SAWALKAR & BONDE
CHARTERED ACCOUNTANTS
H.O. Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Sep-24

Day & Date : 12/11/2024

To,
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)	6,70,48,688
	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	4,00,00,000
	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	20,41,500
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-

SAWALKAR & BONDE
F.R.No. 100478W
NAGPUR

Scanned with CamScanner

	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	**10,90,90,188**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	68,00,00,000
	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.	5,00,00,000
	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.	1,00,00,000
		Sub Total of Development Cost	**74,00,00,000**
		Total cost of Project (Estimated)	**84,90,90,188**
Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application			

SAWALKAR & BONDE
F.R.No. 100175W
NAGPUR
Chartered Accountants

Scanned with CamScanner

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)	6,70,48,688
	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	1,94,74,804
	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	20,41,500
	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:	8,85,64,992

Scanned with CamScanner

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	27,89,27,959.00
	(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.	4,44,85,238.00
	(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.	32,68,810.00
		Sub Total of Development Cost	**32,66,82,007**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**41,52,46,999**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	**48.90%**
5		**Amount which can be withdrawn from the designated account**	**41,52,46,999**
6		Less : Amount withdrawn till date of this certificate from the designated account	**31,74,38,275**
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**9,78,08,724**

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

SAWALKAR & BONDE
F.R.No. 100475W
NAGPUR
Chartered Accountants

Scanned with CamScanner

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	81.84	35,40,000.00	33,90,000.00	1,50,000.00
2	B WING	302	78.62	41,17,750.00	32,21,000.00	8,96,750.00
3	B WING	303	78.62	42,44,450.00	36,51,000.00	5,93,450.00
4	B WING	304	81.84	43,55,000.00	34,87,100.00	8,67,900.00
5	B WING	402	78.62	43,71,150.00	25,51,000.00	18,20,150.00
6	B WING	403	78.62	27,12,493.50	11,00,000.00	16,12,493.50
7	B WING	404	81.84	43,55,000.00	37,55,000.00	6,00,000.00
8	B WING	501	81.84	44,20,000.00	38,20,000.00	6,00,000.00
9	B WING	502	78.62	43,18,000.00	37,18,000.00	6,00,000.00
10	B WING	503	78.62	43,07,800.00	37,07,800.00	6,00,000.00
11	B WING	504	81.84	44,00,500.00	38,00,500.00	6,00,000.00
12	B WING	601	81.84	29,64,690.23	51,000.00	29,13,690.23
13	B WING	602	78.62	40,54,400.00	34,54,400.00	6,00,000.00
14	B WING	603	78.62	38,47,800.00	30,47,800.00	8,00,000.00
15	B WING	604	81.84	37,70,000.00	32,01,000.00	5,69,000.00
16	B WING	701	81.84	37,74,000.00	25,51,000.00	12,23,000.00
17	B WING	702	78.62	36,31,100.00	31,96,100.00	4,35,000.00
18	B WING	703	78.62	43,18,000.00	38,01,000.00	5,17,000.00
19	B WING	704	81.84	43,09,500.00	31,11,000.00	11,98,500.00
20	B WING	801	81.84	29,64,690.23	51,000.00	29,13,690.23
21	B WING	802	78.62	33,67,750.00	26,51,000.00	7,16,750.00
22	B WING	803	78.62	41,81,100.00	33,51,000.00	8,30,100.00
23	B WING	804	81.84	43,55,000.00	4,55,000.00	39,00,000.00
24	B WING	901	81.84	31,05,865.95	51,000.00	30,54,865.95
25	B WING	902	78.62	42,06,440.00	34,86,440.00	7,20,000.00
26	B WING	903	78.62	41,91,000.00	37,21,101.00	4,69,899.00
27	B WING	904	81.84	43,94,250.00	34,94,250.00	9,00,000.00
28	B WING	1001	81.84	31,05,865.95	51,000.00	30,54,865.95
29	B WING	1002	78.62	42,44,450.00	37,10,000.00	5,34,450.00
30	B WING	1003	78.62	41,81,100.00	18,00,000.00	23,81,100.00
31	B WING	1004	81.84	37,55,000.00	18,51,000.00	19,04,000.00
32	B WING	1101	81.84	43,87,500.00	36,87,500.00	7,00,000.00
33	B WING	1102	78.62	40,00,000.00	37,00,000.00	3,00,000.00
34	B WING	1103	78.62	41,81,100.00	32,81,100.00	9,00,000.00
35	B WING	1104	81.84	39,20,000.00	24,51,000.00	14,69,000.00
36	B WING	1202	78.62	29,83,742.85	23,53,005.00	6,30,737.85
37	B WING	1203	78.62	41,81,100.00	33,41,100.00	8,40,000.00
38	B WING	1403	78.62	29,83,742.85	10,50,000.00	19,33,742.85
39	C WING	302	78.62	41,17,750.00	11,000.00	41,06,750.00
40	C WING	303	78.62	42,44,450.00	51,000.00	41,93,450.00
41	C WING	502	78.62	43,18,000.00	11,000.00	43,07,000.00
42	C WING	503	78.62	43,07,800.00	21,000.00	42,86,800.00
43	C WING	803	78.62	41,81,100.00	51,000.00	41,30,100.00
44	C WING	1002	78.62	42,44,450.00	51,000.00	41,93,450.00

