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))

To: M/S. SANSKRUTI DEVELOPERS

Date: 17-07-2024

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 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 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 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	**158,733,417**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	916,791,549.36
	(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.	38,550,140
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	16,000,000
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	75,000,000
		Sub Total of Development Cost	**1,046,341,689**
		Total Cost of the Project (Estimated)	**1,205,075,106**

SUMIT R. CHANDWANI
M. No. 618078
CHARTERED ACCOUNTANT

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Table B - Actual Cost Incurred on the Project (For the Quarter Ending June 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) 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	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.	276,306,511.96
		(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.	7,227,833.64
	(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	9,838,797.00
		Total Cost of the Project (Incurred)	**293,373,143**
			452,106,560

3		Total Cost of the Project (Actual Incurred as on date of certificate)	452,106,560
4		Proportion of the Cost Incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	37.52%
5		Amount which can be withdrawn from the Designated Account	452,106,560
6		Less. Amount withdrawn till date of this certificate from Designated Account	260,054,474
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	192,052,085

*Pass through charges or Indirect taxes not included in Incurred cost of the project

SUMIT R. CHANDWANI • CHARTERED ACCOUNTANT • M. No 61678

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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	1,460,000.00	3,091,250.00
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	3,681,725.00	4,322,025.00
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	4,581,726.00	3,422,024.00
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	3,658,557.00	3,923,943.00
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	3,018,758.00	2,448,742.00
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	3,260,475.00	4,322,025.00
16	803	Sankalp	90.44	7,582,500.00	3,487,950.00	4,094,550.00
17	303	Vedant	61.55	5,467,500.00	2,486,500.00	2,981,000.00
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	2,556,075.00	2,911,425.00
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	1,292,360.00	3,010,415.00
23	1404	Sankalp	90.44	4,882,500.00	787,950.00	4,094,550.00
24	501	Vedant	90.44	7,003,750.00	3,011,613.00	3,992,137.00
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	4,098,728.00	4,266,022.00
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	1,678,576.00	2,788,924.00
32	801	Vedant	90.44	7,582,500.00	3,487,950.00	4,094,550.00
33	402	Advait	61.55	4,071,250.00	1,127,912.00	2,943,338.00
34	406	Advait	61.55	4,471,250.00	1,527,912.00	2,943,338.00
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	1,326,830.00	3,083,670.00
37	1106	Vedant	90.44	7,582,500.00	3,260,475.00	4,322,025.00
38	1006	Advait	61.55	5,717,250.00	2,855,913.00	2,861,337.00
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	3,149,195.00	4,049,055.00
41	1504	Sankalp	90.44	7,582,500.00	3,487,950.00	4,094,550.00
42	1001	Sankalp	90.44	6,382,500.00	2,287,950.00	4,094,550.00
43	702	Advait	61.55	4,406,750.00	1,649,307.00	2,757,443.00
44	501	Advait	61.55	4,471,250.00	1,927,913.00	2,543,337.00
45	702	Sankalp	90.44	6,882,500.00	2,916,950.00	3,965,550.00
46	1105	Advait	81.05	7,591,250.00	3,492,025.00	4,099,225.00
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	3,487,950.00	4,094,550.00
50	603	Advait	90.44	7,498,250.00	3,674,143.00	3,824,107.00
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	3,880,555.00	4,038,945.00
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	2,624,380.00	2,843,120.00
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	1,356,675.00	3,108,582.00
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	2,194,358.00	3,212,392.00
62	801	Advait	61.55	5,771,250.00	2,827,913.00	2,943,337.00
63	502	Vedant	61.55	4,467,500.00	1,351,025.00	3,116,475.00
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	755,425.00	3,867,075.00
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	1,987,000.00	2,480,500.00
72	1003	Advait	90.44	8,365,410.00	3,848,542.00	4,516,868.00
73	1003	Vedant	61.55	4,400,000.00	1,396,010.00	3,003,990.00

