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Nanak Nagar, Bhusawal- 425201
Dist - Jalgaon (M.H)
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CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account))

Date: 10-11-2023

To: M/S. SANSKRUTI DEVELOPERS

Subject: Certificate of Financial Progress of Work of VISHWABHARTI RESIDENCY having MahaRERA Registration Number P50500035066 being developed by M/S. SANSKRUTI DEVELOPERS.

Sir,

This certificate is being issued for RERA compliance for the VISHWABHARTI RESIDENCY having MahaRERA Registration Number P50500035066 being developed by M/S. SANSKRUTI DEVELOPERS and is based on the records and documents produced before me and explainations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)			
Sr No.		**Particulars**	**Estimated Cost (At the time of registration of Project)(INR)**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	-
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Adminstration or any Statutory Authority.	12,51,28,723
	c)	Estimated Acquisition cost of TDR (if any)	3,36,04,694
	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	-
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
	f)	Under Rehabilitation scheme:	-
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
	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 lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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	**15,87,33,417**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	91,67,91,549.36
	(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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	3,85,50,140
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	1,60,00,000
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	7,50,00,000
		Sub Total of Development Cost	**1,04,63,41,689**
		Total Cost of the Project (Estimated)	**1,20,50,75,106**

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Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		Particulars	Amount (INR) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	-
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	12,51,28,723
	c)	Incurred Expensditure for Acquisition of TDR (if any)	3,36,04,694
	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	-
	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 of (a) or (b) to be considered	-
		(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurrred Expenditure for construction of rehab building as per 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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	-
	iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land cost	**15,87,33,417**

2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	15,97,31,171.21
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
	(iii)	Incurred expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**15,97,31,171**
		Total Cost of the Project (Incurred)	**31,84,64,588**

3	Total Cost of the Project (Actual incurred as on date of certificate)	31,84,64,588
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	26.43%
5	Amount which can be withdrawn from the Designated Account	31,84,64,588
6	Less: Amount withdrawn till date of this certificate from Designated Account	12,67,66,461
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	19,16,98,127

*Pass through charges or indirect taxes not included in incurred cost of the project