SAWALKAR & BONDE
F.R.No. 100175W
NAGPUR
Chartered Accountants

Scanned with CamScanner

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
45	C WING	1101	81.84	31,05,865.95	1,00,000.00	30,05,865.95
46	D WING	301	81.84	44,20,000.00	33,27,000.00	10,93,000.00
47	D WING	302	78.62	31,65,050.00	24,65,050.00	7,00,000.00
48	D WING	303	78.62	41,81,100.00	35,10,000.00	6,71,100.00
49	D WING	401	81.84	28,23,514.50	51,000.00	27,72,514.50
50	D WING	402	78.62	31,95,775.00	24,50,000.00	7,45,725.00
51	D WING	403	78.62	41,17,750.00	34,67,750.00	6,50,000.00
52	D WING	501	81.84	29,64,690.23	51,000.00	29,13,690.23
53	D WING	502	78.62	28,48,118.18	20,01,000.00	8,47,118.18
54	D WING	503	78.62	32,50,000.00	20,50,000.00	12,00,000.00
55	D WING	601	81.84	29,64,690.23	51,000.00	29,13,690.23
56	D WING	602	78.62	38,03,700.00	33,36,000.00	4,67,700.00
57	D WING	603	78.62	37,07,800.00	10,50,000.00	26,57,800.00
58	D WING	604	81.84	29,64,690.23	51,000.00	29,13,690.23
59	D WING	701	81.84	41,60,000.00	33,23,000.00	8,37,000.00
60	D WING	702	78.62	38,34,375.00	32,19,000.00	6,15,375.00
61	D WING	703	78.62	40,54,400.00	35,54,400.00	5,00,000.00
62	D WING	801	81.84	43,55,000.00	34,51,000.00	9,04,000.00
63	D WING	802	78.62	39,87,750.00	30,87,750.00	9,00,000.00
64	D WING	803	78.62	35,93,000.00	29,93,001.00	5,99,999.00
65	D WING	902	78.62	38,65,050.00	34,65,050.00	4,00,000.00
66	D WING	903	78.62	43,07,800.00	34,50,000.00	8,57,800.00
67	D WING	904	81.84	29,64,690.23	51,000.00	29,13,690.23
68	D WING	1001	81.84	31,05,865.95	10,51,000.00	20,54,865.95
69	D WING	1002	78.62	39,26,400.00	33,26,400.00	6,00,000.00
70	D WING	1003	78.62	41,81,100.00	30,01,000.00	11,80,100.00
71	D WING	1101	81.84	44,52,500.00	37,90,000.00	6,62,500.00
72	D WING	1102	78.62	29,83,742.85	51,000.00	29,32,742.85
73	D WING	1103	78.62	43,07,800.00	34,51,000.00	8,56,800.00
74	D WING	1201	81.84	31,05,865.95	51,000.00	30,54,865.95
75	D WING	1202	78.62	29,83,742.85	14,34,000.00	15,49,742.85
76	D WING	1203	78.62	40,54,400.00	33,41,200.00	7,13,200.00
77	D WING	1402	78.62	29,83,742.85	10,50,000.00	19,33,742.85
78	E WING	202	58.31	32,58,596.00	32,58,596.00	-
79	E WING	203	58.31	35,07,600.00	29,77,600.00	5,30,000.00
80	E WING	204	52.29	34,36,775.00	31,66,775.00	2,70,000.00
81	E WING	205	52.29	30,53,500.00	27,50,500.00	3,03,000.00
82	E WING	206	52.29	32,01,500.00	23,50,000.00	8,51,500.00
83	E WING	207	52.29	30,53,500.00	15,51,000.00	15,02,500.00
84	E WING	208	52.29	34,49,688.00	31,36,688.00	3,13,000.00
85	E WING	209	52.29	18,03,867.00	51,000.00	17,52,867.00
86	E WING	210	58.31	33,06,600.00	30,16,934.00	2,89,666.00
87	E WING	211	58.31	20,11,557.00	51,000.00	19,60,557.00
88	E WING	301	57.57	33,00,000.00	28,00,000.00	5,00,000.00
89	E WING	302	58.31	32,06,400.00	23,51,000.00	8,55,400.00
90	E WING	303	58.31	32,56,500.00	26,25,000.00	6,31,500.00
91	E WING	304	52.29	32,14,250.00	28,64,250.00	3,50,000.00
92	E WING	306	52.29	28,50,000.00	27,51,000.00	99,000.00

