

98, Sindhi Colony
Nanak Nagar, Bhusawal- 425201
Dist - Jalgaon (M.H)
Email: casumitchandwani1@gmail.com



CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT

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: 20-01-2024

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 explanations 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 Administration 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 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	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)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; 18,00,00,000	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



Table B - Actual Cost Incurred on the Project (For the Quarter Ending December 2023)		
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 Expenditure for Acquisition of TDR (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	3,36,04,694
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) Incurred 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 accommodation or rent in lieu of Transit accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable 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.	
	(b) Actual cost of construction Incurred as per books of accounts as verified by the CA.	21,23,71,240.79
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;	6,28,192
	Sub Total of Development Cost	21,29,99,433
	Total Cost of the Project (Incurred)	37,17,32,850

3	Total Cost of the Project (Actual incurred as on date of certificate)	
4	Proportion of the Cost Incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	37,17,32,850
5	Amount which can be withdrawn from the Designated Account	30.85%
6	Less: Amount withdrawn till date of this certificate from Designated Account	37,17,32,850
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	19,56,32,275
		17,61,00,574

*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 Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	1202	Sankalp	90.441	70,00,000.000	25,90,000.000	44,10,000.000
2	604	Vedant	61.546	45,51,250.000	4,40,000.000	41,11,250.000
3	1105	Vedant	61.546	42,67,500.000	24,26,750.000	18,40,750.000
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	26,81,164.000	53,22,586.000
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	23,50,575.000	52,31,925.000
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	17,76,000.000	30,24,000.000
11	302	Vedant	61.546	54,67,500.000	16,94,925.000	37,72,575.000
12	602	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
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	20,40,000.000	39,60,000.000
15	901	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
16	803	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
17	303	Vedant	61.546	54,67,500.000	16,94,925.000	37,72,575.000
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	16,94,900.000	37,72,600.000
21	705	Vedant	61.546	40,00,000.000	7,95,000.000	32,05,000.000
22	506	Advait	61.546	43,02,775.000	5,00,000.000	38,02,775.000
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	19,61,050.000	50,42,700.000
25	1104	Sankalp	90.441	65,00,000.000	3,56,500.000	61,43,500.000
26	801	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
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	18,02,000.000	34,98,000.000
29	703	Advait	90.441	83,64,750.000	30,94,957.000	52,69,793.000
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	23,50,575.000	52,31,925.000
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	4,89,088.000	39,82,162.000
35	504	Advait	90.441	49,82,500.000	16,94,050.000	32,88,450.000
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	23,50,575.000	52,31,925.000
38	1006	Advait	61.546	57,17,250.000	19,90,226.000	37,27,024.000
39	1102	Sankalp	90.441	75,82,500.000	30,28,050.000	45,54,450.000
40	401	Sankalp	90.441	71,98,250.000	24,47,405.000	47,50,845.000
41	1504	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
42	1001	Sankalp	90.441	63,82,500.000	16,05,525.000	47,76,975.000
43	702	Advait	61.546	44,06,750.000	12,40,641.000	31,66,109.000
44	501	Advait	61.546	44,71,250.000	16,51,951.000	28,19,299.000
45	702	Sankalp	90.441	68,82,500.000	21,05,526.000	47,76,974.000
46	1105	Advait	81.053	75,91,250.000	25,81,075.000	50,10,175.000
47	505	Advait	81.053	75,91,250.000	14,98,550.000	60,92,700.000
48	506	Vedant	90.441	47,06,000.000	47,06,000.000	-
49	502	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
50	603	Advait	90.441	74,98,250.000	25,49,405.000	49,48,845.000
51	906	Vedant	90.441	61,00,000.000	26,00,000.000	35,00,000.000
52	902	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
53	803	Advait	90.441	79,19,500.000	26,92,630.000	52,26,870.000
54	305	Vedant	61.546	43,67,500.000	12,50,900.000	31,16,600.000
55	402	Vedant	61.546	44,67,500.000	13,84,925.000	30,82,575.000
56	1104	Vedant	61.546	54,67,500.000	16,94,925.000	37,72,575.000
57	905	Vedant	61.546	44,00,000.000	5,00,000.000	39,00,000.000
58	806	Advait	61.546	44,65,257.000	6,00,000.000	38,65,257.000
59	401	Advait	61.546	57,71,250.000	34,36,363.000	23,34,887.000
60	805	Advait	81.053	42,50,000.000	34,49,999.000	8,00,001.000
61	502	Advait	61.546	54,06,750.000	16,76,093.000	37,30,657.000
62	801	Advait	61.546	57,71,250.000	19,62,225.000	38,09,025.000
63	502	Vedant	61.546	44,67,500.000	12,50,900.000	32,16,600.000
64	1102	Advait	61.546	59,08,113.000	18,31,515.000	40,76,598.000
65	804	Sankalp	90.441	61,03,750.000	10,61,387.000	50,42,363.000
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	28,05,525.000	47,76,975.000
69	301	Sankalp	90.441	60,00,000.000	18,60,000.000	41,40,000.000
70	804	Vedant	61.546	44,71,250.000	6,89,088.000	37,82,162.000
71	904	Vedant	61.546	44,67,500.000	16,94,925.000	27,72,575.000
72	1003	Advait	90.441	83,65,410.000	25,93,582.000	57,71,828.000
73	1003	Vedant	61.546	44,00,000.000	10,00,000.000	34,00,000.000