Table C - Statement of calculation of receivables from Sale of the Real Estate project						
Sold Inventory						
Sr. No	SHOP/ APARTMENT NO.	Wing	Carpet Area (Sq. Mtrs)	Unit Conisderation as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	1202	Sankalp	90.441	70,00,000.000	18,50,000.000	51,50,000.000
2	604	Vedant	61.546	45,51,250.000	1,00,000.000	44,51,250.000
3	1105	Vedant	61.546	42,67,500.000	4,26,750.000	38,40,750.000
4	601	Vedant	90.441	80,03,750.000	30,50,938.000	49,52,812.000
5	902	Vedant	61.546	42,00,000.000	16,27,000.000	25,73,000.000
6	1006	Vedant	90.441	80,03,750.000	20,00,938.000	60,02,812.000
7	1002	Sankalp	90.441	47,00,000.000	11,00,000.000	36,00,000.000
8	606	Vedant	90.441	75,82,500.000	21,23,100.000	54,59,400.000
9	505	Vedant	61.546	44,60,000.000	16,00,000.000	28,60,000.000
10	1402	Sankalp	90.441	48,00,000.000	12,64,625.000	35,35,375.000
11	302	Vedant	61.546	54,67,500.000	15,30,900.000	39,36,600.000
12	602	Sankalp	90.441	75,82,500.000	21,23,100.000	54,59,400.000
13	602	Vedant	61.546	44,56,750.000	12,47,890.000	32,08,860.000
14	704	Sankalp	90.441	60,00,000.000	14,00,000.000	46,00,000.000
15	901	Sankalp	90.441	75,82,500.000	21,20,625.000	54,61,875.000
16	803	Sankalp	90.441	75,82,500.000	19,19,875.000	56,62,625.000
17	303	Vedant	61.546	54,67,500.000	14,30,900.000	40,36,600.000
18	604	Sankalp	90.441	47,00,000.000	1,00,000.000	46,00,000.000
19	706	Advait	61.546	44,10,687.000	44,10,687.000	-
20	504	Vedant	61.546	54,67,500.000	13,66,875.000	41,00,625.000
21	705	Vedant	61.546	40,00,000.000	6,75,000.000	33,25,000.000
22	506	Advait	61.546	43,02,775.000	3,00,000.000	40,02,775.000
23	1404	Sankalp	90.441	48,82,500.000	5,00,000.000	43,82,500.000
24	501	Vedant	90.441	70,03,750.000	16,54,688.000	53,49,062.000
25	1104	Sankalp	90.441	65,00,000.000	3,50,000.000	61,50,000.000
26	801	Sankalp	90.441	75,82,500.000	21,23,100.000	54,59,400.000
27	306	Advait	61.546	40,00,000.000	12,50,000.000	27,50,000.000
28	303	Advait	90.441	53,00,000.000	13,25,000.000	39,75,000.000
29	703	Advait	90.441	83,64,750.000	20,91,188.000	62,73,562.000
30	405	Vedant	61.546	44,67,500.000	4,00,000.000	40,67,500.000
31	902	Advait	61.546	44,67,500.000	7,00,000.000	37,67,500.000
32	801	Vedant	90.441	75,82,500.000	21,30,000.000	54,52,500.000
33	402	Advait	61.546	40,71,250.000	1,00,000.000	39,71,250.000
34	406	Advait	61.546	44,71,250.000	1,00,000.000	43,71,250.000
35	504	Advait	90.441	49,82,500.000	12,45,500.000	37,37,000.000
36	1102	Vedant	61.546	44,10,500.000	11,02,625.000	33,07,875.000
37	1106	Vedant	90.441	75,82,500.000	18,95,625.000	56,86,875.000
38	1006	Advait	61.546	57,17,250.000	14,43,063.000	42,74,187.000
39	1102	Sankalp	90.441	75,82,500.000	19,75,000.000	56,07,500.000
40	401	Sankalp	90.441	71,98,250.000	17,99,563.000	53,98,687.000
41	1504	Sankalp	90.441	75,82,500.000	18,76,669.000	57,05,831.000
42	1001	Sankalp	90.441	63,82,500.000	11,00,000.000	52,82,500.000
43	702	Advait	61.546	44,06,750.000	11,08,438.000	32,98,312.000
44	501	Advait	61.546	44,71,250.000	11,17,813.000	33,53,437.000
45	702	Sankalp	90.441	68,82,500.000	17,20,626.000	51,61,874.000
46	1105	Advait	81.053	75,91,250.000	21,25,550.000	54,65,700.000
47	505	Advait	81.053	75,91,250.000	11,09,375.000	64,81,875.000
48	506	Vedant	90.441	47,06,000.000	47,06,000.000	-
49	502	Sankalp	90.441	75,82,500.000	21,23,100.000	54,59,400.000
50	603	Advait	90.441	74,98,250.000	18,74,563.000	56,23,687.000
51	906	Vedant	90.441	61,00,000.000	16,00,000.000	45,00,000.000
52	902	Sankalp	90.441	75,82,500.000	18,90,600.000	56,91,900.000
53	803	Advait	90.441	79,19,500.000	19,79,875.000	59,39,625.000
54	305	Vedant	61.546	43,67,500.000	10,00,000.000	33,67,500.000
55	402	Vedant	61.546	44,67,500.000	9,92,400.000	34,75,100.000
56	1104	Vedant	61.546	54,67,500.000	13,66,875.000	41,00,625.000
57	905	Vedant	61.546	44,00,000.000	1,00,000.000	43,00,000.000
58	806	Advait	61.546	44,65,257.000	1,00,000.000	43,65,257.000
59	401	Advait	61.546	57,71,250.000	33,36,363.000	24,34,887.000
60	805	Advait	81.053	42,50,000.000	33,99,999.000	8,50,001.000
61	502	Advait	61.546	54,06,750.000	13,50,938.000	40,55,812.000
62	801	Advait	61.546	57,71,250.000	14,42,813.000	43,28,437.000
63	502	Vedant	61.546	44,67,500.000	10,67,500.000	34,00,000.000
64	1102	Advait	61.546	59,08,113.000	14,77,028.000	44,31,085.000
65	804	Sankalp	90.441	61,03,750.000	1,50,000.000	59,53,750.000
66	904	Sankalp	90.441	56,03,140.000	56,00,000.000	3,140.000
67	604	Advait	90.441	46,22,500.000	1,72,500.000	44,50,000.000
68	402	Sankalp	90.441	75,82,500.000	19,45,625.000	56,36,875.000
69	301	Sankalp	90.441	60,00,000.000	16,50,000.000	43,50,000.000
70	804	Vedant	61.546	44,71,250.000	4,00,000.000	40,71,250.000
71	904	Vedant	61.546	44,67,500.000	14,26,750.000	30,40,750.000
72	1003	Advait	90.441	83,65,410.000	20,91,000.000	62,74,410.000
73	1003	Vedant	61.546	44,00,000.000	10,00,000.000	34,00,000.000