SANJAY PATWARI & BONDE
F.R.No. 100475W
NAGPUR
Chartered Accountants

Scanned with CamScanner

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
93	E WING	309	52.29	31,64,800.00	28,35,000.00	3,29,800.00
94	E WING	310	58.31	32,56,500.00	29,22,850.00	3,33,650.00
95	E WING	311	58.31	32,56,500.00	26,54,000.00	6,02,500.00
96	E WING	312	57.57	35,53,000.00	29,39,900.00	6,13,100.00
97	E WING	401	57.57	33,96,250.00	30,00,000.00	3,96,250.00



Scanned with CamScanner

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
98	E WING	402	58.31	25,06,400.00	17,11,000.00	7,95,400.00
99	E WING	403	58.31	31,56,300.00	24,06,300.00	7,50,000.00
100	E WING	404	52.29	31,64,800.00	26,64,800.00	5,00,000.00
101	E WING	406	52.29	18,03,867.00	49,000.00	17,54,867.00
102	E WING	408	52.29	18,03,867.00	51,000.00	17,52,867.00
103	E WING	409	52.29	30,02,600.00	25,60,150.00	4,42,450.00
104	E WING	410	58.31	35,07,000.00	31,51,000.00	3,56,000.00
105	E WING	411	58.31	34,81,950.00	29,51,000.00	5,30,950.00
106	E WING	412	57.57	28,44,000.00	10,50,000.00	17,94,000.00
107	E WING	501	57.57	35,57,180.00	28,89,275.00	6,67,905.00
108	E WING	502	58.31	21,12,134.85	50,000.00	20,62,134.85
109	E WING	503	58.31	27,50,402.00	19,51,000.00	7,99,402.00
110	E WING	504	52.29	32,88,425.00	24,88,425.00	8,00,000.00
111	E WING	505	52.29	34,47,500.00	31,47,500.00	3,00,000.00
112	E WING	506	52.29	18,94,060.35	51,000.00	18,43,060.35
113	E WING	509	52.29	32,63,700.00	29,85,700.00	2,78,000.00
114	E WING	510	58.31	35,57,100.00	29,51,000.00	6,06,100.00
115	E WING	511	58.31	21,12,134.85	50,000.00	20,62,134.85
116	E WING	512	57.57	33,70,125.00	21,50,000.00	12,20,125.00
117	E WING	601	57.57	32,91,750.00	22,51,000.00	10,40,750.00
118	E WING	602	58.31	33,56,700.00	26,06,700.00	7,50,000.00
119	E WING	603	58.31	21,12,134.85	20,11,000.00	1,01,134.85
120	E WING	604	52.29	32,14,250.00	24,53,250.00	7,61,000.00
121	E WING	606	52.29	26,54,250.00	21,01,000.00	5,53,250.00
122	E WING	609	52.29	27,62,600.00	23,88,600.00	3,74,000.00
123	E WING	610	58.31	28,06,400.00	25,00,000.00	3,06,400.00
124	E WING	611	58.31	33,56,700.00	28,56,700.00	5,00,000.00
125	E WING	612	57.57	31,44,000.00	28,50,000.00	2,94,000.00
126	E WING	701	57.57	33,44,000.00	25,32,000.00	8,12,000.00
127	E WING	702	58.31	32,06,400.00	15,51,000.00	16,55,400.00
128	E WING	703	58.31	32,06,400.00	26,55,400.00	5,51,000.00
129	E WING	704	52.29	32,14,250.00	29,09,458.00	3,04,792.00
130	E WING	706	52.29	32,50,500.00	25,50,500.00	7,00,000.00
131	E WING	709	52.29	33,62,600.00	25,21,000.00	8,41,600.00
132	E WING	710	58.31	32,56,500.00	24,56,500.00	8,00,000.00
133	E WING	711	58.31	33,06,600.00	27,56,600.00	5,50,000.00
134	E WING	712	57.57	33,70,125.00	30,10,125.00	3,60,000.00
135	E WING	801	57.57	33,44,000.00	30,44,000.00	3,00,000.00
136	E WING	802	58.31	31,31,250.00	22,11,000.00	9,20,250.00
137	E WING	803	58.31	27,06,400.00	24,41,720.00	2,64,680.00
138	E WING	804	52.29	32,42,848.00	29,17,931.00	3,24,917.00
139	E WING	806	52.29	27,01,250.00	25,50,000.00	1,51,250.00
140	E WING	808	52.29	18,94,060.35	51,000.00	18,43,060.35
141	E WING	810	58.31	33,31,650.00	26,61,000.00	6,70,650.00
142	E WING	811	58.31	21,12,134.85	21,000.00	20,91,134.85
143	E WING	812	57.57	33,96,250.00	27,11,000.00	6,85,250.00

