



SAWALKAR & BONDE

CHARTERED ACCOUNTANTS

H.O. Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Mar-25

To,

Day & Date : 18/04/2025

M/S. Atharva Infrastructure

NAGPUR - 440015

PAN: AARFA8819J

Subject : Certificate of Financial Progress of work of **"ATHARVA NAGARI VII"** having MahaRERA Registration Number P50500034462 being developed by **M/s. Atharva Infrastructure** by the management of the Partnership Firm.

Sir,

This Certificate is being issued for RERA compliance for the **"ATHARVA NAGARI VII"** having MAHARERA Registration Number P50500034462 being developed by **M/S. M/S. Atharva Infrastructure** by the management of the Partnership Firm.

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)	67,048,688
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	40,000,000
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	2,041,500
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
f)	Under Rehabilitation scheme:	

NAGPUR ■ PUSAD

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	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 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.	-
	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	109,090,188
ii)	Development Cost / Cost of Construction of building:		
	a)	Estimated Cost of Construction as certified by Engineer	969,164,000
	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.	96,916,400
	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.	39,000,000
		Sub Total of Development Cost	1,105,080,400
		Total cost of Project (Estimated)	1,214,170,588
Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estimated Cost shall be revised (whenever required) through revision application			



Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>		
Sr. No.	Particulars	Amount (Rs)
		Incurred
1	Land Cost	
a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	67,048,688
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	34,322,416
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	3,479,964
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 (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 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:	104,851,068
		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	478,043,492.00
	(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.	60,826,744.00
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	6,299,806.00
		Sub Total of Development Cost	545,170,042
3		Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)	650,021,110
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	53.54%
5		Amount which can be withdrawn from the designated account	650,021,110
6		Less : Amount withdrawn till date of this certificate from the designated account	677,237,817
7		Net amount which can be withdrawn from the designated Bank account under this certificate	(27,216,707)
Note: 1. Pass through charges or indirect taxes are not included in incurred cost;			



Table C
Statement for calculation of receivables from the sales of the Real Estate Project
Sold Inventory

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	B WING	301	81.841	3,540,000.00	3,390,000.00	150,000.00
2	B WING	302	78.623	4,117,750.00	3,621,000.00	496,750.00
3	B WING	303	78.623	4,244,450.00	3,651,000.00	593,450.00
4	B WING	304	81.841	4,355,000.00	3,987,100.00	367,900.00
5	B WING	401	81.841	3,835,000.00	1,385,000.00	2,450,000.00
6	B WING	402	78.623	4,371,150.00	2,551,000.00	1,820,150.00
7	B WING	403	78.623	3,718,000.00	1,300,000.00	418,000.00
8	B WING	404	81.841	4,355,000.00	3,755,000.00	600,000.00
9	B WING	501	81.841	4,420,000.00	4,320,000.00	100,000.00
10	B WING	502	78.623	4,318,000.00	3,718,000.00	600,000.00
11	B WING	503	78.623	4,307,800.00	3,957,800.00	350,000.00
12	B WING	504	81.841	4,400,500.00	4,100,500.00	300,000.00
13	B WING	601	81.841	2,964,690.23	151,000.00	2,813,690.23
14	B WING	602	78.623	4,054,400.00	3,454,400.00	600,000.00
15	B WING	603	78.623	3,847,800.00	3,047,800.00	800,000.00
16	B WING	604	81.841	3,770,000.00	3,201,000.00	569,000.00
17	B WING	701	81.841	3,774,000.00	3,051,000.00	723,000.00
18	B WING	702	78.623	3,631,100.00	3,196,100.00	435,000.00
19	B WING	703	78.623	4,318,000.00	3,801,000.00	517,000.00
20	B WING	704	81.841	4,309,500.00	3,911,000.00	398,500.00
21	B WING	801	81.841	3,540,000.00	1,551,000.00	1,989,000.00
22	B WING	802	78.623	3,367,750.00	2,651,000.00	716,750.00
23	B WING	803	78.623	4,181,100.00	3,651,000.00	530,100.00
24	B WING	804	81.841	4,355,000.00	3,655,000.00	700,000.00
25	B WING	901	81.841	3,105,865.95	51,000.00	3,054,865.95
26	B WING	902	78.623	4,206,440.00	3,486,440.00	720,000.00
27	B WING	903	78.623	4,191,000.00	3,921,101.00	269,899.00
28	B WING	904	81.841	4,394,250.00	3,494,250.00	900,000.00
29	B WING	1001	81.841	4,085,000.00	3,551,000.00	534,000.00
30	B WING	1002	78.623	4,244,450.00	3,710,000.00	534,450.00
31	B WING	1003	78.623	4,181,100.00	1,800,000.00	1,068,450.00
32	B WING	1004	81.841	3,755,000.00	2,522,050.00	1,232,950.00
33	B WING	1101	81.841	4,387,500.00	3,687,500.00	700,000.00
34	B WING	1102	78.623	4,000,000.00	3,700,000.00	300,000.00
35	B WING	1103	78.623	4,181,100.00	3,281,100.00	900,000.00
36	B WING	1104	81.841	3,920,000.00	3,351,000.00	569,000.00
37	B WING	1202	78.623	2,983,742.85	2,353,005.00	630,737.85
38	B WING	1203	78.623	4,181,100.00	3,341,100.00	840,000.00
39	B WING	1204	81.841	4,400,500.00	123,500.00	4,277,000.00
40	B WING	1403	78.623	2,983,742.85	1,050,000.00	1,933,742.85
41	C WING	302	78.623	3,988,025.00	2,548,025.00	1,440,000.00
42	C WING	303	78.623	4,244,450.00	301,000.00	3,943,450.00
43	C WING	402	78.623	4,307,800.00	1,521,000.00	2,786,800.00
44	C WING	403	78.623	4,307,800.00	2,307,800.00	2,000,000.00
45	C WING	404	81.841	4,050,000.00	1,750,000.00	2,300,000.00
46	C WING	501	81.841	2,964,690.23	51,000.00	2,913,690.23
47	C WING	502	78.623	4,307,800.00	2,511,000.00	1,796,800.00



Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
48	C WING	503	78.623	4,307,800.00	321,000.00	3,986,800.00
49	C WING	site develop	81.841	4,375,000.00	55,000.00	4,320,000.00
50	C WING	ib building an	78.623	4,054,400.00	51,000.00	4,003,400.00
51	C WING	603	78.623	3,697,850.00	1,715,000.00	1,982,850.00
52	C WING	702	78.623	4,307,800.00	250,000.00	4,057,800.00
53	C WING	703	78.623	4,051,000.00	1,030,000.00	3,021,000.00
54	C WING	802	78.623	3,367,750.00	250,000.00	3,117,750.00
55	C WING	803	78.623	4,134,500.00	1,634,500.00	2,500,000.00
56	C WING	902	78.623	3,687,900.00	701,000.00	2,986,900.00
57	C WING	903	78.623	3,631,100.00	1,111,000.00	2,520,100.00
58	C WING	1002	78.623	4,371,150.00	2,551,000.00	1,820,150.00
59	C WING	1003	78.623	4,402,825.00	2,013,825.00	2,389,000.00
60	C WING	1004	81.841	3,105,865.95	11,000.00	3,094,865.95
61	C WING	1101	81.841	3,105,865.95	500,000.00	2,605,865.95
62	C WING	1103	78.623	3,631,100.00	261,000.00	3,370,100.00
63	D WING	301	81.841	4,420,000.00	3,327,000.00	1,093,000.00
64	D WING	302	78.623	3,165,050.00	2,865,050.00	300,000.00
65	D WING	303	78.623	4,181,100.00	3,960,000.00	221,100.00
66	D WING	304	81.841	4,355,000.00	2,051,000.00	2,304,000.00
67	D WING	401	81.841	4,485,000.00	3,737,001.00	747,999.00
68	D WING	402	78.623	3,195,725.00	2,700,000.00	495,725.00
69	D WING	403	78.623	4,117,750.00	3,767,750.00	350,000.00
70	D WING	404	81.841	4,355,000.00	2,351,000.00	2,004,000.00
71	D WING	501	81.841	3,740,000.00	1,551,000.00	2,189,000.00
72	D WING	502	78.623	3,926,400.00	3,301,000.00	625,400.00
73	D WING	503	78.623	3,250,000.00	2,050,000.00	1,200,000.00
74	D WING	504	81.841	3,849,000.00	3,639,000.00	210,000.00
75	D WING	601	81.841	4,020,000.00	3,675,000.00	345,000.00
76	D WING	602	78.623	3,803,700.00	3,336,000.00	467,700.00
77	D WING	603	78.623	3,707,800.00	1,050,000.00	2,657,800.00
78	D WING	604	81.841	3,852,500.00	3,351,000.00	501,500.00
79	D WING	701	81.841	4,160,000.00	3,689,000.00	471,000.00
80	D WING	702	78.623	3,834,375.00	3,619,000.00	215,375.00
81	D WING	703	78.623	4,054,400.00	3,554,400.00	500,000.00
82	D WING	704	81.841	4,355,000.00	3,970,500.00	384,500.00
83	D WING	801	81.841	4,355,000.00	3,951,000.00	404,000.00
84	D WING	802	78.623	3,987,750.00	3,087,750.00	900,000.00
85	D WING	803	78.623	3,593,000.00	3,293,001.00	299,999.00
86	D WING	804	81.841	2,964,690.23	500,000.00	2,464,690.23
87	D WING	902	78.623	3,865,050.00	3,465,050.00	400,000.00
88	D WING	903	78.623	4,307,800.00	3,950,000.00	357,800.00
89	D WING	904	81.841	3,985,000.00	3,251,000.00	734,000.00
90	D WING	1003	81.841	3,105,865.95	1,051,000.00	2,054,865.95
91	D WING	1002	78.623	3,926,400.00	3,326,400.00	600,000.00
92	D WING	1003	78.623	4,181,100.00	3,001,000.00	1,180,100.00
93	D WING	1004	81.841	4,450,000.00	2,051,000.00	2,399,000.00



Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
94	D WING	1101	81.841	4,452,500.00	4,090,000.00	362,500.00
95	D WING	1102	78.623	2,983,742.85	51,000.00	2,932,742.85
96	D WING	1103	78.623	4,307,800.00	3,951,000.00	356,800.00
97	D WING	1104	81.841	4,420,000.00	4,051,000.00	369,000.00
98	D WING	1201	81.841	4,361,500.00	3,951,000.00	410,500.00
99	D WING	1202	78.623	2,983,742.85	1,811,000.00	1,172,742.85
100	D WING	1203	78.623	4,054,400.00	3,341,200.00	713,200.00
101	D WING	1402	78.623	2,983,742.85	1,050,000.00	1,933,742.85
102	E WING	202	58.306	3,258,596.00	3,258,596.00	-
103	E WING	203	58.306	3,507,600.00	2,977,600.00	530,000.00
104	E WING	204	52.286	3,436,775.00	3,166,775.00	270,000.00
105	E WING	205	52.286	3,053,500.00	2,750,500.00	303,000.00
106	E WING	206	52.286	3,201,500.00	2,350,000.00	851,500.00
107	E WING	207	52.286	3,053,500.00	1,551,000.00	1,502,500.00
108	E WING	208	52.286	3,449,688.00	3,136,688.00	313,000.00
109	E WING	209	52.286	3,539,000.00	539,000.00	3,000,000.00
110	E WING	210	58.306	3,306,600.00	3,016,934.00	289,666.00
111	E WING	211	58.306	4,380,600.00	3,851,000.00	529,600.00
112	E WING	301	57.571	3,300,000.00	2,800,000.00	500,000.00
113	E WING	302	58.306	3,206,400.00	2,651,000.00	555,400.00
114	E WING	303	58.306	3,256,500.00	2,625,000.00	631,500.00
115	E WING	304	52.286	3,214,250.00	2,864,250.00	350,000.00
116	E WING	305	52.286	1,803,867.00	50,000.00	1,753,867.00
117	E WING	306	52.286	2,850,000.00	2,751,000.00	99,000.00
118	E WING	307	52.286	3,250,500.00	3,051,000.00	199,500.00
119	E WING	308	52.286	3,250,500.00	2,700,500.00	550,000.00
120	E WING	309	52.286	3,164,800.00	2,835,000.00	329,800.00
121	E WING	310	58.306	3,256,500.00	2,922,850.00	333,650.00
122	E WING	311	58.306	3,256,500.00	2,954,000.00	302,500.00
123	E WING	312	57.571	3,553,000.00	3,439,900.00	113,100.00
124	E WING	401	57.571	3,396,250.00	3,000,000.00	396,250.00
125	E WING	402	58.306	2,506,400.00	2,106,400.00	400,000.00
126	E WING	403	58.306	3,156,300.00	2,656,300.00	500,000.00
127	E WING	404	52.286	3,164,800.00	2,664,800.00	500,000.00
128	E WING	405	52.286	3,047,500.00	2,688,500.00	359,000.00
129	E WING	406	52.286	3,250,500.00	2,750,025.00	500,475.00
130	E WING	407	52.286	1,803,867.00	11,000.00	1,792,867.00
131	E WING	408	52.286	3,324,375.00	3,324,375.00	0.00
132	E WING	409	52.286	3,002,600.00	2,560,150.00	442,450.00
133	E WING	410	58.306	3,507,000.00	3,151,000.00	356,000.00
134	E WING	411	58.306	3,481,950.00	3,201,000.00	280,950.00
135	E WING	412	57.571	2,844,000.00	2,264,000.00	580,000.00
136	E WING	501	57.571	3,557,180.00	3,089,275.00	467,905.00
137	E WING	502	58.306	3,106,200.00	1,139,380.00	1,966,820.00
138	E WING	503	58.306	2,750,402.00	1,951,000.00	799,402.00
139	E WING	504	52.286	3,288,425.00	2,488,425.00	800,000.00
140	E WING	505	52.286	3,447,500.00	3,147,500.00	300,000.00
141	E WING	506	52.286	1,894,060.35	51,000.00	1,843,060.35
142	E WING	507	52.286	1,894,060.35	50,000.00	1,844,060.35
143	E WING	508	52.286	2,699,000.00	2,199,000.00	500,000.00
144	E WING	509	52.286	3,263,700.00	2,985,700.00	278,000.00
145	E WING	510	58.306	3,557,100.00	3,357,000.00	200,100.00



Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
146	E WING	511	58 306	3,091,570.00	2,621,000.00	470,570.00
147	E WING	512	57 571	3,370,125.00	2,150,000.00	1,220,125.00
148	E WING	601	57 571	3,291,750.00	2,301,000.00	990,750.00
149	E WING	602	58 306	3,356,700.00	2,606,700.00	750,000.00
150	E WING	603	58 306	2,611,000.00	2,511,000.00	100,000.00
151	E WING	604	52 286	3,214,250.00	2,953,250.00	261,000.00
152	E WING	605	52 286	1,894,060.35	551,000.00	1,343,060.35
153	E WING	606	52 286	2,654,250.00	2,101,000.00	553,250.00
154	E WING	607	52 286	1,894,060.35	104,000.00	1,790,060.35
155	E WING	608	52 286	2,762,600.00	2,388,600.00	374,000.00
156	E WING	610	58 306	2,806,400.00	2,500,000.00	306,400.00
157	E WING	611	58 306	3,356,700.00	2,856,700.00	500,000.00
158	E WING	612	57 571	3,144,000.00	2,850,000.00	294,000.00
159	E WING	701	57 571	3,344,000.00	2,532,000.00	812,000.00
160	E WING	702	58 306	3,206,400.00	2,851,000.00	355,400.00
161	E WING	703	58 306	3,206,400.00	3,005,400.00	201,000.00
162	E WING	704	52 286	3,214,250.00	3,014,250.00	200,000.00
163	E WING	705	52 286	1,894,060.35	551,000.00	1,343,060.35
164	E WING	706	52 286	3,250,500.00	2,950,500.00	300,000.00
165	E WING	707	52 286	1,894,060.35	51,000.00	1,843,060.35
166	E WING	708	52 286	3,130,125.00	2,830,125.00	300,000.00
167	E WING	709	52 286	3,362,600.00	2,921,000.00	441,600.00
168	E WING	710	58 306	3,256,500.00	2,456,500.00	800,000.00
169	E WING	711	58 306	3,306,600.00	2,756,600.00	550,000.00
170	E WING	712	57 571	3,370,125.00	3,010,125.00	360,000.00
171	E WING	801	57 571	3,344,000.00	3,044,000.00	300,000.00
172	E WING	802	58 306	3,131,250.00	2,711,000.00	420,250.00
173	E WING	803	58 306	2,706,400.00	2,441,720.00	264,680.00
174	E WING	804	52 286	3,242,848.00	2,917,931.00	324,917.00
175	E WING	805	52 286	1,894,060.35	51,000.00	1,843,060.35
176	E WING	806	52 286	2,701,250.00	2,550,000.00	151,250.00
177	E WING	808	52 286	3,496,750.00	3,296,360.00	200,390.00
178	E WING	809	52 286	3,486,225.00	3,286,165.00	200,060.00
179	E WING	810	58 306	3,331,650.00	3,061,000.00	270,650.00
180	E WING	811	58 306	3,406,800.00	3,306,800.00	100,000.00
181	E WING	812	57 571	3,396,250.00	2,711,000.00	685,250.00
182	E WING	901	57 571	3,400,430.00	2,800,000.00	600,430.00
183	E WING	902	58 306	2,705,800.00	489,000.00	2,216,800.00
184	E WING	903	58 306	3,206,400.00	2,726,400.00	480,000.00
185	E WING	904	52 286	3,199,415.00	2,862,415.00	337,000.00
186	E WING	906	52 286	3,349,000.00	3,051,000.00	298,000.00
187	E WING	908	52 286	3,275,125.00	2,851,000.00	424,125.00
188	E WING	909	52 286	2,938,975.00	2,402,100.00	536,875.00
189	E WING	910	58 306	2,112,134.85	1,251,000.00	861,134.85
190	E WING	911	58 306	3,256,500.00	2,956,500.00	300,000.00
191	E WING	912	57 571	3,396,250.00	3,061,000.00	335,250.00
192	E WING	1001	57 571	3,100,750.00	2,700,750.00	400,000.00
193	E WING	1002	58 306	3,306,600.00	3,206,600.00	100,000.00
194	E WING	1003	58 306	2,831,600.00	2,510,600.00	321,000.00
195	E WING	1004	52 286	3,164,800.00	2,266,000.00	898,800.00
196	E WING	1006	52 286	3,447,500.00	3,251,000.00	196,500.00
197	E WING	1008	52 286	1,984,253.70	351,675.00	1,632,578.70
198	E WING	1009	52 286	3,214,250.00	2,914,250.00	300,000.00

