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)

APRIL TO JUNE - 2025

To,

Day & Date : 16/07/2025

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. 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:	

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

PDF Scanner ACE Scanner

	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	**109,090,188**
ii)	**Development Cost / Cost of Construction of building:**		
	a	Estimated Cost of Construction as certified by Engineer	1,200,000,000
	b	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	c	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	120,000,000
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	39,000,000
		Sub Total of Development Cost	**1,359,000,000**
		Total cost of Project (Estimated)	**1,468,090,188**
Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application			

PDF Scanner ACE Scanner

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 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:	**104,851,068**

PDF Scanner ACE Scanner

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	518,177,221.59
	(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.	64,837,403.00
	(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.	7,258,676.00
		Sub Total of Development Cost	**590,273,301**
3		**Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)**	**695,124,369**
4		Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	**47.35%**
5		**Amount which can be withdrawn from the designated account**	**695,124,369**
6		Less : Amount withdrawn till date of this certificate from the designated account	**636,568,440**
7		**Net amount which can be withdrawn from the designated Bank account under this certificate**	**58,555,929**

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

PDF Scanner ACE Scanner

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	A WING	310	64.085	2,210,932.50	51,000.00	2,159,932.50
2	A WING	510	64.085	2,321,479.13	31,000.00	2,290,479.13
3	A WING	610	64.085	2,321,479.13	821,000.00	1,500,479.13
4	A WING	710	64.085	2,321,479.13	51,000.00	2,270,479.13
5	A WING	808	74.721	2,706,768.23	51,000.00	2,655,768.23
6	A WING	810	64.085	2,321,479.13	51,000.00	2,270,479.13
7	B WING	301	81.841	3,540,000.00	3,390,000.00	150,000.00
8	B WING	302	78.623	4,117,750.00	3,621,000.00	496,750.00
9	B WING	303	78.623	4,244,450.00	3,651,000.00	593,450.00
10	B WING	304	81.841	4,355,000.00	3,987,100.00	367,900.00
11	B WING	401	81.841	3,835,000.00	3,590,000.00	245,000.00
12	B WING	402	78.623	4,371,150.00	2,551,000.00	1,820,150.00
13	B WING	403	78.623	3,718,000.00	3,300,000.00	418,000.00
14	B WING	404	81.841	4,355,000.00	3,755,000.00	600,000.00
15	B WING	501	81.841	4,420,000.00	4,320,000.00	100,000.00
16	B WING	502	78.623	4,318,000.00	3,718,000.00	600,000.00
17	B WING	503	78.623	4,307,800.00	4,207,800.00	100,000.00
18	B WING	504	81.841	4,400,500.00	4,100,500.00	300,000.00
19	B WING	601	81.841	2,964,690.23	3,451,000.00	(486,309.78)
20	B WING	602	78.623	4,054,400.00	3,454,400.00	600,000.00
21	B WING	603	78.623	3,847,800.00	3,047,800.00	800,000.00
22	B WING	604	81.841	3,770,000.00	3,220,000.00	550,000.00
23	B WING	701	81.841	3,774,000.00	3,051,000.00	723,000.00
24	B WING	702	78.623	3,631,100.00	3,196,100.00	435,000.00
25	B WING	703	78.623	4,318,000.00	3,801,000.00	517,000.00
26	B WING	704	81.841	4,309,500.00	3,911,000.00	398,500.00
27	B WING	801	81.841	3,540,000.00	1,551,000.00	1,989,000.00
28	B WING	802	78.623	3,367,750.00	2,651,000.00	716,750.00
29	B WING	803	78.623	4,181,100.00	3,651,000.00	530,100.00
30	B WING	804	81.841	4,355,000.00	4,255,000.00	100,000.00
31	B WING	901	81.841	3,105,865.95	51,000.00	3,054,865.95
32	B WING	902	78.623	4,206,440.00	3,878,417.00	328,023.00
33	B WING	903	78.623	4,191,000.00	4,091,000.00	100,000.00
34	B WING	904	81.841	4,394,250.00	3,494,250.00	900,000.00
35	B WING	1001	81.841	4,085,000.00	3,551,000.00	534,000.00
36	B WING	1002	78.623	4,244,450.00	3,710,000.00	534,450.00
37	B WING	1003	78.623	4,181,100.00	1,800,000.00	2,381,100.00
38	B WING	1004	81.841	3,755,000.00	3,755,000.00	-
39	B WING	1101	81.841	4,387,500.00	3,687,500.00	700,000.00
40	B WING	1102	78.623	4,263,455.00	4,263,455.00	-
41	B WING	1103	78.623	4,181,100.00	3,281,100.00	900,000.00
42	B WING	1104	81.841	3,920,000.00	3,651,000.00	269,000.00
43	B WING	1201	81.841	3,105,865.95	51,000.00	3,054,865.95
44	B WING	1202	78.623	2,983,742.85	2,353,005.00	630,737.85
45	B WING	1203	78.623	4,181,100.00	3,341,100.00	840,000.00
46	B WING	1204	81.841	4,400,500.00	3,896,600.00	503,900.00
47	B WING	1403	78.623	2,983,742.85	1,050,000.00	1,933,742.85
48	C WING	302	78.623	3,988,025.00	2,548,025.00	1,440,000.00

