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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: 16-04-2024

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.	125,128,723
c)	Estimated Acquisition cost of TDR (if any)	33,604,694
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		158,733,417
ii) Development Cost / Cost of Construction:		
a)	Estimated Cost of Construction as certified by Engineer	-
b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	916,791,549.36
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.	-
d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	38,550,140
e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	16,000,000
Sub Total of Development Cost		75,000,000
Total Cost of the Project (Estimated)		1,046,341,689
		1,205,075,106



Table B - Actual Cost Incurred on the Project (as on 31/03/2024)		
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.	125,128,723
c)	Incurred Expenditure for Acquisition of TDR (if any)	33,604,694
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) 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		158,733,417

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.	252,552,574.00
	(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.	7,058,222
(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;	8,826,375
Sub Total of Development Cost		268,437,171
Total Cost of the Project (Incurred)		427,170,588

3	Total Cost of the Project (Actual incurred as on date of certificate)	427,170,588
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	35.45%
5	Amount which can be withdrawn from the Designated Account	427,170,588
6	Less: Amount withdrawn till date of this certificate from Designated Account	230,864,759
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	196,305,829

*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	90.44	7,000,000.00	3,010,000.00	3,990,000.00
2	604	Vedant	61.55	4,551,250.00	780,000.00	3,771,250.00
3	1105	Vedant	61.55	4,267,500.00	2,426,750.00	1,840,750.00
4	601	Vedant	90.44	8,003,750.00	3,050,938.00	4,952,812.00
5	902	Vedant	61.55	4,200,000.00	1,627,000.00	2,573,000.00
6	1006	Vedant	90.44	8,003,750.00	3,161,388.00	4,842,362.00
7	1002	Sankalp	90.44	4,700,000.00	1,600,000.00	3,100,000.00
8	606	Vedant	90.44	7,582,500.00	3,184,648.00	4,397,852.00
9	505	Vedant	61.55	4,460,000.00	1,600,000.00	2,860,000.00
10	1402	Sankalp	90.44	4,800,000.00	2,208,000.00	2,592,000.00
11	302	Vedant	61.55	5,467,500.00	2,460,372.00	3,007,128.00
12	602	Sankalp	90.44	7,582,500.00	3,260,475.00	4,322,025.00
13	602	Vedant	61.55	4,456,750.00	1,782,701.00	2,674,049.00
14	704	Sankalp	90.44	6,000,000.00	2,430,000.00	3,570,000.00
15	901	Sankalp	90.44	7,582,500.00	2,805,525.00	4,776,975.00
16	803	Sankalp	90.44	7,582,500.00	3,260,477.00	4,322,023.00
17	303	Vedant	61.55	5,467,500.00	2,187,000.00	3,280,500.00
18	604	Sankalp	90.44	4,700,000.00	377,975.00	4,322,025.00
19	706	Advait	61.55	4,410,687.00	4,410,687.00	-
20	504	Vedant	61.55	5,467,500.00	2,022,975.00	3,444,525.00
21	705	Vedant	61.55	4,000,000.00	795,000.00	3,205,000.00