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
199	E WING	1010	58.306	3,406,800.00	3,101,000.00	305,800.00
200	E WING	1011	58.306	2,956,700.00	2,556,700.00	400,000.00
201	E WING	1012	57.571	2,946,250.00	2,746,250.00	200,000.00
202	E WING	1101	57.571	3,448,500.00	2,948,500.00	500,000.00
203	E WING	1102	58.306	3,356,700.00	2,756,700.00	600,000.00
204	E WING	1103	58.306	3,331,650.00	3,062,000.00	269,650.00
205	E WING	1104	52.286	3,200,404.00	2,901,404.00	299,000.00
206	E WING	1106	52.286	3,422,875.00	3,022,875.00	400,000.00
207	E WING	1107	52.286	2,948,250.00	2,548,250.00	400,000.00
208	E WING	1108	52.286	2,949,000.00	2,551,000.00	398,000.00
209	E WING	1109	52.286	3,263,700.00	2,303,700.00	960,000.00
206	E WING	1110	58.306	3,557,100.00	3,157,100.00	400,000.00
207	E WING	1111	58.306	3,356,700.00	3,056,700.00	300,000.00
208	E WING	1112	57.571	3,553,000.00	3,353,000.00	200,000.00
209	E WING	1201	57.571	3,474,625.00	2,816,625.00	658,000.00
210	E WING	1202	58.306	3,156,300.00	2,504,630.00	651,670.00
211	E WING	1203	58.306	3,156,300.00	3,006,300.00	150,000.00
212	E WING	1204	52.286	3,189,525.00	2,021,000.00	1,168,525.00
213	E WING	1206	52.286	3,398,250.00	2,051,000.00	1,347,250.00
214	E WING	1209	52.286	3,214,250.00	2,521,000.00	693,250.00
215	E WING	1210	58.306	3,381,750.00	3,181,750.00	200,000.00
216	E WING	1211	58.306	3,056,700.00	2,756,700.00	300,000.00
217	E WING	1212	57.571	3,396,250.00	3,069,292.00	326,958.00
218	E WING	1401	57.571	3,003,000.00	2,706,000.00	297,000.00
219	E WING	1402	58.306	3,356,700.00	56,700.00	3,300,000.00
220	E WING	1404	52.286	3,313,150.00	2,921,000.00	392,150.00
221	E WING	1406	52.286	1,984,253.70	51,000.00	1,933,253.70
222	E WING	1411	58.306	3,481,950.00	3,221,000.00	260,950.00
	TOTAL		14,999.73	785,460,470.43	566,373,613.00	217,774,207.43