74	802	Advait	61.546	60,35,170.000	20,51,958.000	39,83,212.000
75	602	Advait	61.546	54,06,750.000	18,38,295.000	35,68,455.000
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	7,79,025.000	48,12,225.000
78	1005	Vedant	61.546	54,67,500.000	16,94,925.000	37,72,575.000
79	1004	Vedant	61.546	44,22,398.000	14,70,943.000	29,51,455.000
80	1201	Advait	61.546	42,71,250.000	14,52,995.000	28,18,255.000
81	1202	Advait	61.546	42,71,250.000	13,24,087.000	29,47,163.000
82	1201	Sankalp	90.441	75,82,500.000	28,05,525.000	47,76,975.000
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	3,27,475.000	46,50,320.000
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	20,47,846.000	39,75,230.000
87	1103	Advait	90.441	71,89,296.000	17,84,361.000	54,04,935.000
88	504	Sankalp	90.441	84,07,795.000	31,10,884.000	52,96,911.000
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	25,58,446.000	57,45,387.000
91	501	Sankalp	90.441	49,00,000.000	17,00,000.000	32,00,000.000
92	1103	Sankalp	90.441	53,34,000.000	6,00,000.000	47,34,000.000
93	204	Advait	90.441	67,26,626.000	20,85,256.000	46,41,370.000
94	205	Advait	81.053	60,48,600.000	18,75,066.000	41,73,534.000
95	702	Vedant	61.546	44,57,635.000	13,70,867.000	30,86,768.000
96	706	Vedant	90.441	60,00,000.000	16,80,000.000	43,20,000.000
97	203	Vedant	61.546	59,80,393.000	18,53,922.000	41,26,471.000
98	1204	Vedant	61.546	44,14,345.000	2,64,447.000	41,49,898.000
99	1103	Vedant	61.546	44,67,500.000	8,08,100.000	36,59,400.000
100	704	Vedant	61.546	60,78,328.000	18,84,333.000	41,93,995.000
101	1205	Vedant	61.546	59,92,946.000	18,57,813.000	41,35,133.000
102	601	Sankalp	90.441	83,19,291.000	30,58,138.000	52,61,153.000
103	406	Vedant	90.441	44,82,500.000	19,00,000.000	25,82,500.000
104	605	Vedant	61.546	40,17,500.000	6,11,000.000	34,06,500.000
105	903	Sankalp	90.441	73,00,000.000	19,10,000.000	53,90,000.000
106	905	Advait	81.053	48,00,000.000	15,00,000.000	33,00,000.000
107	201	Advait	61.546	32,80,000.000	8,74,000.000	24,06,000.000
108	202	Advait	61.546	32,80,000.000	7,92,000.000	24,88,000.000
109	802	Sankalp	90.441	48,07,795.000	48,07,795.000	-
110	903	Advait	90.441	47,00,000.000	47,00,000.000	-
111	1601	Sankalp	90.441	49,00,000.000	21,00,000.000	28,00,000.000
112	1602	Sankalp	90.441	49,00,000.000	16,00,000.000	33,00,000.000
113	1604	Sankalp	90.441	49,00,000.000	20,00,000.000	29,00,000.000
114	1603	Sankalp	90.441	70,00,000.000	21,00,000.000	49,00,000.000
115	1104	Advait	90.441	47,82,500.000	7,50,000.000	40,32,500.000
116	1004	Advait	90.441	83,14,143.000	25,77,384.000	57,36,759.000
117	1401	Sankalp	90.441	55,00,000.000	4,60,884.000	50,39,116.000
118	1203	Advait	90.441	49,95,410.000	4,25,000.000	45,70,410.000
119	206	Advait	61.546	44,50,257.000	15,00,000.000	29,50,257.000
120	404	Vedant	61.546	44,78,328.000	2,84,282.000	41,94,046.000
121	203	Advait	90.441	49,65,410.000	5,00,000.000	44,65,410.000
122	1101	Vedant	90.441	84,35,640.000	26,15,048.000	58,20,592.000
123	903	Vedant	90.441	44,44,014.000	2,73,645.000	41,70,369.000
124	1002	Advait	61.546	60,98,698.000	20,73,557.000	40,25,141.000
125	301	Advait	61.546	44,37,772.000	30,00,000.000	14,37,772.000
126	304	Advait	90.441	60,00,000.000	16,00,000.000	44,00,000.000
127	305	Advait	81.053	49,03,750.000	6,00,000.000	43,03,750.000
128	403	Advait	90.441	58,85,000.000	11,00,000.000	47,85,000.000
129	404	Advait	90.441	65,00,000.000	7,75,173.000	57,24,827.000
130	503	Advait	90.441	75,82,500.000	23,50,575.000	52,31,925.000
131	606	Advait	61.546	54,67,500.000	16,94,875.000	37,72,625.000
132	704	Advait	90.441	68,00,000.000	18,00,000.000	50,00,000.000
133	705	Advait	81.053	40,30,117.266	8,25,000.000	32,05,117.266
134	901	Advait	61.546	30,60,190.212	6,00,000.000	24,60,190.212
135	1001	Advait	61.546	42,79,270.000	6,00,000.000	36,79,270.000
136	1005	Advait	81.053	69,07,500.000	27,63,000.000	41,44,500.000
137	1101	Advait	61.546	42,00,000.000	1,00,000.000	41,00,000.000
138	1106	Advait	61.546	44,00,000.000	16,12,530.000	27,87,470.000
139	1204	Advait	90.441	62,56,500.000	15,50,000.000	47,06,500.000
140	1205	Advait	81.053	55,21,500.000	18,50,000.000	36,71,500.000
141	205	Vedant	61.546	44,75,000.000	21,00,000.000	23,75,000.000
142	206	Vedant	90.441	64,79,773.000	16,00,000.000	48,79,773.000
143	301	Vedant	90.441	49,00,000.000	16,27,575.000	32,72,425.000
144	304	Vedant	61.546	44,38,504.000	11,00,000.000	33,38,504.000
145	403	Vedant	61.546	44,10,500.000	8,50,000.000	35,60,500.000
146	603	Vedant	61.546	51,50,000.000	5,00,000.000	46,50,000.000
147	701	Vedant	90.441	55,03,750.000	1,00,000.000	54,03,750.000
148	802	Vedant	61.546	44,67,500.000	6,00,000.000	38,67,500.000
149	803	Vedant	61.546	30,60,190.210	5,00,000.000	25,60,190.210
150	805	Vedant	81.546	48,37,000.000	6,50,000.000	41,87,000.000
151	806	Vedant	90.441	53,37,500.000	6,50,000.000	46,87,500.000