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74	802	Advait	61.546	60,35,170.000	15,09,000.000	45,26,170.000
75	602	Advait	61.546	54,06,750.000	13,51,688.000	40,55,062.000
76	404	Sankalp	90.441	47,51,000.000	19,37,750.000	28,13,250.000
77	605	Advait	81.053	55,91,250.000	2,00,000.000	53,91,250.000
78	1005	Vedant	61.546	54,67,500.000	13,60,486.000	41,07,014.000
79	1004	Vedant	61.546	44,22,398.000	12,00,000.000	32,22,398.000
80	1201	Advait	61.546	42,71,250.000	10,70,000.000	32,01,250.000
81	1202	Advait	61.546	42,71,250.000	10,70,000.000	32,01,250.000
82	1201	Sankalp	90.441	75,82,500.000	18,95,625.000	56,86,875.000
83	405	Advait	81.053	55,08,447.000	17,50,845.000	37,57,602.000
84	1403	Sankalp	90.441	49,77,795.000	1,00,000.000	48,77,795.000
85	1101	Sankalp	90.441	49,00,000.000	1,00,000.000	48,00,000.000
86	601	Advait	61.546	60,23,076.000	16,86,461.000	43,36,615.000
87	1103	Advait	90.441	71,89,296.000	10,00,000.000	61,89,296.000
88	504	Sankalp	90.441	84,07,795.000	21,01,948.000	63,05,847.000
89	906	Advait	61.546	44,61,281.000	25,44,613.000	19,16,668.000
90	401	Vedant	90.441	83,03,833.000	1,00,000.000	82,03,833.000
91	501	Sankalp	90.441	49,00,000.000	1,00,000.000	48,00,000.000
92	1103	Sankalp	90.441	53,34,000.000	1,00,000.000	52,34,000.000
93	206	Advait	61.546	44,50,257.000	6,00,000.000	38,50,257.000
94	301	Advait	61.546	44,37,772.000	30,00,000.000	14,37,772.000
95	304	Advait	90.441	60,00,000.000	11,00,000.000	49,00,000.000
96	403	Advait	90.441	58,85,000.000	11,00,000.000	47,85,000.000
97	503	Advait	90.441	75,82,500.000	18,95,625.000	56,86,875.000
98	606	Advait	61.546	54,67,500.000	13,66,875.000	41,00,625.000
99	704	Advait	90.441	68,00,000.000	13,00,000.000	55,00,000.000
100	705	Advait	81.053	40,30,117.266	3,25,000.000	37,05,117.266
101	901	Advait	61.546	30,60,190.212	6,00,000.000	24,60,190.212
102	905	Advait	81.053	48,00,000.000	9,00,000.000	39,00,000.000
103	903	Advait	90.441	47,00,000.000	44,96,907.400	2,03,092.600
104	1001	Advait	61.546	42,79,270.000	6,00,000.000	36,79,270.000
105	1005	Advait	81.053	69,07,500.000	17,26,750.000	51,80,750.000
106	1104	Advait	90.441	47,82,500.000	7,50,000.000	40,32,500.000
107	1204	Advait	90.441	62,56,500.000	8,50,000.000	54,06,500.000
108	1205	Advait	81.053	55,21,500.000	8,50,000.000	46,71,500.000
109	203	Vedant	61.546	59,80,393.000	1,00,000.000	58,80,393.000
110	205	Vedant	61.546	44,75,000.000	21,00,000.000	23,75,000.000