SAWALKAR & BONDE
F.R.No. 1[illegible]W
NAGPUR
Chartered Accountants

Scanned with CamScanner

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
144	E WING	901	57.57	34,00,430.00	28,00,000.00	6,00,430.00
145	E WING	902	58.31	21,12,134.85	4,21,000.00	16,91,134.85
146	E WING	903	58.31	32,06,400.00	27,26,400.00	4,80,000.00
147	E WING	904	52.29	31,99,415.00	28,62,415.00	3,37,000.00
148	E WING	906	52.29	33,49,000.00	27,51,000.00	5,98,000.00
149	E WING	909	52.29	29,38,975.00	24,02,100.00	5,36,875.00
150	E WING	910	58.31	21,12,134.85	51,000.00	20,61,134.85
151	E WING	911	58.31	32,56,500.00	29,56,500.00	3,00,000.00
152	E WING	912	57.57	33,96,250.00	30,61,000.00	3,35,250.00
153	E WING	1001	57.57	31,00,750.00	27,00,750.00	4,00,000.00
154	E WING	1002	58.31	33,06,600.00	28,57,600.00	4,49,000.00
155	E WING	1003	58.31	28,31,600.00	25,10,600.00	3,21,000.00
156	E WING	1004	52.29	31,64,800.00	4,66,000.00	26,98,800.00
157	E WING	1006	52.29	34,47,500.00	29,51,000.00	4,96,500.00
158	E WING	1009	52.29	32,14,250.00	27,14,250.00	5,00,000.00
159	E WING	1010	58.31	34,05,800.00	31,01,000.00	3,05,800.00
160	E WING	1011	58.31	22,12,712.70	3,56,700.00	18,56,012.70
161	E WING	1012	57.57	21,84,819.45	51,000.00	21,33,819.45
162	E WING	1101	57.57	34,48,500.00	27,11,500.00	7,37,000.00
163	E WING	1102	58.31	22,12,712.70	11,000.00	22,01,712.70
164	E WING	1103	58.31	33,31,650.00	30,62,000.00	2,69,650.00
165	E WING	1104	52.29	32,00,404.00	29,01,404.00	2,99,000.00
166	E WING	1108	52.29	19,84,253.70	51,000.00	19,33,253.70
167	E WING	1109	52.29	32,63,700.00	18,03,700.00	14,60,000.00
168	E WING	1110	58.31	35,57,100.00	25,57,000.00	10,00,100.00
169	E WING	1111	58.31	33,56,700.00	30,56,700.00	3,00,000.00
170	E WING	1201	57.57	34,74,625.00	28,16,625.00	6,58,000.00
171	E WING	1202	58.31	31,56,300.00	22,04,630.00	9,51,670.00
172	E WING	1203	58.31	31,56,300.00	28,56,300.00	3,00,000.00
173	E WING	1204	52.29	19,84,253.70	21,000.00	19,63,253.70
174	E WING	1209	52.29	19,84,253.70	21,000.00	19,63,253.70
175	E WING	1210	58.31	22,12,712.70	16,11,000.00	6,01,712.70
176	E WING	1211	58.31	22,12,712.70	51,000.00	21,61,712.70
177	E WING	1212	57.57	33,96,250.00	30,69,292.00	3,26,958.00
178	E WING	1401	57.57	30,03,000.00	13,00,000.00	17,03,000.00
179	E WING	1402	58.31	33,56,700.00	56,700.00	33,00,000.00
180	E WING	1404	52.29	19,84,253.70	21,000.00	19,63,253.70
	TOTAL		**9,830.15**	**49,18,71,733.63**	**32,33,79,524.00**	**16,84,92,209.63**