152	901	Vedant	90.441	61,72,025.000	15,00,000.000	46,72,025.000
153	1002	Vedant	61.546	30,60,190.212	2,70,000.000	27,90,190.212
154	1201	Vedant	90.441	44,96,907.402	25,00,000.000	19,96,907.402
155	1202	Vedant	61.546	30,60,190.212	1,00,000.000	29,60,190.212
156	1405	Vedant	61.546	44,56,701.000	2,25,452.000	42,31,249.000
157	1404	Vedant	61.546	43,78,328.000	51,000.000	43,27,328.000
158	1406	Vedant	90.441	62,15,041.000	1,00,000.000	61,15,041.000
159	201	Sankalp	90.441	55,82,500.000	11,00,000.000	44,82,500.000
160	202	Sankalp	90.441	60,03,750.000	23,41,050.000	36,62,700.000
161	302	Sankalp	90.441	65,82,500.000	10,00,000.000	55,82,500.000
162	303	Sankalp	90.441	59,19,500.000	21,93,870.000	37,25,630.000
163	304	Sankalp	90.441	60,19,500.000	7,92,630.000	52,26,870.000
164	403	Sankalp	90.441	57,51,000.000	13,00,000.000	44,51,000.000
165	701	Sankalp	90.441	57,14,000.000	6,00,000.000	51,14,000.000
166	703	Sankalp	90.441	79,65,279.000	27,95,000.000	51,70,279.000
167	1203	Sankalp	90.441	56,00,000.000	26,00,000.000	30,00,000.000
168	1204	Sankalp	90.441	65,82,500.000	54,24,750.000	11,57,750.000
169	1501	Sankalp	90.441	58,85,500.000	5,35,000.000	53,50,500.000
170	1502	Sankalp	90.441	70,03,750.000	23,41,050.000	46,62,700.000
171	1503	Sankalp	90.441	55,82,500.000	25,78,050.000	30,04,450.000
172	302	Advait	61.546	44,50,000.000	13,70,903.000	30,79,097.000
173	904	Advait	90.441	55,00,000.000	26,77,385.000	28,22,615.000
174	1206	Vedant	90.441	48,00,000.000	1,00,000.000	47,00,000.000
175	603	Sankalp	90.441	65,00,000.000	15,00,000.000	50,00,000.000
Total			13,672.362	97,71,06,810.514	29,28,90,063.000	68,42,16,747.514
Unsold Inventory						