111	206	Vedant	90.441	64,79,773.000	1,00,000.000	63,79,773.000
112	301	Vedant	90.441	49,00,000.000	16,97,575.000	32,02,425.000
113	304	Vedant	61.546	44,38,504.000	11,00,000.000	33,38,504.000
114	403	Vedant	61.546	44,10,500.000	3,00,000.000	41,10,500.000
115	406	Vedant	90.441	44,82,500.000	19,00,000.000	25,82,500.000
116	603	Vedant	61.546	51,50,000.000	5,00,000.000	46,50,000.000
117	605	Vedant	61.546	40,17,500.000	1,11,000.000	39,06,500.000
118	701	Vedant	90.441	55,03,750.000	1,00,000.000	54,03,750.000
119	802	Vedant	61.546	44,67,500.000	6,00,000.000	38,67,500.000
120	803	Vedant	61.546	30,60,190.212	5,00,000.000	25,60,190.212
121	805	Vedant	61.546	48,37,000.000	5,00,000.000	43,37,000.000
122	806	Vedant	90.441	53,37,500.000	5,00,000.000	48,37,500.000
123	901	Vedant	90.441	61,72,025.000	13,00,000.000	48,72,025.000
124	1002	Vedant	61.546	30,60,190.212	1,00,000.000	29,60,190.212
125	1103	Vedant	61.546	44,67,500.000	1,00,000.000	43,67,500.000
126	1201	Vedant	90.441	50,00,000.000	25,00,000.000	25,00,000.000
127	1202	Vedant	61.546	44,60,732.000	1,00,000.000	43,60,732.000
128	1405	Vedant	61.546	44,56,500.000	1,00,000.000	43,56,500.000
129	201	Sankalp	90.441	55,82,500.000	11,00,000.000	44,82,500.000
130	202	Sankalp	90.441	60,03,750.000	23,40,050.000	36,63,700.000
131	302	Sankalp	90.441	65,82,500.000	10,00,000.000	55,82,500.000
132	303	Sankalp	90.441	59,19,500.000	21,93,870.000	37,25,630.000
133	304	Sankalp	90.441	60,19,500.000	6,00,000.000	54,19,500.000
134	403	Sankalp	90.441	57,51,000.000	11,00,000.000	46,51,000.000
135	701	Sankalp	90.441	57,14,000.000	1,00,000.000	56,14,000.000
136	703	Sankalp	90.441	79,65,279.000	27,95,000.000	51,70,279.000
137	802	Sankalp	90.441	48,07,795.000	1,00,000.000	47,07,795.000
138	1203	Sankalp	90.441	56,00,000.000	26,00,000.000	30,00,000.000
139	1204	Sankalp	90.441	65,82,500.000	31,50,000.000	34,32,500.000
140	1401	Sankalp	90.441	55,00,000.000	1,00,000.000	54,00,000.000
141	1501	Sankalp	90.441	58,85,500.000	4,35,000.000	54,50,500.000
142	1502	Sankalp	90.441	70,03,750.000	23,41,050.000	46,62,700.000
143	1503	Sankalp	90.441	55,82,500.000	18,96,000.000	36,86,500.000
144	1601	Sankalp	90.441	49,00,000.000	6,00,000.000	43,00,000.000
145	1602	Sankalp	90.441	49,00,000.000	1,00,000.000	48,00,000.000
146	1603	Sankalp	90.441	70,00,000.000	1,00,000.000	69,00,000.000
147	1604	Sankalp	90.441	49,00,000.000	1,00,000.000	48,00,000.000
Total			11,505.530	82,35,33,710.902	19,00,56,073.400	63,34,77,637.502