PDF Scanner ACE Scanner

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
49	C WING	303	78.623	4,244,450.00	701,000.00	3,543,450.00
50	C WING	402	78.623	4,307,800.00	1,521,000.00	2,786,800.00
51	C WING	403	78.623	4,307,800.00	2,307,800.00	2,000,000.00
52	C WING	404	81.841	4,050,000.00	1,750,000.00	2,300,000.00
53	C WING	501	81.841	2,964,690.23	51,000.00	2,913,690.23
54	C WING	502	78.623	4,307,800.00	2,511,000.00	1,796,800.00
55	C WING	503	78.623	4,307,800.00	21,000.00	4,286,800.00
56	C WING	601	81.841	4,375,000.00	3,055,000.00	1,320,000.00
57	C WING	602	78.623	4,054,400.00	51,000.00	4,003,400.00
58	C WING	603	78.623	3,697,850.00	1,715,000.00	1,982,850.00
59	C WING	604	81.841	3,770,000.00	51,000.00	3,719,000.00
60	C WING	701	81.841	2,964,690.23	51,000.00	2,913,690.23
61	C WING	702	78.623	4,307,800.00	250,000.00	4,057,800.00
62	C WING	703	78.623	4,051,000.00	1,030,000.00	3,021,000.00
63	C WING	802	78.623	3,367,750.00	250,000.00	3,117,750.00
64	C WING	803	78.623	4,134,500.00	1,634,500.00	2,500,000.00
65	C WING	804	81.841	2,964,690.23	21,000.00	2,943,690.23
66	C WING	902	78.623	3,687,900.00	701,000.00	2,986,900.00
67	C WING	903	78.623	3,631,100.00	1,111,000.00	2,520,100.00
68	C WING	1002	78.623	4,371,150.00	2,551,000.00	1,820,150.00
69	C WING	1003	78.623	4,402,825.00	2,013,825.00	2,389,000.00
70	C WING	1004	81.841	3,105,865.95	11,000.00	3,094,865.95
71	C WING	1101	81.841	3,910,000.00	500,000.00	3,410,000.00
72	C WING	1102	78.623	2,983,742.85	51,000.00	2,932,742.85
73	C WING	1103	78.623	3,631,100.00	51,000.00	3,580,100.00
74	C WING	1104	81.841	3,920,000.00	51,000.00	3,869,000.00
75	C WING	1201	81.841	3,105,865.95	50,000.00	3,055,865.95
76	C WING	1202	78.623	2,983,742.85	50,000.00	2,933,742.85
77	C WING	1203	78.623	2,983,742.85	361,000.00	2,622,742.85
78	D WING	301	81.841	4,420,000.00	3,327,000.00	1,093,000.00
79	D WING	302	78.623	3,165,050.00	2,865,050.00	300,000.00
80	D WING	303	78.623	4,181,100.00	3,960,000.00	221,100.00
81	D WING	304	81.841	4,420,000.00	3,551,000.00	869,000.00
82	D WING	401	81.841	4,485,000.00	3,737,001.00	747,999.00
83	D WING	402	78.623	3,195,725.00	3,195,725.00	-
84	D WING	403	78.623	4,117,750.00	4,017,750.00	100,000.00
85	D WING	404	81.841	4,355,000.00	2,351,000.00	2,004,000.00
86	D WING	501	81.841	3,740,000.00	1,551,000.00	2,189,000.00
87	D WING	502	78.623	3,926,400.00	3,301,000.00	625,400.00
88	D WING	503	78.623	3,250,000.00	2,050,000.00	1,200,000.00
89	D WING	504	81.841	3,849,000.00	3,639,000.00	210,000.00
90	D WING	601	81.841	4,020,000.00	3,920,000.00	100,000.00
91	D WING	602	78.623	3,803,700.00	3,703,700.00	100,000.00
92	D WING	603	78.623	3,707,800.00	1,050,000.00	2,657,800.00
93	D WING	604	81.841	3,852,500.00	3,651,000.00	201,500.00
94	D WING	701	81.841	4,160,000.00	3,689,000.00	471,000.00
95	D WING	702	78.623	3,834,375.00	3,619,000.00	215,375.00
96	D WING	703	78.623	4,054,400.00	3,554,400.00	500,000.00
97	D WING	704	81.841	4,355,000.00	3,970,500.00	384,500.00
98	D WING	801	81.841	4,355,000.00	3,951,000.00	404,000.00
99	D WING	802	78.623	3,987,750.00	3,087,750.00	900,000.00