22	506	Advait	61.55	4,302,775.00	1,000,000.00	3,302,775.00
23	1404	Sankalp	90.44	4,882,500.00	500,000.00	4,382,500.00
24	501	Vedant	90.44	7,003,750.00	2,591,388.00	4,412,362.00
25	1104	Sankalp	90.44	6,500,000.00	356,500.00	6,143,500.00
26	801	Sankalp	90.44	7,582,500.00	3,487,950.00	4,094,550.00
27	306	Advait	61.55	4,000,000.00	1,720,195.00	2,279,805.00
28	303	Advait	90.44	5,300,000.00	2,279,000.00	3,021,000.00
29	703	Advait	90.44	8,364,750.00	3,596,842.00	4,767,908.00
30	405	Vedant	61.55	4,467,500.00	400,000.00	4,067,500.00
31	902	Advait	61.55	4,467,500.00	1,350,533.00	3,116,967.00
32	801	Vedant	90.44	7,582,500.00	3,033,002.00	4,549,498.00
33	402	Advait	61.55	4,071,250.00	608,500.00	3,462,750.00
34	406	Advait	61.55	4,471,250.00	835,363.00	3,635,887.00
35	504	Advait	90.44	4,982,500.00	2,142,475.00	2,840,025.00
36	1102	Vedant	61.55	4,410,500.00	1,102,625.00	3,307,875.00
37	1106	Vedant	90.44	7,582,500.00	2,805,525.00	4,776,975.00
38	1006	Advait	61.55	5,717,250.00	2,509,637.00	3,207,613.00
39	1102	Sankalp	90.44	7,582,500.00	3,255,525.00	4,326,975.00
40	401	Sankalp	90.44	7,198,250.00	2,699,300.00	4,498,950.00
41	1504	Sankalp	90.44	7,582,500.00	3,260,478.00	4,322,022.00
42	1001	Sankalp	90.44	6,382,500.00	2,060,475.00	4,322,025.00
43	702	Advait	61.55	4,406,750.00	1,240,641.00	3,166,109.00
44	501	Advait	61.55	4,471,250.00	1,651,951.00	2,819,299.00
45	702	Sankalp	90.44	6,882,500.00	2,710,475.00	4,172,025.00
46	1105	Advait	81.05	7,591,250.00	3,264,287.00	4,326,963.00
47	505	Advait	81.05	7,591,250.00	1,895,225.00	5,696,025.00
48	506	Vedant	90.44	4,706,000.00	4,706,000.00	-
49	502	Sankalp	90.44	7,582,500.00	3,260,476.00	4,322,024.00
50	603	Advait	90.44	7,498,250.00	3,224,247.00	4,274,003.00
51	906	Vedant	90.44	6,100,000.00	2,600,000.00	3,500,000.00
52	902	Sankalp	90.44	7,582,500.00	3,383,000.00	4,199,500.00
53	803	Advait	90.44	7,919,500.00	3,405,385.00	4,514,115.00
54	305	Vedant	61.55	4,367,500.00	1,858,950.00	2,508,550.00
55	402	Vedant	61.55	4,467,500.00	1,652,975.00	2,814,525.00
56	1104	Vedant	61.55	5,467,500.00	2,296,354.00	3,171,146.00
57	905	Vedant	61.55	4,400,000.00	900,000.00	3,500,000.00
58	806	Advait	61.55	4,465,257.00	600,000.00	3,865,257.00
59	401	Advait	61.55	5,771,250.00	3,436,363.00	2,334,887.00
60	805	Advait	81.05	4,250,000.00	3,449,999.00	800,001.00
61	502	Advait	61.55	5,406,750.00	1,676,093.00	3,730,657.00
62	801	Advait	61.55	5,771,250.00	2,481,637.00	3,289,613.00
63	502	Vedant	61.55	4,467,500.00	1,250,900.00	3,216,600.00
64	1102	Advait	61.55	5,908,113.00	2,540,488.00	3,367,625.00
65	804	Sankalp	90.44	6,103,750.00	1,541,613.00	4,562,137.00
66	904	Sankalp	90.44	5,603,140.00	5,600,000.00	3,140.00
67	604	Advait	90.44	4,622,500.00	172,500.00	4,450,000.00
68	402	Sankalp	90.44	7,582,500.00	3,033,000.00	4,549,500.00
69	301	Sankalp	90.44	6,000,000.00	2,094,500.00	3,905,500.00
70	804	Vedant	61.55	4,471,250.00	862,225.00	3,609,025.00
71	904	Vedant	61.55	4,467,500.00	1,694,925.00	2,772,575.00
72	1003	Advait	90.44	8,365,410.00	3,346,556.00	5,018,854.00
73	1003	Vedant	61.55	4,400,000.00	1,396,010.00	3,003,990.00