SUMIT KUMAR AGRAWAL CHARTERED ACCOUNTANT M.No. 615078

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74	802	Advait	61.55	6,035,170.00	2,957,233.00	3,077,937.00	
75	602	Advait	61.55	5,406,750.00	2,649,308.00	2,757,442.00	
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	1,872,712.00	3,718,538.00	
78	1005	Vedant	61.55	5,467,500.00	2,351,025.00	3,116,475.00	
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	2,951,308.00	3,071,768.00	
87	1103	Advait	90.44	7,189,296.00	3,012,755.00	4,176,541.00	
88	504	Sankalp	90.44	8,407,795.00	3,867,585.00	4,540,210.00	
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	2,000,000.00	3,334,000.00	
93	204	Advait	90.44	6,726,626.00	2,892,449.00	3,834,177.00	
94	205	Advait	81.05	6,048,600.00	2,600,898.00	3,447,702.00	
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	2,571,569.00	3,408,824.00	
98	1204	Vedant	61.55	4,414,345.00	986,167.00	3,428,178.00	
99	1103	Vedant	61.55	4,467,500.00	1,351,025.00	3,116,475.00	
100	704	Vedant	61.55	6,078,328.00	2,613,681.00	3,464,647.00	
101	1205	Vedant	61.55	5,992,946.00	2,756,758.00	3,236,188.00	
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	2,982,000.00	4,318,000.00	
106	905	Advait	81.05	4,800,000.00	1,900,000.00	2,900,000.00	
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	4,073,930.00	4,240,213.00	
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	825,000.00	4,170,410.00	
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	1,013,681.00	3,464,647.00	
121	203	Advait	90.44	4,965,410.00	699,050.00	4,266,360.00	
122	1101	Vedant	90.44	8,435,640.00	3,627,325.00	4,808,315.00	
123	903	Vedant	90.44	4,444,014.00	998,926.00	3,445,088.00	
124	1002	Advait	61.55	6,098,698.00	2,988,362.00	3,110,336.00	
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	1,983,014.00	2,466,986.00	
128	1001	Vedant	90.44	4,496,907.40	2,300,000.00	2,196,907.40	
129	606	Advait	61.55	4,467,500.00	1,694,875.00	2,772,625.00	
130	1404	Vedant	61.55	4,378,328.00	1,096,031.00	3,282,297.00	
131	1003	Sankalp	90.44	8,319,291.00	3,862,000.00	4,457,291.00	
132	701	Advait	61.55	4,500,000.00	100,000.00	4,400,000.00	
133	301	Advait	61.55	4,437,772.00	3,000,000.00	1,437,772.00	
134	304	Advait	90.44	6,000,000.00	1,600,000.00	4,400,000.00	
135	305	Advait	81.05	4,903,750.00	600,000.00	4,303,750.00	
136	403	Advait	90.44	5,885,000.00	1,100,000.00	4,785,000.00	
137	404	Advait	90.44	6,500,000.00	1,650,173.00	4,849,827.00	
138	503	Advait	90.44	7,582,500.00	4,170,375.00	3,412,125.00	
139	704	Advait	90.44	6,800,000.00	2,800,000.00	4,000,000.00	
140	705	Advait	81.05	4,030,117.27	1,875,942.00	2,154,175.27	
141	901	Advait	61.55	3,060,190.21	600,000.00	2,460,190.21	
142	1001	Advait	61.55	4,279,270.00	600,000.00	3,679,270.00	
143	1005	Advait	81.05	6,907,500.00	2,763,000.00	4,144,500.00	
144	1106	Advait	61.55	4,400,000.00	1,612,530.00	2,787,470.00	
145	1204	Advait	90.44	6,256,500.00	2,550,000.00	3,706,500.00	
146	1205	Advait	81.05	5,521,500.00	2,850,000.00	2,671,500.00	
147	205	Vedant	61.55	4,475,000.00	2,100,000.00	2,375,000.00	
148	206	Vedant	90.44	6,479,773.00	1,600,000.00	4,879,773.00	
149	301	Vedant	90.44	4,900,000.00	1,627,575.00	3,272,425.00	
150	304	Vedant	61.55	4,438,504.00	1,600,000.00	2,838,504.00	

SUMIT R. GOYAL & CO. CHARTERED ACCOUNTANT
M No. 61678

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	403	Vedant	61.55	4,410,500.00	1,405,515.00	3,004,985.00
152	603	Vedant	61.55	5,150,000.00	500,000.00	4,650,000.00
153	701	Vedant	90.44	5,503,750.00	100,000.00	5,403,750.00
154	802	Vedant	61.55	4,467,500.00	750,000.00	3,717,500.00
155	803	Vedant	61.55	3,060,190.21	500,000.00	2,560,190.21
156	805	Vedant	61.55	4,837,000.00	700,000.00	4,137,000.00
157	806	Vedant	90.44	5,337,500.00	700,000.00	4,637,500.00
158	901	Vedant	90.44	6,172,025.00	2,000,000.00	4,172,025.00
159	1002	Vedant	61.55	3,060,190.21	270,000.00	2,790,190.21
160	1201	Vedant	90.44	4,496,907.40	2,500,000.00	1,996,907.40
161	1202	Vedant	61.55	3,060,190.21	100,000.00	2,960,190.21
162	1405	Vedant	61.55	4,456,701.00	225,452.00	4,231,249.00
163	1406	Vedant	90.44	6,215,041.00	100,000.00	6,115,041.00
164	201	Sankalp	90.44	5,582,500.00	1,100,000.00	4,482,500.00
165	202	Sankalp	90.44	6,003,750.00	2,341,050.00	3,662,700.00
166	302	Sankalp	90.44	6,582,500.00	1,000,000.00	5,582,500.00
167	303	Sankalp	90.44	5,919,500.00	2,943,870.00	2,975,630.00
168	304	Sankalp	90.44	6,019,500.00	1,330,215.00	4,689,285.00
169	403	Sankalp	90.44	5,751,000.00	1,400,000.00	4,351,000.00
170	701	Sankalp	90.44	5,714,000.00	1,100,000.00	4,614,000.00
171	1203	Sankalp	90.44	5,600,000.00	2,600,000.00	3,000,000.00
172	1204	Sankalp	90.44	6,582,500.00	5,424,750.00	1,157,750.00
173	1501	Sankalp	90.44	5,885,500.00	985,000.00	4,900,500.00
174	1502	Sankalp	90.44	7,003,750.00	2,341,050.00	4,662,700.00
175	1503	Sankalp	90.44	5,582,500.00	3,033,000.00	2,549,500.00
176	302	Advait	61.55	4,450,000.00	2,040,178.00	2,409,822.00
177	904	Advait	90.44	5,500,000.00	4,173,930.00	1,326,070.00
178	1206	Vedant	90.44	4,800,000.00	1,600,000.00	3,200,000.00
179	603	Sankalp	90.44	6,500,000.00	1,500,000.00	5,000,000.00
180	804	Advait	90.44	4,800,000.00	4,600,000.00	200,000.00
	Total		14,066.78	1,002,925,805.92	388,862,959.00	614,062,846.92