PDF Scanner ACE Scanner

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
100	D WING	803	78.623	3,593,000.00	3,293,001.00	299,999.00
101	D WING	804	81.841	4,420,000.00	4,320,000.00	100,000.00
102	D WING	901	81.841	2,964,690.23	11,000.00	2,953,690.23
103	D WING	902	78.623	3,865,050.00	3,465,050.00	400,000.00
104	D WING	903	78.623	4,307,800.00	4,307,800.00	-
105	D WING	904	81.841	3,985,000.00	3,985,000.00	-
106	D WING	1001	81.841	3,105,865.95	1,251,000.00	1,854,865.95
107	D WING	1002	78.623	3,926,400.00	3,826,400.00	100,000.00
108	D WING	1003	78.623	4,181,100.00	4,001,000.00	180,100.00
109	D WING	1004	81.841	4,450,000.00	2,051,000.00	2,399,000.00
110	D WING	1101	81.841	4,452,500.00	4,252,500.00	200,000.00
111	D WING	1102	78.623	2,983,742.85	51,000.00	2,932,742.85
112	D WING	1103	78.623	4,307,800.00	3,951,000.00	356,800.00
113	D WING	1104	81.841	4,420,000.00	4,051,000.00	369,000.00
114	D WING	1201	81.841	4,361,500.00	3,951,000.00	410,500.00
115	D WING	1202	78.623	2,983,742.85	1,811,000.00	1,172,742.85
116	D WING	1203	78.623	4,054,400.00	3,341,200.00	713,200.00
117	D WING	1204	81.841	3,105,865.95	51,000.00	3,054,865.95
118	D WING	1401	81.841	3,105,865.95	50,000.00	3,055,865.95
119	D WING	1402	78.623	2,983,742.85	1,050,000.00	1,933,742.85
120	D WING	1403	78.623	2,983,742.85	50,000.00	2,933,742.85
121	E WING	202	58.306	3,258,596.00	3,258,596.00	-
122	E WING	203	58.306	3,507,600.00	2,977,600.00	530,000.00
123	E WING	204	52.286	3,436,775.00	3,166,775.00	270,000.00
124	E WING	205	52.286	3,053,500.00	2,750,500.00	303,000.00
125	E WING	206	52.286	3,201,500.00	2,350,000.00	851,500.00
126	E WING	207	52.286	3,053,500.00	1,551,000.00	1,502,500.00
127	E WING	208	52.286	3,449,688.00	3,236,688.00	213,000.00
128	E WING	209	52.286	3,539,000.00	3,539,000.00	-
129	E WING	210	58.306	3,306,600.00	3,016,934.00	289,666.00
130	E WING	211	58.306	4,380,600.00	4,280,600.00	100,000.00
131	E WING	301	57.571	3,300,000.00	3,000,000.00	300,000.00
132	E WING	302	58.306	3,206,400.00	2,651,000.00	555,400.00
133	E WING	303	58.306	3,256,500.00	3,156,500.00	100,000.00
134	E WING	304	52.286	3,214,250.00	2,864,250.00	350,000.00
135	E WING	305	52.286	1,803,867.00	50,000.00	1,753,867.00
136	E WING	306	52.286	2,850,000.00	2,850,000.00	-
137	E WING	307	52.286	3,250,500.00	3,150,500.00	100,000.00
138	E WING	308	52.286	3,250,500.00	2,950,500.00	300,000.00
139	E WING	309	52.286	3,164,800.00	2,835,000.00	329,800.00
140	E WING	310	58.306	3,256,500.00	2,922,850.00	333,650.00
141	E WING	311	58.306	3,256,500.00	3,156,500.00	100,000.00
142	E WING	312	57.571	3,553,000.00	3,439,900.00	113,100.00
143	E WING	401	57.571	3,396,250.00	3,000,000.00	396,250.00
144	E WING	402	58.306	2,506,400.00	2,106,400.00	400,000.00
145	E WING	403	58.306	3,156,300.00	2,656,300.00	500,000.00
146	E WING	404	52.286	3,164,800.00	3,064,800.00	100,000.00
147	E WING	405	52.286	3,047,500.00	2,688,500.00	359,000.00
148	E WING	406	52.286	3,250,500.00	3,150,025.00	100,475.00
149	E WING	407	52.286	2,950,500.00	1,011,000.00	1,939,500.00
150	E WING	408	52.286	3,324,375.00	2,924,375.00	400,000.00