Sr. No	SHOP/ APARTMENT NO.	Wing	Carpet Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	701	Advait	61.546	30,60,190
2	804	Advait	90.441	44,96,907
3	1206	Advait	61.546	30,60,190
4	1401	Advait	61.546	30,60,190
5	1402	Advait	61.546	30,60,190
6	1403	Advait	90.441	44,96,907
7	1404	Advait	90.441	44,96,907
8	1405	Advait	81.053	44,96,907
9	1406	Advait	61.546	40,30,117
10	201	Vedant	90.441	30,60,190
11	202	Vedant	61.546	44,96,907
12	204	Vedant	61.546	30,60,190
13	306	Vedant	90.441	30,60,190
14	503	Vedant	61.546	44,96,907
15	703	Vedant	61.546	30,60,190
16	1001	Vedant	90.441	30,60,190
17	1203	Vedant	61.546	44,96,907
18	1401	Vedant	90.441	30,60,190
19	1402	Vedant	61.546	44,96,907
20	1403	Vedant	61.546	30,60,190
21	203	Sankalp	90.441	30,60,190
22	204	Sankalp	90.441	44,96,907
23	503	Sankalp	90.441	44,96,907
24	1003	Sankalp	90.441	44,96,907
25	1004	Sankalp	90.441	44,96,907
26	1701	Sankalp	90.441	44,96,907
27	1702	Sankalp	90.441	44,96,907
28	1703	Sankalp	90.441	44,96,907
29	1704	Sankalp	90.441	44,96,907
30	SHOP NO. 1		15.118	8,74,894
31	SHOP NO. 2		15.451	8,94,165
32	SHOP NO. 3		15.451	8,94,165
33	SHOP NO. 4		15.118	8,74,894
34	SHOP NO. 5		20.959	12,12,918
35	SHOP NO. 6		16.117	9,32,707
36	SHOP NO. 7		15.953	9,23,216
37	SHOP NO. 8		15.953	9,23,216
38	SHOP NO. 9		15.953	9,23,216
39	SHOP NO. 10		15.953	9,23,216
40	SHOP NO. 11		13.399	7,75,414
41	SHOP NO. 12		13.083	7,57,126
42	SHOP NO. 13		11.269	6,52,148
43	SHOP NO. 14		16.409	9,49,605
44	SHOP NO. 15		12.890	7,45,957
45	SHOP NO. 16		14.192	8,21,305
Total			2,509.929	12,67,81,080.670



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)	83,33,42,257
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)	68,42,16,748
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)	2,509.93
	(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	12,67,81,081
4	Estimated receivables of ongoing project. [Sum of (2)+(3)(ii)]	81,09,97,828
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 date)
1	Opening balance	-
2	Deposits	19,56,38,508
3	Withdrawals	19,56,32,275
4	Closing balance	6,233

I hereby certify 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 certify that M/S. SANSKRUTI DEVELOPERS has utilised the required proportion of money, 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	16,47,019
2	Total borrowed funds (secured) Drawdown availed till date	-	-	7,72,02,000
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	51,96,60,387	83,70,73,351	29,28,83,830
5	Total funds for project	88,11,74,824	1,20,50,75,106	37,17,32,850
6	Total estimated cost (As per Table A)	88,11,74,824	1,20,50,75,106	37,17,32,850

Table G - Any Comments/ Observations of CA	
1	For Quarter ending December 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.
5	The Developer has availed Project Loan from Aditya Birla Finance details of which has been shown in Table B and F.

Agreed and Accepted by:

Authorised signatory
Date: 20-01-2024



Yours Faithfully

For, Sumit R. Chandwani
Chartered Accountant

CA Sumit Chandwani

M. No. 616078

UDIN : 24616078BKAVQD8448

Certificate No: 23-24/090