TABLE C : DETAILS OF UNSOLD INVENTORY				
Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
1	A WING	SHOP 1	64.829	2,460,260.55
2	A WING	SHOP 2	53.511	2,030,742.45
3	A WING	SHOP 3	28.113	1,066,888.35
4	A WING	SHOP 4	28.113	1,066,888.35
5	A WING	SHOP 5	32.681	1,240,243.95
6	A WING	SHOP 6	62.530	2,373,013.50
7	A WING	SHOP 7	64.829	2,460,260.55
8	A WING	SHOP 8	53.511	2,030,742.45
9	A WING	SHOP 9	28.113	1,066,888.35
10	A WING	SHOP 10	28.113	1,066,888.35
11	A WING	SHOP 11	40.044	1,519,669.80
12	A WING	SHOP 12	62.530	2,373,013.50
13	A WING	201.00	64.085	2,210,932.50
14	A WING	202.00	64.085	2,210,932.50
15	A WING	203.00	74.721	2,577,874.50
16	A WING	204.00	72.947	2,516,671.50
17	A WING	205.00	72.947	2,516,671.50
18	A WING	206.00	72.947	2,516,671.50
19	A WING	207.00	72.947	2,516,671.50
20	A WING	208.00	74.721	2,577,874.50
21	A WING	209.00	64.085	2,210,932.50
22	A WING	210.00	64.085	2,210,932.50
23	A WING	301.00	64.085	2,210,932.50
24	A WING	302.00	64.085	2,210,932.50
25	A WING	303.00	74.721	2,577,874.50
26	A WING	304.00	72.947	2,516,671.50
27	A WING	305.00	72.947	2,516,671.50
28	A WING	306.00	72.947	2,516,671.50
29	A WING	307.00	72.947	2,516,671.50
30	A WING	308.00	74.721	2,577,874.50
31	A WING	309.00	64.085	2,210,932.50
32	A WING	310.00	64.085	2,210,932.50
33	A WING	401.00	64.085	2,210,932.50
34	A WING	402.00	64.085	2,210,932.50
35	A WING	403.00	74.721	2,577,874.50
36	A WING	404.00	72.947	2,516,671.50
37	A WING	405.00	72.947	2,516,671.50
38	A WING	406.00	72.947	2,516,671.50
39	A WING	407.00	72.947	2,516,671.50
40	A WING	408.00	74.721	2,577,874.50
41	A WING	409.00	64.085	2,210,932.50
42	A WING	410.00	64.085	2,210,932.50
43	A WING	501.00	64.085	2,321,479.13
44	A WING	502.00	64.085	2,321,479.13
45	A WING	503.00	74.721	2,706,768.23
46	A WING	504.00	72.947	2,642,505.08
47	A WING	505.00	72.947	2,642,505.08
48	A WING	506.00	72.947	2,642,505.08
49	A WING	507.00	72.947	2,642,505.08
50	A WING	508.00	74.721	2,706,768.23
51	A WING	509.00	64.085	2,321,479.13
52	A WING	510.00	64.085	2,321,479.13
53	A WING	601.00	64.085	2,321,479.13
54	A WING	602.00	64.085	2,321,479.13
55	A WING	603.00	74.721	2,706,768.23
56	A WING	604.00	72.947	2,642,505.08
57	A WING	605.00	72.947	2,642,505.08
58	A WING	606.00	72.947	2,642,505.08
59	A WING	607.00	72.947	2,642,505.08
60	A WING	608.00	74.721	2,706,768.23
61	A WING	609.00	64.085	2,321,479.13
62	A WING	610.00	64.085	2,321,479.13
63	A WING	701.00	64.085	2,321,479.13
64	A WING	702.00	64.085	2,321,479.13
65	A WING	703.00	74.721	2,706,768.23
66	A WING	704.00	72.947	2,642,505.08
67	A WING	705.00	72.947	2,642,505.08



Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
68	A WING	706.00	72.947	2,642,505.08
69	A WING	707.00	72.947	2,642,505.08
70	A WING	708.00	74.721	2,706,768.23
71	A WING	709.00	64.085	2,321,479.13
72	A WING	710.00	64.085	2,321,479.13
73	A WING	801.00	64.085	2,321,479.13
74	A WING	802.00	64.085	2,321,479.13
75	A WING	803.00	74.721	2,706,768.23
76	A WING	804.00	72.947	2,642,505.08
77	A WING	805.00	72.947	2,642,505.08
78	A WING	806.00	72.947	2,642,505.08
79	A WING	807.00	72.947	2,642,505.08
80	A WING	808.00	74.721	2,706,768.23
81	A WING	809.00	64.085	2,321,479.13
82	A WING	810.00	64.085	2,321,479.13
83	A WING	901.00	64.085	2,321,479.13
84	A WING	902.00	64.085	2,321,479.13
85	A WING	903.00	74.721	2,706,768.23
86	A WING	904.00	72.947	2,642,505.08
87	A WING	905.00	72.947	2,642,505.08
88	A WING	906.00	72.947	2,642,505.08
89	A WING	907.00	72.947	2,642,505.08
90	A WING	908.00	74.721	2,706,768.23
91	A WING	909.00	64.085	2,321,479.13
92	A WING	910.00	64.085	2,321,479.13
93	A WING	1,001.00	64.085	2,432,025.75
94	A WING	1,002.00	64.085	2,432,025.75
95	A WING	1,003.00	74.721	2,835,661.95
96	A WING	1,004.00	72.947	2,768,338.65
97	A WING	1,005.00	72.947	2,768,338.65
98	A WING	1,006.00	72.947	2,768,338.65
99	A WING	1,007.00	72.947	2,768,338.65
100	A WING	1,008.00	74.721	2,835,661.95
101	A WING	1,009.00	64.085	2,432,025.75
102	A WING	1,010.00	64.085	2,432,025.75
103	A WING	1,101.00	64.085	2,432,025.75
104	A WING	1,102.00	64.085	2,432,025.75
105	A WING	1,103.00	74.721	2,835,661.95
106	A WING	1,104.00	72.947	2,768,338.65
107	A WING	1,105.00	72.947	2,768,338.65
108	A WING	1,106.00	72.947	2,768,338.65
109	A WING	1,107.00	72.947	2,768,338.65
110	A WING	1,108.00	74.721	2,835,661.95
111	A WING	1,109.00	64.085	2,432,025.75
112	A WING	1,110.00	64.085	2,432,025.75
113	A WING	1,201.00	64.085	2,432,025.75
114	A WING	1,202.00	64.085	2,432,025.75
115	A WING	1,203.00	74.721	2,835,661.95
116	A WING	1,204.00	72.947	2,768,338.65
117	A WING	1,205.00	72.947	2,768,338.65
118	A WING	1,206.00	72.947	2,768,338.65
119	A WING	1,207.00	72.947	2,768,338.65
120	A WING	1,208.00	74.721	2,835,661.95
121	A WING	1,209.00	64.085	2,432,025.75
122	A WING	1,210.00	64.085	2,432,025.75
123	A WING	1,401.00	64.085	2,432,025.75
124	A WING	1,402.00	64.085	2,432,025.75
125	A WING	1,403.00	74.721	2,835,661.95
126	A WING	1,404.00	72.947	2,768,338.65
127	A WING	1,405.00	72.947	2,768,338.65
128	A WING	1,406.00	72.947	2,768,338.65
129	A WING	1,407.00	72.947	2,768,338.65
130	A WING	1,408.00	74.721	2,835,661.95
131	A WING	1,409.00	64.085	2,432,025.75
132	A WING	1,410.00	64.085	2,432,025.75
133	B WING	201.00	81.84	2,823,514.50
134	B WING	202.00	78.62	2,712,493.50



Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
135	B WING	203 00	78.62	2,712,493.50
136	B WING	204 00	81.84	2,823,514.50
137	B WING	1,201 00	81.84	3,105,865.95
138	B WING	1,401 00	81.84	3,105,865.95
139	B WING	1,402 00	78.62	2,983,742.85
140	B WING	1,404 00	81.84	3,105,865.95
141	C WING	201 00	81.84	2,823,514.50
142	C WING	202 00	78.62	2,712,493.50
143	C WING	203 00	78.62	2,712,493.50
144	C WING	204 00	81.84	2,823,514.50
145	C WING	301 00	81.84	2,823,514.50
146	C WING	304 00	81.84	4,155,000.00
147	C WING	401 00	81.84	2,823,514.50
148	C WING	504 00	81.84	2,964,690.23
149	C WING	604 00	81.84	3,720,000.00
150	C WING	701 00	81.84	2,964,690.23
151	C WING	704 00	81.84	4,309,500.00
152	C WING	801 00	81.84	2,964,690.23
153	C WING	804 00	81.84	2,964,690.23
154	C WING	901 00	81.84	2,964,690.23
155	C WING	904 00	81.84	4,394,250.00
156	C WING	1,001 00	81.84	3,105,865.95
157	C WING	1,102 00	78.62	2,983,742.85
158	C WING	1,104 00	81.84	3,920,000.00
159	C WING	1,201 00	81.84	3,105,865.95
160	C WING	1,202 00	78.62	2,983,742.85
161	C WING	1,203 00	78.62	2,983,742.85
162	C WING	1,204 00	81.84	3,105,865.95
163	C WING	1,401 00	81.84	3,105,865.95
164	C WING	1,402 00	78.62	2,983,742.85
165	C WING	1,403 00	78.62	2,983,742.85
166	C WING	1,404 00	81.84	3,105,865.95
167	D WING	201 00	81.84	2,823,514.50
168	D WING	202 00	78.62	2,712,493.50
171	D WING	203 00	78.62	2,712,493.50
172	D WING	204 00	81.84	2,823,514.50
173	D WING	301 00	81.84	2,964,690.23
174	D WING	1,204 00	81.84	3,105,865.95
175	D WING	1,401 00	81.84	3,105,865.95
176	D WING	1,403 00	78.62	2,983,742.85
177	D WING	1,404 00	81.84	3,105,865.95
178	E WING	201 00	57.57	1,986,199.50
179	E WING	212 00	57.57	1,986,199.50
180	E WING	608 00	52.29	1,894,060.35
181	E WING	807 00	52.29	1,894,060.35
182	E WING	905 00	52.29	1,894,060.35
183	E WING	907 00	52.29	1,894,060.35
184	E WING	1,005 00	52.29	1,984,253.70
185	E WING	1,007 00	52.29	1,984,253.70
186	E WING	1,105 00	52.29	1,984,253.70
187	E WING	1,205 00	52.29	1,984,253.70
188	E WING	1,207 00	52.29	1,984,253.70
189	E WING	1,208 00	52.29	1,984,253.70
190	E WING	1,403 00	58.31	2,212,712.70
191	E WING	1,405 00	52.29	1,984,253.70
192	E WING	1,407 00	52.29	1,984,253.70
193	E WING	1,408 00	52.29	1,984,253.70
194	E WING	1,409 00	52.29	1,984,253.70
195	E WING	1,410 00	58.31	2,212,712.70
196	E WING	1,412 00	57.57	2,184,819.45
	TOTAL		13,416.42	495,644,603.40



Table D		
Comparison 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)	564,149,478.00
2	Balance amount of receivables from sold apartments as per Table- C of this certificate (as certified by Chartered Accountant as verified from the records and books of accounts	217,774,207.43
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	13,416.42
	(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	495,644,603.40
4	Estimated receivables of ongoing project (sum of 2 + 3 (ii)]	713,418,810.83
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.	499,393,167.58

Table E Designated Bank Account Details			
Sr. No	Particulars	Designated Bank Account Details	ICICI BANK (30%)
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
		140,135,825.00	
1	Opening Balance	566,373,613.00	
2	Deposits	677,237,817.00	
3	Withdrawals	29,271,621.00	
4	Closing Balance		

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	1,214,170,588.00	632,796,975.00	38,647,497.00
2	Total Borrowed Funds (Secured) --Drawdown availed till date	-	15,000,000.00	45,000,000.00
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4	Customer Receipts used for project	-	566,373,613.00	566,373,613.00
5	Total funds for project	1,214,170,588.00	1,214,170,588.00	650,021,110.00
6	Total Estimated cost (As per Table A)	1,214,170,588.00	1,214,170,588.00	1,214,170,588.00
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 relevant notes mentioned in respective tables.

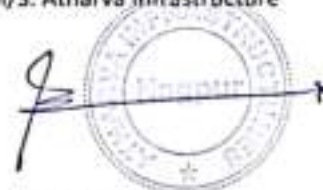
For Sawalkar and Bonde
Chartered Accountants
FRN: 100475W



CA Ram Bonde
Partner
(M.NO. 115917)
UDIN:25115917BMJHQY6463
Day & Date : 18/04/2025



Agreed and accepted by:
For M/S. Atharva Infrastructure



Chandrakant Suramwar
Designation: Partner