PDF Scanner ACE Scanner

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
151	E WING	409	52.286	3,002,600.00	2,560,150.00	442,450.00
152	E WING	410	58.306	3,507,000.00	3,151,000.00	356,000.00
153	E WING	411	58.306	3,481,950.00	3,381,000.00	100,950.00
154	E WING	412	57.571	2,844,000.00	2,744,000.00	100,000.00
155	E WING	501	57.571	3,557,180.00	3,557,180.00	-
156	E WING	502	58.306	3,106,200.00	1,339,380.00	1,766,820.00
157	E WING	503	58.306	2,750,402.00	2,451,000.00	299,402.00
158	E WING	504	52.286	3,288,425.00	3,188,425.00	100,000.00
159	E WING	505	52.286	3,447,500.00	3,147,500.00	300,000.00
160	E WING	506	52.286	1,894,060.35	551,000.00	1,343,060.35
161	E WING	507	52.286	1,894,060.35	50,000.00	1,844,060.35
162	E WING	508	52.286	2,699,000.00	2,199,000.00	500,000.00
163	E WING	509	52.286	3,263,700.00	3,163,700.00	100,000.00
164	E WING	510	58.306	3,557,100.00	3,357,000.00	200,100.00
165	E WING	511	58.306	3,091,570.00	2,621,000.00	470,570.00
166	E WING	512	57.571	3,370,125.00	3,050,000.00	320,125.00
167	E WING	601	57.571	3,291,750.00	3,141,751.00	149,999.00
168	E WING	602	58.306	3,356,700.00	3,106,700.00	250,000.00
169	E WING	603	58.306	3,106,200.00	2,911,000.00	195,200.00
170	E WING	604	52.286	3,214,250.00	2,953,250.00	261,000.00
171	E WING	605	52.286	3,472,125.00	3,472,125.00	-
172	E WING	606	52.286	2,654,250.00	2,101,000.00	553,250.00
173	E WING	607	52.286	1,894,060.35	104,000.00	1,790,060.35
174	E WING	608	52.286	1,894,060.35	21,000.00	1,873,060.35
175	E WING	609	52.286	2,762,600.00	2,588,600.00	174,000.00
176	E WING	610	58.306	2,806,400.00	2,806,400.00	-
177	E WING	611	58.306	3,356,700.00	3,056,700.00	300,000.00
178	E WING	612	57.571	3,144,000.00	3,044,000.00	100,000.00
179	E WING	701	57.571	3,344,000.00	3,032,000.00	312,000.00
180	E WING	702	58.306	3,206,400.00	2,851,000.00	355,400.00
181	E WING	703	58.306	3,206,400.00	3,005,400.00	201,000.00
182	E WING	704	52.286	3,214,250.00	3,014,250.00	200,000.00
183	E WING	705	52.286	1,894,060.35	2,001,000.00	-106,939.65
184	E WING	706	52.286	3,250,500.00	2,950,500.00	300,000.00
185	E WING	707	52.286	1,894,060.35	51,000.00	1,843,060.35
186	E WING	708	52.286	3,130,125.00	2,830,125.00	300,000.00
187	E WING	709	52.286	3,362,600.00	3,221,000.00	141,600.00
188	E WING	710	58.306	3,256,500.00	2,456,500.00	800,000.00
189	E WING	711	58.306	3,306,600.00	2,756,600.00	550,000.00
190	E WING	712	57.571	3,370,125.00	3,010,125.00	360,000.00
191	E WING	801	57.571	3,344,000.00	3,044,000.00	300,000.00
192	E WING	802	58.306	3,131,250.00	2,711,000.00	420,250.00
193	E WING	803	58.306	2,706,400.00	2,441,720.00	264,680.00
194	E WING	804	52.286	3,242,848.00	2,917,931.00	324,917.00
195	E WING	805	52.286	1,894,060.35	51,000.00	1,843,060.35
196	E WING	806	52.286	2,701,250.00	2,550,000.00	151,250.00
197	E WING	807	52.286	3,198,250.00	3,129,000.00	69,250.00
198	E WING	808	52.286	3,496,750.00	3,296,360.00	200,390.00
199	E WING	809	52.286	3,486,225.00	3,286,165.00	200,060.00
200	E WING	810	58.306	3,331,650.00	3,061,000.00	270,650.00
201	E WING	811	58.306	3,406,800.00	3,306,800.00	100,000.00