Scanned with CamScanner

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	B WING	201	81.841	28,23,514.50
2	B WING	202	78.623	27,12,493.50
3	B WING	203	78.623	27,12,493.50
4	B WING	204	81.841	28,23,514.50
5	B WING	401	81.841	28,23,514.50
6	B WING	1201	81.841	31,05,865.95
7	B WING	1204	81.841	31,05,865.95
8	B WING	1401	81.841	31,05,865.95
9	B WING	1402	78.623	29,83,742.85
10	B WING	1404	81.841	31,05,865.95
11	C WING	201	81.841	28,23,514.50
12	C WING	202	78.623	27,12,493.50
13	C WING	203	78.623	27,12,493.50
14	C WING	204	81.841	28,23,514.50
15	C WING	301	81.841	28,23,514.50
16	C WING	304	81.841	43,55,000.00
17	C WING	401	81.841	28,23,514.50
18	C WING	402	78.623	43,71,150.00
19	C WING	403	78.623	41,17,750.00
20	C WING	404	81.841	28,23,514.50
21	C WING	501	81.841	29,64,690.23
22	C WING	504	81.841	29,64,690.23
23	C WING	601	81.841	29,64,690.23
24	C WING	602	78.623	40,54,400.00
25	C WING	603	78.623	38,47,800.00
26	C WING	604	81.841	37,70,000.00
27	C WING	701	81.841	29,64,690.23
28	C WING	702	78.623	36,31,100.00
29	C WING	703	78.62	43,18,000
30	C WING	704	81.841	43,09,500.00
31	C WING	801	81.841	29,64,690.23
32	C WING	802	78.623	33,67,750.00
33	C WING	804	81.841	29,64,690.23
34	C WING	901	81.841	29,64,690.23
35	C WING	902	78.623	42,06,440.00
36	C WING	903	78.623	41,91,000.00
37	C WING	904	81.841	43,94,250.00