74	802	Advait	61.55	6,035,170.00	2,595,123.00	3,440,047.00
75	602	Advait	61.55	5,406,750.00	2,324,902.00	3,081,848.00
76	404	Sankalp	90.44	4,751,000.00	1,937,750.00	2,813,250.00
77	605	Advait	81.05	5,591,250.00	1,216,500.00	4,374,750.00
78	1005	Vedant	61.55	5,467,500.00	2,022,975.00	3,444,525.00
79	1004	Vedant	61.55	4,422,398.00	1,603,615.00	2,818,783.00
80	1201	Advait	61.55	4,271,250.00	1,965,545.00	2,305,705.00
81	1202	Advait	61.55	4,271,250.00	1,836,637.00	2,434,613.00
82	1201	Sankalp	90.44	7,582,500.00	3,260,475.00	4,322,025.00
83	405	Advait	81.05	5,508,447.00	1,750,845.00	3,757,602.00
84	1403	Sankalp	90.44	4,977,795.00	327,475.00	4,650,320.00
85	1101	Sankalp	90.44	4,900,000.00	400,000.00	4,500,000.00
86	601	Advait	61.55	6,023,076.00	2,589,922.00	3,433,154.00
87	1103	Advait	90.44	7,189,296.00	2,521,397.00	4,667,899.00
88	504	Sankalp	90.44	8,407,795.00	3,363,118.00	5,044,677.00
89	906	Advait	61.55	4,461,281.00	2,544,613.00	1,916,668.00
90	401	Vedant	90.44	8,303,833.00	2,999,380.00	5,304,453.00
91	501	Sankalp	90.44	4,900,000.00	1,700,000.00	3,200,000.00
92	1103	Sankalp	90.44	5,334,000.00	1,100,000.00	4,234,000.00
93	204	Advait	90.44	6,726,626.00	2,085,256.00	4,641,370.00
94	205	Advait	81.05	6,048,600.00	1,875,066.00	4,173,534.00
95	702	Vedant	61.55	4,457,635.00	1,649,325.00	2,808,310.00
96	706	Vedant	90.44	6,000,000.00	2,040,000.00	3,960,000.00
97	203	Vedant	61.55	5,980,393.00	2,212,745.00	3,767,648.00
98	1204	Vedant	61.55	4,414,345.00	625,307.00	3,789,038.00
99	1103	Vedant	61.55	4,467,500.00	1,022,975.00	3,444,525.00
100	704	Vedant	61.55	6,078,328.00	2,248,981.00	3,829,347.00
101	1205	Vedant	61.55	5,992,946.00	2,397,178.00	3,595,768.00
102	601	Sankalp	90.44	8,319,291.00	3,557,296.00	4,761,995.00
103	406	Vedant	90.44	4,482,500.00	1,900,000.00	2,582,500.00
104	605	Vedant	61.55	4,017,500.00	611,000.00	3,406,500.00
105	903	Sankalp	90.44	7,300,000.00	2,544,000.00	4,756,000.00
106	905	Advait	81.05	4,800,000.00	1,500,000.00	3,300,000.00
107	201	Advait	61.55	3,280,000.00	874,000.00	2,406,000.00
108	202	Advait	61.55	3,280,000.00	792,000.00	2,488,000.00
109	802	Sankalp	90.44	4,807,795.00	4,807,795.00	-
110	903	Advait	90.44	4,700,000.00	4,700,000.00	-
111	1601	Sankalp	90.44	4,900,000.00	2,000,000.00	2,900,000.00
112	1602	Sankalp	90.44	4,900,000.00	2,600,000.00	2,300,000.00
113	1604	Sankalp	90.44	4,900,000.00	2,000,000.00	2,900,000.00
114	1603	Sankalp	90.44	7,000,000.00	2,100,000.00	4,900,000.00
115	1104	Advait	90.44	4,782,500.00	750,000.00	4,032,500.00
116	1004	Advait	90.44	8,314,143.00	3,575,080.00	4,739,063.00
117	1401	Sankalp	90.44	5,500,000.00	1,010,884.00	4,489,116.00
118	1203	Advait	90.44	4,995,410.00	425,000.00	4,570,410.00
119	206	Advait	61.55	4,450,257.00	1,500,000.00	2,950,257.00
120	404	Vedant	61.55	4,478,328.00	648,982.00	3,829,346.00
121	203	Advait	90.44	4,965,410.00	500,000.00	4,465,410.00
122	1101	Vedant	90.44	8,435,640.00	3,374,256.00	5,061,384.00
123	903	Vedant	90.44	4,444,014.00	454,965.00	3,989,049.00
124	1002	Advait	61.55	6,098,698.00	2,622,440.00	3,476,258.00
125	703	Sankalp	90.44	7,965,000.00	2,795,000.00	5,170,000.00
126	1101	Advait	61.55	4,453,076.00	1,539,230.00	2,913,846.00
127	204	Vedant	61.55	4,450,000.00	1,211,000.00	3,239,000.00
128	1001	Vedant	90.44	4,496,907.40	2,300,000.00	2,196,907.40
129	301	Advait	61.55	4,437,772.00	3,000,000.00	1,437,772.00
130	304	Advait	90.44	6,000,000.00	1,600,000.00	4,400,000.00
131	305	Advait	81.05	4,903,750.00	600,000.00	4,303,750.00
132	403	Advait	90.44	5,885,000.00	1,100,000.00	4,785,000.00
133	404	Advait	90.44	6,500,000.00	775,173.00	5,724,827.00
134	503	Advait	90.44	7,582,500.00	3,715,425.00	3,867,075.00
135	606	Advait	61.55	5,467,500.00	1,694,875.00	3,772,625.00
136	704	Advait	90.44	6,800,000.00	2,400,000.00	4,400,000.00
137	705	Advait	81.05	4,030,117.27	1,325,942.00	2,704,175.27
138	901	Advait	61.55	3,060,190.21	600,000.00	2,460,190.21
139	1001	Advait	61.55	4,279,270.00	600,000.00	3,679,270.00
140	1005	Advait	81.05	6,907,500.00	2,763,000.00	4,144,500.00
141	1106	Advait	61.55	4,400,000.00	1,612,530.00	2,787,470.00
142	1204	Advait	90.44	6,256,500.00	1,550,000.00	4,706,500.00
143	1205	Advait	81.05	5,521,500.00	1,850,000.00	3,671,500.00
144	205	Vedant	61.55	4,475,000.00	2,100,000.00	2,375,000.00
145	206	Vedant	90.44	6,479,773.00	1,600,000.00	4,879,773.00
146	301	Vedant	90.44	4,900,000.00	1,627,575.00	3,272,425.00
147	304	Vedant	61.55	4,438,504.00	1,600,000.00	2,838,504.00
148	403	Vedant	61.55	4,410,500.00	850,000.00	3,560,500.00
149	603	Vedant	61.55	5,150,000.00	500,000.00	4,650,000.00
150	701	Vedant	90.44	5,503,750.00	100,000.00	5,403,750.00