PDF Scanner ACE Scanner

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
202	E WING	812	57.571	3,396,250.00	3,296,250.00	100,000.00
203	E WING	901	57.571	3,400,430.00	3,300,430.00	100,000.00
204	E WING	902	58.306	2,705,800.00	489,000.00	2,216,800.00
205	E WING	903	58.306	3,206,400.00	2,726,400.00	480,000.00
206	E WING	904	52.286	3,199,415.00	3,089,415.00	110,000.00
207	E WING	905	52.286	3,299,750.00	3,021,000.00	278,750.00
208	E WING	906	52.286	3,349,000.00	3,249,000.00	100,000.00
209	E WING	907	52.286	1,894,060.35	51,000.00	1,843,060.35
210	E WING	908	52.286	3,275,125.00	3,151,000.00	124,125.00
211	E WING	909	52.286	2,938,975.00	2,402,100.00	536,875.00
212	E WING	910	58.306	3,507,000.00	3,507,000.00	-
213	E WING	911	58.306	3,256,500.00	2,956,500.00	300,000.00
214	E WING	912	57.571	3,396,250.00	3,396,250.00	-
215	E WING	1001	57.571	3,100,750.00	3,000,750.00	100,000.00
216	E WING	1002	58.306	3,306,600.00	3,206,600.00	100,000.00
217	E WING	1003	58.306	2,831,600.00	2,510,600.00	321,000.00
218	E WING	1004	52.286	3,164,800.00	3,064,800.00	100,000.00
219	E WING	1005	52.286	1,984,253.70	51,000.00	1,933,253.70
220	E WING	1006	52.286	3,447,500.00	3,251,000.00	196,500.00
221	E WING	1007	52.286	3,447,500.00	3,347,500.00	100,000.00
222	E WING	1008	52.286	3,501,675.00	3,251,675.00	250,000.00
223	E WING	1009	52.286	3,214,250.00	2,914,250.00	300,000.00
224	E WING	1010	58.306	3,406,800.00	3,101,000.00	305,800.00
225	E WING	1011	58.306	2,956,700.00	2,856,700.00	100,000.00
226	E WING	1012	57.571	2,946,250.00	2,846,250.00	100,000.00
227	E WING	1101	57.571	3,448,500.00	2,948,500.00	500,000.00
228	E WING	1102	58.306	3,356,700.00	2,756,700.00	600,000.00
229	E WING	1103	58.306	3,331,650.00	3,231,650.00	100,000.00
230	E WING	1104	52.286	3,200,404.00	2,901,404.00	299,000.00
231	E WING	1105	52.286	1,984,253.70	50,000.00	1,934,253.70
232	E WING	1106	52.286	3,422,875.00	3,022,875.00	400,000.00
233	E WING	1107	52.286	2,948,250.00	2,548,250.00	400,000.00
234	E WING	1108	52.286	2,949,000.00	2,849,000.00	100,000.00
235	E WING	1109	52.286	3,263,700.00	3,163,700.00	100,000.00
236	E WING	1110	58.306	3,557,100.00	3,157,100.00	400,000.00
237	E WING	1111	58.306	3,356,700.00	3,056,700.00	300,000.00
238	E WING	1112	57.571	3,553,000.00	3,353,000.00	200,000.00
239	E WING	1201	57.571	3,474,625.00	2,816,625.00	658,000.00
240	E WING	1202	58.306	3,156,300.00	2,956,300.00	200,000.00
241	E WING	1203	58.306	3,156,300.00	3,006,300.00	150,000.00
242	E WING	1204	52.286	3,189,525.00	2,021,000.00	1,168,525.00
243	E WING	1205	52.286	3,225,875.00	3,225,875.00	-
244	E WING	1206	52.286	3,398,250.00	2,051,000.00	1,347,250.00
245	E WING	1207	52.286	1,984,253.70	11,000.00	1,973,253.70
246	E WING	1208	52.286	3,644,500.00	3,541,000.00	103,500.00
247	E WING	1209	52.286	3,214,250.00	3,114,250.00	100,000.00
248	E WING	1210	58.306	3,381,750.00	3,281,750.00	100,000.00
249	E WING	1211	58.306	3,056,700.00	2,956,700.00	100,000.00
250	E WING	1212	57.571	3,396,250.00	3,069,292.00	326,958.00
251	E WING	1401	57.571	3,003,000.00	2,903,000.00	100,000.00
252	E WING	1402	58.306	3,356,700.00	56,700.00	3,300,000.00
253	E WING	1404	52.286	3,313,150.00	3,213,150.00	100,000.00

PDF Scanner ACE Scanner

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
254	E WING	1406	52.286	3,068,230.00	2,551,000.00	517,230.00
255	E WING	1411	58.306	3,481,950.00	3,221,000.00	260,950.00
256	E WING	1412	57.571	2,184,819.45	331,375.00	1,853,444.45
	TOTAL		**17,026.37**	**879,152,229.00**	**646,229,200.00**	**232,923,029.00**

