11,000	1,038,000
206	O-410	28.098	1,049,000	11,000	1,038,000
207	O-411	28.098	1,049,000	11,000	1,038,000
208	O-412	28.098	1,049,000	11,000	1,038,000
209	P-002	28.098	1,049,000	79,900	969,100
210	P-003	28.098	1,049,000	25,000	1,024,000
211	P-004	28.098	1,049,000	11,000	1,038,000
212	P-005	28.098	1,049,000	11,000	1,038,000
213	P-101	28.098	1,049,000	79,000	970,000
214	P-102	28.098	1,049,000	11,000	1,038,000
215	P-103	28.098	1,049,000	11,000	1,038,000
216	P-104	28.098	1,049,000	11,000	1,038,000
217	P-105	28.098	1,049,000	11,000	1,038,000
218	P-106	28.098	1,049,000	11,000	1,038,000
219	P-107	28.098	1,049,000	11,000	1,038,000
220	P-108	28.098	1,049,000	11,000	1,038,000
221	P-109	28.098	1,049,000	11,000	1,038,000
222	P-110	28.098	1,049,000	11,000	1,038,000
223	P-111	28.098	1,049,000	11,000	1,038,000
224	P-112	28.098	1,049,000	11,000	1,038,000
225	P-201	28.098	1,049,000	11,000	1,038,000

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226	P-202	28.098	1,049,000	11,000	1,038,000
227	P-203	28.098	1,049,000	11,000	1,038,000
228	P-204	28.098	1,049,000	11,000	1,038,000
229	P-205	28.098	1,049,000	11,000	1,038,000
230	P-206	28.098	1,049,000	11,000	1,038,000
231	P-207	28.098	1,049,000	11,000	1,038,000
232	P-208	28.098	1,049,000	79,900	969,100
233	P-209	28.098	1,049,000	11,000	1,038,000
234	P-210	28.098	1,049,000	11,000	1,038,000
235	P-211	28.098	1,049,000	11,000	1,038,000
236	P-212	28.098	1,049,000	11,000	1,038,000
237	P-301	28.098	1,049,000	79,900	969,100
238	P-302	28.098	1,049,000	11,000	1,038,000
239	P-303	28.098	1,049,000	11,000	1,038,000
240	P-304	28.098	1,049,000	11,000	1,038,000
241	P-305	28.098	1,049,000	11,000	1,038,000
242	P-306	28.098	1,049,000	11,000	1,038,000
243	P-307	28.098	1,049,000	11,000	1,038,000
244	P-308	28.098	1,049,000	11,000	1,038,000
245	P-309	28.098	1,049,000	11,000	1,038,000
246	P-310	28.098	1,049,000	11,000	1,038,000
247	P-311	28.098	1,049,000	11,000	1,038,000
248	P-312	28.098	1,049,000	11,000	1,038,000
249	P-401	28.098	1,049,000	11,000	1,038,000
250	P-402	28.098	1,049,000	11,000	1,038,000
251	P-403	28.098	1,049,000	11,000	1,038,000
252	P-404	28.098	1,049,000	11,000	1,038,000
253	P-405	28.098	1,049,000	11,000	1,038,000
254	P-406	28.098	1,049,000	11,000	1,038,000
255	P-407	28.098	1,049,000	11,000	1,038,000
256	P-408	28.098	1,049,000	11,000	1,038,000
257	P-409	28.098	1,049,000	11,000	1,038,000
258	P-410	28.098	1,049,000	11,000	1,038,000
259	P-411	28.098	1,049,000	11,000	1,038,000
260	P-412	28.098	1,049,000	11,000	1,038,000
		7,305	**272,740,000**	**3,801,350**	**268,938,650**

WAIT LIST CUSTOMERS

S. No.	Total No. of Waitlist Customers	Carpet Area (in sq.mts.)	Unit Consideration as per Offer	Refundable Booking Amount	Total Amount	Remarks
1	74	28.098	1,049,000	11,000	814,000	
2	39	28.098	1,049,000	11,000	429,000	Refunded
3	35	28.098	1,049,000	11,000	385,000	Balance Waitlist



Date: 30.06.2023

(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)
NIL				



Date: 30.06.2023

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)	1,69,79,56,122
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)	26,89,38,650
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	0.0
	(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	0.0
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)}]	26,89,38,650
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	0.00
2	Deposits	34,27,515.10
3	Withdrawals	31,14,000.00
4	Closing Balance	3,13,515.10

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.

I hereby certify that RAJ KRISHNA CONSTRUCTION COMPANY PVT. LTD has utilized the required proportion of money, as specified In the Act, collected from allotters of this project only For Land and Construction of this project.

AJAG & CO. LLP New Delhi Chartered Accountants

Date: 30.06.2023

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	55,000,000	85,000,000	130,412,200
3	Total Borrowed Fund (unsecured) drawdown Available till date			
4 a	Customer Receipt used for Project	1,498,843,256	207,740,000	4,186,350
4 b	Govt. Subsidy used for Project	431,000,000	26,000,000	26,000,000
5	Total Funds for Project	1,984,843,256	318,740,000	160,598,550
6	Total Estimated Cost (As per table A)	**1,828,368,322**	**1,828,368,322**	**1,828,368,322**

Table G

Any Comments/Observations of CA

Date: 30.06.2023

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. New Delhi Chartered Accountants

(CA ANKIT GOEL)
M. No. : 522308
UDIN : 23522308BGVHOI1518
Date : 31.08.2023

Agreed & Accepted By :

Signature Of Promoter
Name : ARVIND BAHL
Date : 31.08.2023