SAWALKAR & BONDE
NAGPUR

Scanned with CamScanner

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
38	C WING	1001	81.841	31,05,865.95
39	C WING	1003	78.623	41,81,100.00
40	C WING	1004	81.841	31,05,865.95
41	C WING	1104	81.841	39,20,000.00
42	D WING	201	81.841	28,23,514.50
43	D WING	202	78.623	27,12,493.50
44	D WING	203	78.623	27,12,493.50
45	D WING	204	81.841	28,23,514.50
46	D WING	304	81.841	28,23,514.50
47	D WING	404	81.841	28,23,514.50
48	D WING	504	81.841	29,64,690.23
49	D WING	704	81.841	29,64,690.23
50	D WING	804	81.841	29,64,690.23
51	D WING	901	81.841	29,64,690.23
52	D WING	1004	81.841	31,05,865.95
53	D WING	1104	81.841	31,05,865.95
54	D WING	1204	81.841	31,05,865.95
55	D WING	1401	81.841	31,05,865.95
56	D WING	1403	78.62	29,83,743
57	D WING	1404	81.841	31,05,865.95
58	E WING	201	57.571	19,86,199.50
59	E WING	212	57.571	19,86,199.50
60	E WING	305	52.286	18,03,867.00
61	E WING	307	52.286	18,03,867.00
62	E WING	308	52.286	18,03,867.00
63	E WING	405	52.286	18,03,867.00
64	E WING	407	52.286	18,03,867.00
65	E WING	507	52.286	18,94,060.35
66	E WING	508	52.286	18,94,060.35
67	E WING	605	52.286	18,94,060.35
68	E WING	607	52.286	18,94,060.35
69	E WING	608	52.286	18,94,060.35
70	E WING	705	52.286	18,94,060.35
71	E WING	707	52.286	18,94,060.35
72	E WING	708	52.286	18,94,060.35
73	E WING	805	52.286	18,94,060.35

SAWALKAR & BONDE

Scanned with CamScanner

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
74	E WING	807	52.286	18,94,060.35
75	E WING	809	52.286	18,94,060.35
76	E WING	905	52.286	18,94,060.35
77	E WING	907	52.286	18,94,060.35
78	E WING	908	52.286	18,94,060.35
79	E WING	1005	52.286	19,84,253.70
80	E WING	1007	52.286	19,84,253.70
81	E WING	1008	52.286	19,84,253.70
82	E WING	1105	52.286	19,84,253.70
83	E WING	1106	52.286	19,84,253.70
84	E WING	1107	52.286	19,84,253.70
85	E WING	1112	57.571	21,84,819.45
86	E WING	1205	52.286	19,84,253.70
87	E WING	1206	52.286	19,84,253.70
88	E WING	1207	52.286	19,84,253.70
89	E WING	1208	52.286	19,84,253.70
90	E WING	1403	58.306	22,12,712.70
91	E WING	1405	52.286	19,84,253.70
92	E WING	1406	52.286	19,84,253.70
93	E WING	1407	52.286	19,84,253.70
94	E WING	1408	52.286	19,84,253.70
95	E WING	1409	52.286	19,84,253.70
96	E WING	1410	58.306	22,12,712.70
97	E WING	1411	58.306	22,12,712.70
98	E WING	1412	57.571	21,84,819.45
	TOTAL		**6789.939**	**26,42,16,140.03**



Scanned with CamScanner

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)	43,38,43,189.00
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	16,84,92,209.63
3	(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	6,789.94
	(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	26,42,16,140.03
4	Estimated receivables of ongoing project [sum of 2 +3 (ii)]	43,27,08,349.65
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.	43,27,08,349.65

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)	
1	Opening Balance	0.00	
2	Deposits	32,33,79,524.00	
3	Withdrawals	31,74,38,275.00	
4	Closing Balance	59,41,249.00	

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.

SAWALKAR & BONDE
F.R.No. 103173W
NAGPUR
Chartered Accountants

Scanned with CamScanner

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	84,90,90,188.00	51,07,10,664.00	7,85,24,774.00
2		Total Borrowed Funds (Secured) --Drawdown availed till date	-	1,50,00,000.00	1,33,42,701.00
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4		Customer Receipts used for project	-	32,33,79,524.00	32,33,79,524.00
5		Total funds for project	84,90,90,188.00	84,90,90,188.00	41,52,46,999.00
6		Total Estimated cost (As per Table A)	84,90,90,188.00	84,90,90,188.00	84,90,90,188.00
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 relevants notes mentioned in respective tables.

For Sawalkar and Bonde
Chartered Accountants
FRN: 100475W

SAWALKAR & BONDE F.R.No. 100475W NAGPUR Chartered Accountants

CA Ram Bonde
Partner
(M.NO. 115917)
UDIN: 24115917BKBOHF2643
Day & Date : 12/11/2024

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

ATHARVA INFRASTRUCTURES Nagpur

Chandrakant Suramwar
Designation: Partner

Scanned with CamScanner