PDF Scanner ACE Scanner

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	53.5110	2,030,742.45
9	A WING	SHOP 9	28.1130	1,066,888.35
10	A WING	SHOP 10	28.1130	1,066,888.35
11	A WING	SHOP 11	40.0440	1,519,669.80
12	A WING	SHOP 12	62.5300	2,373,013.50
13	A WING	201	64.085	2,210,932.50
14	A WING	202	64.085	2,210,932.50
15	A WING	203	74.721	2,577,874.50
16	A WING	204	72.947	2,516,671.50
17	A WING	205	72.947	2,516,671.50
18	A WING	206	72.947	2,516,671.50
19	A WING	207	72.947	2,516,671.50
20	A WING	208	74.721	2,577,874.50
21	A WING	209	64.085	2,210,932.50
22	A WING	210	64.085	2,210,932.50
23	A WING	301	64.085	2,210,932.50
24	A WING	302	64.085	2,210,932.50
25	A WING	303	74.721	2,577,874.50
26	A WING	304	72.947	2,516,671.50
27	A WING	305	72.947	2,516,671.50
28	A WING	306	72.947	2,516,671.50
29	A WING	307	72.947	2,516,671.50
30	A WING	308	74.721	2,577,874.50
31	A WING	309	64.085	2,210,932.50
32	A WING	401	64.085	2,210,932.50
33	A WING	402	64.085	2,210,932.50
34	A WING	403	74.721	2,577,874.50
35	A WING	404	72.947	2,516,671.50
36	A WING	405	72.947	2,516,671.50
37	A WING	406	72.947	2,516,671.50
38	A WING	407	72.947	2,516,671.50
39	A WING	408	74.721	2,577,874.50
40	A WING	409	64.085	2,210,932.50
41	A WING	410	64.085	2,210,932.50
42	A WING	501	64.085	2,321,479.13
43	A WING	502	64.085	2,321,479.13
44	A WING	503	74.721	2,706,768.23
45	A WING	504	72.947	2,642,505.08
46	A WING	505	72.947	2,642,505.08
47	A WING	506	72.947	2,642,505.08
48	A WING	507	72.947	2,642,505.08
49	A WING	508	74.721	2,706,768.23
50	A WING	509	64.085	2,321,479.13
51	A WING	601	64.085	2,321,479.13
52	A WING	602	64.085	2,321,479.13
53	A WING	603	74.721	2,706,768.23
54	A WING	604	72.947	2,642,505.08
55	A WING	605	72.947	2,642,505.08
56	A WING	606	72.947	2,642,505.08
57	A WING	607	72.947	2,642,505.08

PDF Scanner ACE Scanner

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
58	A WING	608	74.721	2,706,768.23
59	A WING	609	64.085	2,321,479.13