Unsold Inventory

Sr. No	SHOP/ APARTMENT NO.	Wing	Carpet Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	201	Advait	61.546	30,60,190
2	202	Advait	61.546	30,60,190
3	203	Advait	90.441	44,96,907
4	204	Advait	90.441	44,96,907
5	205	Advait	81.053	40,30,117
6	302	Advait	61.546	30,60,190
7	305	Advait	81.053	40,30,117
8	404	Advait	90.441	44,96,907
9	701	Advait	61.546	30,60,190
10	804	Advait	90.441	44,96,907
11	904	Advait	90.441	44,96,907
12	1002	Advait	61.546	30,60,190
13	1004	Advait	90.441	44,96,907
14	1101	Advait	61.546	30,60,190
15	1106	Advait	61.546	30,60,190
16	1203	Advait	90.441	44,96,907
17	1206	Advait	61.546	30,60,190
18	1401	Advait	61.546	30,60,190
19	1402	Advait	61.546	30,60,190
20	1403	Advait	90.441	44,96,907
21	1404	Advait	90.441	44,96,907
22	1405	Advait	81.053	40,30,117
23	1406	Advait	61.546	30,60,190
24	201	Vedant	90.441	44,96,907
25	202	Vedant	61.546	30,60,190
26	204	Vedant	61.546	30,60,190
27	306	Vedant	90.441	44,96,907
28	404	Vedant	61.546	30,60,190
29	503	Vedant	61.546	30,60,190
30	702	Vedant	61.546	30,60,190
31	704	Vedant	61.546	30,60,190
32	703	Vedant	61.546	30,60,190
33	706	Vedant	90.441	44,96,907
34	903	Vedant	61.546	30,60,190
35	1001	Vedant	90.441	44,96,907
36	1101	Vedant	90.441	44,96,907
37	1203	Vedant	61.546	30,60,190
38	1204	Vedant	61.546	30,60,190
39	1205	Vedant	61.546	30,60,190
40	1206	Vedant	90.441	44,96,907
41	1401	Vedant	90.441	44,96,907
42	1402	Vedant	61.546	30,60,190
43	1403	Vedant	61.546	30,60,190
44	1404	Vedant	61.546	30,60,190
45	1406	Vedant	90.441	44,96,907
46	203	Sankalp	90.441	44,96,907
47	204	Sankalp	90.441	44,96,907
48	503	Sankalp	90.441	44,96,907
49	601	Sankalp	90.441	44,96,907
50	603	Sankalp	90.441	44,96,907
51	903	Sankalp	90.441	44,96,907
52	1003	Sankalp	90.441	44,96,907
53	1004	Sankalp	90.441	44,96,907
54	1701	Sankalp	90.441	44,96,907
55	1702	Sankalp	90.441	44,96,907
56	1703	Sankalp	90.441	44,96,907
57	1704	Sankalp	90.441	44,96,907
58	SHOP NO. 1		15.118	8,74,894
59	SHOP NO. 2		15.451	8,94,165
60	SHOP NO. 3		15.451	8,94,165
61	SHOP NO. 4		15.118	8,74,894
62	SHOP NO. 5		20.959	12,12,918
63	SHOP NO. 6		16.117	9,32,707
64	SHOP NO. 7		15.953	9,23,216
65	SHOP NO. 8		15.953	9,23,216
66	SHOP NO. 9		15.953	9,23,216
67	SHOP NO. 10		15.953	9,23,216
68	SHOP NO. 11		13.399	7,75,414
69	SHOP NO. 12		13.083	7,57,126
70	SHOP NO. 13		11.269	6,52,148
71	SHOP NO. 14		16.409	9,49,605
72	SHOP NO. 15		12.890	7,45,957
73	SHOP NO. 16		14.192	8,21,305
	Total		4,647.866	23,30,83,584.184

SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT
M.No 616078

Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	88,66,10,518
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)	63,34,77,638
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	4,647.87
	(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	23,30,83,584
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	86,65,61,222
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	100%

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till
1	Opening balance	-
2	Deposits	12,67,66,461
3	Withdrawals	12,67,66,461
4	Closing balance	-

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that M/S. SANSKRUTI DEVELOPERS has utilised the required proportion ofmoney, as specified in the act, collected from allottees for this project only for land and construction of this project.

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 Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	36,15,14,437	36,80,01,755	12,84,08,515
2	Total borrowed funds (secured)	-		-
3	Total borrowed funds (unsecured)		-	-
4	Customer receipts used for project	51,96,60,387	83,70,73,351	19,00,56,073
5	Total funds for project	88,11,74,824	1,20,50,75,106	31,84,64,588
6	Total extimated cost (As per Table A)	88,11,74,824	1,20,50,75,106	31,84,64,588

Table G - Any Comments/ Observations of CA	
1	For Quarter ending March 2023. This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	The amount from customers is initially received in current account. But the Rera account has been maintained and the money has been utilised for the purpose of this project only.
3	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
4	We have relied on management for information provided in Table E.

Agreed and Accepted by:

Authorised signatory

Date: 10-11-2023

SUMIT R. CHANDWANI
M No. 616078
CHARTERED ACCOUNTANT

Yours Faithfully
For, Sumit R.Chandwani
Chartered Accountant

CA Sumit R.Chandwani
M. No. 616078
UDIN : 24616078BKAVPA3551
Certificate No : 23-24/056