151	802	Vedant	61.55	4,467,500.00		
152	803	Vedant	61.55	3,060,190.21	600,000.00	3,867,500.00
153	805	Vedant	61.55	4,837,000.00	500,000.00	2,560,190.21
154	806	Vedant	90.44	5,337,500.00	700,000.00	4,137,000.00
155	901	Vedant	90.44	6,172,025.00	700,000.00	4,637,500.00
156	1002	Vedant	61.55	3,060,190.21	1,700,000.00	4,472,025.00
157	1201	Vedant	90.44	4,496,907.40	270,000.00	2,790,190.21
158	1202	Vedant	61.55	3,060,190.21	2,500,000.00	1,996,907.40
159	1405	Vedant	61.55	4,456,701.00	100,000.00	2,960,190.21
160	1404	Vedant	61.55	4,378,328.00	225,452.00	4,231,249.00
161	1406	Vedant	90.44	6,215,041.00	51,000.00	4,327,328.00
162	201	Sankalp	90.44	5,582,500.00	100,000.00	6,115,041.00
163	202	Sankalp	90.44	6,003,750.00	1,100,000.00	4,482,500.00
164	302	Sankalp	90.44	6,582,500.00	2,341,050.00	3,662,700.00
165	303	Sankalp	90.44	5,919,500.00	1,000,000.00	5,582,500.00
166	304	Sankalp	90.44	6,019,500.00	2,943,870.00	2,975,630.00
167	403	Sankalp	90.44	5,751,000.00	1,030,215.00	4,989,285.00
168	701	Sankalp	90.44	5,714,000.00	1,300,000.00	4,451,000.00
169	1203	Sankalp	90.44	5,600,000.00	600,000.00	5,114,000.00
170	1204	Sankalp	90.44	6,582,500.00	2,600,000.00	3,000,000.00
171	1501	Sankalp	90.44	5,885,500.00	5,424,750.00	1,157,750.00
172	1502	Sankalp	90.44	7,003,750.00	735,000.00	5,150,500.00
173	1503	Sankalp	90.44	5,582,500.00	2,341,050.00	4,662,700.00
174	302	Advait	61.55	4,450,000.00	3,033,000.00	2,549,500.00
175	904	Advait	90.44	5,500,000.00	1,920,123.00	2,529,877.00
176	1206	Vedant	90.44	4,800,000.00	3,176,233.00	2,323,767.00
177	603	Sankalp	90.44	6,500,000.00	1,100,000.00	3,700,000.00
178	804	Advait	90.44	4,496,907.40	1,500,000.00	5,000,000.00
179	1003	Sankalp	90.44	8,007,795.00	2,100,000.00	2,396,907.40
Total			14,005.23	998,811,217.32	346,192,295.00	652,618,922.32