60	A WING	701	64.085	2,321,479.13
61	A WING	702	64.085	2,321,479.13
62	A WING	703	74.721	2,706,768.23
63	A WING	704	72.947	2,642,505.08
64	A WING	705	72.947	2,642,505.08
65	A WING	706	72.947	2,642,505.08
66	A WING	707	72.947	2,642,505.08
67	A WING	708	74.721	2,706,768.23
68	A WING	709	64.085	2,321,479.13
69	A WING	801	64.085	2,321,479.13
70	A WING	802	64.085	2,321,479.13
71	A WING	803	74.721	2,706,768.23
72	A WING	804	72.947	2,642,505.08
73	A WING	805	72.947	2,642,505.08
74	A WING	806	72.947	2,642,505.08
75	A WING	807	72.947	2,642,505.08
76	A WING	809	64.085	2,321,479.13
77	A WING	901	64.085	2,321,479.13
78	A WING	902	64.085	2,321,479.13
79	A WING	903	74.721	2,706,768.23
80	A WING	904	72.947	2,642,505.08
81	A WING	905	72.947	2,642,505.08
82	A WING	906	72.947	2,642,505.08
83	A WING	907	72.947	2,642,505.08
84	A WING	908	74.721	2,706,768.23
85	A WING	909	64.085	2,321,479.13
86	A WING	910	64.085	2,321,479.13
87	A WING	1001	64.085	2,432,025.75
88	A WING	1002	64.085	2,432,025.75
89	A WING	1003	74.721	2,835,661.95
90	A WING	1004	72.947	2,768,338.65
91	A WING	1005	72.947	2,768,338.65
92	A WING	1006	72.947	2,768,338.65
93	A WING	1007	72.947	2,768,338.65
94	A WING	1008	74.721	2,835,661.95
95	A WING	1009	64.085	2,432,025.75
96	A WING	1010	64.085	2,432,025.75
97	A WING	1101	64.085	2,432,025.75
98	A WING	1102	64.085	2,432,025.75
99	A WING	1103	74.721	2,835,661.95
100	A WING	1104	72.947	2,768,338.65
101	A WING	1105	72.947	2,768,338.65
102	A WING	1106	72.947	2,768,338.65
103	A WING	1107	72.947	2,768,338.65
104	A WING	1108	74.721	2,835,661.95
105	A WING	1109	64.085	2,432,025.75
106	A WING	1110	64.085	2,432,025.75
107	A WING	1201	64.085	2,432,025.75
108	A WING	1202	64.085	2,432,025.75
109	A WING	1203	74.721	2,835,661.95
110	A WING	1204	72.947	2,768,338.65
111	A WING	1205	72.947	2,768,338.65
112	A WING	1206	72.947	2,768,338.65
113	A WING	1207	72.947	2,768,338.65
114	A WING	1208	74.721	2,835,661.95
115	A WING	1209	64.085	2,432,025.75