Unsold Inventory

Sr. No	SHOP/ APARTMENT NO.	Wing	Carpet Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	1206	Advait	61.55	3,060,190
2	1401	Advait	61.55	3,060,190
3	1402	Advait	61.55	3,060,190
4	1403	Advait	90.44	4,496,907
5	1404	Advait	90.44	4,496,907
6	1405	Advait	81.05	4,030,117
7	1406	Advait	61.55	3,060,190
8	201	Vedant	90.44	4,496,907
9	202	Vedant	61.55	3,060,190
10	306	Vedant	90.44	4,496,907
11	503	Vedant	61.55	3,060,190
12	703	Vedant	61.55	3,060,190
13	1203	Vedant	61.55	3,060,190
14	1401	Vedant	90.44	4,496,907
15	1402	Vedant	61.55	3,060,190
16	1403	Vedant	61.55	3,060,190
17	203	Sankalp	90.44	4,496,907
18	204	Sankalp	90.44	4,496,907
19	503	Sankalp	90.44	4,496,907
20	1004	Sankalp	90.44	4,496,907
21	1701	Sankalp	90.44	4,496,907
22	1702	Sankalp	90.44	4,496,907
23	1703	Sankalp	90.44	4,496,907
24	1704	Sankalp	90.44	4,496,907
25	SHOP NO. 1		15.12	874,894
26	SHOP NO. 2		15.45	894,165
27	SHOP NO. 3		15.45	894,165
28	SHOP NO. 4		15.12	874,894
29	SHOP NO. 5		20.96	1,212,918
30	SHOP NO. 6		16.12	932,707
31	SHOP NO. 7		15.95	923,216
32	SHOP NO. 8		15.95	923,216
33	SHOP NO. 9		15.95	923,216
34	SHOP NO. 10		15.95	923,216
35	SHOP NO. 11		13.40	775,414
36	SHOP NO. 12		13.08	757,126
37	SHOP NO. 13		11.27	652,148
38	SHOP NO. 14		16.41	949,605
39	SHOP NO. 15		12.89	745,957
40	SHOP NO. 16		14.19	821,305
	Total		2,115.51	107,169,978.04

SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT
M.No. 610078

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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)	752,968,547
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)	614,062,847
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)	2,115.51
	(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	107,169,978
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	721,232,825
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	260,292,475
3	Withdrawals	260,054,474
4	Closing balance	238,000

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 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	361,514,437	368,001,755	63,481,601
2	Total borrowed funds (secured) Drawdown availed till date	-		-
3	Total borrowed funds (unsecured) Drawdown availed till date		-	-
4	Customer receipts used for project	519,660,387	837,073,351	388,624,959
5	Total funds for project	881,174,824	1,205,075,106	452,106,560
6	Total extimated cost (As per Table A)	881,174,824	1,205,075,106	452,106,560

Table G - Any Comments/ Observations of CA	
1	For Quarter ending June 2024. 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	Table E shows the total deposited amount of 70% account from previous designated account and the new designated account. The promoter has been suggested to update the new designated bank account on the website.

Agreed and Accepetd by:

SANSKRUTI DEVELOPERS

PROPRIETOR

Authorized Signatory
Date: 17-07-2024

SUMIT R. CHANDWANI
M. No. 616078
CHARTERED ACCOUNTANT

Yours Faithfully
For Sumit R. Chandwani
Chartered Accountant

CA Sumit R.Chanwani
M. No. 616078
Certificate No. : 23-24/144
UDIN: 24616078BKAVSJ9704

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