Unsold Inventory

Sr. No	SHOP/ APARTMENT NO.	Wing	Carpet Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	701	Advait	61.55	3,060,190
2	1206	Advait	61.55	3,060,190
3	1401	Advait	61.55	3,060,190
4	1402	Advait	61.55	3,060,190
5	1403	Advait	90.44	4,496,907
6	1404	Advait	90.44	4,496,907
7	1405	Advait	81.05	4,030,117
8	1406	Advait	61.55	3,060,190
9	201	Vedant	90.44	4,496,907
10	202	Vedant	61.55	3,060,190
11	306	Vedant	90.44	4,496,907
12	503	Vedant	61.55	3,060,190
13	703	Vedant	61.55	3,060,190
14	1203	Vedant	61.55	3,060,190
15	1401	Vedant	90.44	4,496,907
16	1402	Vedant	61.55	3,060,190
17	1403	Vedant	61.55	3,060,190
18	203	Sankalp	90.44	4,546,629
19	204	Sankalp	90.44	4,496,907
20	503	Sankalp	90.44	4,546,629
21	1004	Sankalp	90.44	4,496,907
22	1701	Sankalp	90.44	4,546,629
23	1702	Sankalp	90.44	4,546,629
24	1703	Sankalp	90.44	4,546,629
25	1704	Sankalp	90.44	4,496,907
26	SHOP NO. 1		15.12	874,894
27	SHOP NO. 2		15.45	894,165
28	SHOP NO. 3		15.45	894,165
29	SHOP NO. 4		15.12	874,894
30	SHOP NO. 5		20.96	1,212,918
31	SHOP NO. 6		16.12	932,707
32	SHOP NO. 7		15.95	923,216
33	SHOP NO. 8		15.95	923,216
34	SHOP NO. 9		15.95	923,216
35	SHOP NO. 10		15.95	923,216
36	SHOP NO. 11		13.40	775,414
37	SHOP NO. 12		13.08	757,126
38	SHOP NO. 13		11.27	652,148
39	SHOP NO. 14		16.41	949,605
40	SHOP NO. 15		12.89	745,957
41	SHOP NO. 16		14.19	821,305
Total			2,177.06	110,478,778.25



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)	777,904,518
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)	652,618,922
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)	2,177.06
	(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	110,478,778
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	763,097,701
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	231,983,184
3	Withdrawals	230,864,759
4	Closing balance	1,118,425

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 certified 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	361,514,437	368,001,755	82,096,718
2	Total borrowed funds (secured)	-	-	-
3	Total borrowed funds (unsecured)	-	-	-
4	Customer receipts used for project	519,660,387	837,073,351	345,073,870
5	Total funds for project	881,174,824	1,205,075,106	427,170,588
6	Total estimated cost (As per Table A)	881,174,824	1,205,075,106	427,170,588

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:


Authorized Signatory
Date: 16-04-2024



Yours Faithfully

For Sumit R. Chandwani
Chartered Accountant



CA Sumit Chandwani
M. No. 616078

UDIN : 24616078BKAVRB1193