PDF Scanner ACE Scanner

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
116	A WING	1210	64.085	2,432,025.75
117	A WING	1401	64.085	2,432,025.75
118	A WING	1402	64.085	2,432,025.75
119	A WING	1403	74.721	2,835,661.95
120	A WING	1404	72.947	2,768,338.65
121	A WING	1405	72.947	2,768,338.65
122	A WING	1406	72.947	2,768,338.65
123	A WING	1407	72.947	2,768,338.65
124	A WING	1408	74.721	2,835,661.95
125	A WING	1409	64.085	2,432,025.75
126	A WING	1410	64.085	2,432,025.75
127	B WING	201	81.841	2,823,514.50
128	B WING	202	78.623	2,712,493.50
129	B WING	203	78.623	2,712,493.50
130	B WING	204	81.841	2,823,514.50
131	B WING	1401	81.841	3,105,865.95
132	B WING	1402	78.623	2,983,742.85
133	B WING	1404	81.841	3,105,865.95
134	C WING	201	81.841	2,823,514.50
135	C WING	202	78.623	2,712,493.50
136	C WING	203	78.623	2,712,493.50
137	C WING	204	81.841	2,823,514.50
138	C WING	301	81.841	2,823,514.50
139	C WING	304	81.841	4,355,000.00
140	C WING	401	81.841	2,823,514.50
141	C WING	504	81.841	2,964,690.23
142	C WING	704	81.841	4,309,500.00
143	C WING	801	81.841	2,964,690.23
144	C WING	901	81.841	2,964,690.23
145	C WING	904	81.841	4,394,250.00
146	C WING	1001	81.841	3,105,865.95
147	C WING	1204	81.841	3,105,865.95
148	C WING	1401	81.841	3,105,865.95
149	C WING	1402	78.623	2,983,742.85
150	C WING	1403	78.623	2,983,742.85
151	C WING	1404	81.841	3,105,865.95
152	D WING	201	81.841	2,823,514.50
153	D WING	202	78.623	2,712,493.50
154	D WING	203	78.623	2,712,493.50
155	D WING	204	81.841	2,823,514.50
156	D WING	1404	81.841	3,105,865.95
157	E WING	201	57.571	1,986,199.50
158	E WING	212	57.571	1,986,199.50
159	E WING	1403	58.306	2,212,712.70
160	E WING	1405	52.286	1,984,253.70
161	E WING	1407	52.286	1,984,253.70
162	E WING	1408	52.286	1,984,253.70
163	E WING	1409	52.286	1,984,253.70
164	E WING	1410	58.306	2,212,712.70
	TOTAL		**11,389.78**	**418,831,897.25**

PDF Scanner ACE Scanner

Table D			
Sr. No		Comparision between Balance Cost and Receivables	
		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	772,965,819.41
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	232,923,029.00
3		Day & Date : 30/06/2025	11,389.78
		(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	418,831,897.25
4		Estimated receivables of ongoing project [sum of 2 +3 (ii)]	651,754,926.25
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.	456,228,448.38

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	646,229,200.00	
3	Withdrawals	636,568,440.00	
4	Closing Balance	9,660,760.00	

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.

PDF Scanner ACE Scanner

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	1,468,090,188.00	806,860,988.00	10,720,254.59
2		Total Borrowed Funds (Secured) --Drawdown availed till date	-	15,000,000.00	38,174,914.00
3		Total Borrowed Funds (UnSecured) -- Drawdown availed till date	-	-	-
4		Customer Receipts used for project	-	646,229,200.00	646,229,200.00
5		Total funds for project	1,468,090,188.00	1,468,090,188.00	695,124,368.59
6		Total Estimated cost (As per Table A)	1,468,090,188.00	1,468,090,188.00	1,468,090,188.00
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: 25115917BMJHSL8374
Day & Date : 16/07/2025

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

ATHARVA INFRASTRUCTURES
PARTNER

Chandrakant Suramwar
Designation: Partner

PDF Scanner ACE Scanner