Kumar & Jayakrishnan
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

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

Date : 19.10.2024

To: DEVPRATH CONSTRUCTIONS LLP
For the Project : MANGALMURTI RESIDENCY

Subject: Certificate of Financial Progress of Work of **Quarter-2 of FY24-25** for Project **MANGALMURTI RESIDENCY** having MahaRERA Registration Number **P5050045698**; being developed by **DEVPRATH CONSTRUCTIONS LLP** and is based on the records and documents produced before me and explainations provided to me by the management of the Company.

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)
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	70465291
	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 or any Statutory Authority.	NA
	c)	Estimated Acquisition cost of TDR (if any)	NA
	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, resgistration fees etc; and	3892000
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	NA
	f)	Under Rehabilitation scheme:	NA
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	NA
	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	NA
	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.	NA
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component:15crore	NA
		Sub Total of LAND COST Rs	**74357291**

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ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	326022750
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	NA
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	32602275
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	1,83,08,858.00
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	7,50,00,000.00
		Sub Total of Development Cost	**45,19,33,883.00**
2		**Total Cost of the Project (Estimated)**	**52,62,91,174.00**

Table B - Actual Cost Incurred on the Project (for quarter ending dec'24)			
Sr No.		**Particulars**	**Amount (Rs.) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	70465291
	b)	Incurred 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 or any Statutory Authority.	NA
	c)	Incurred Acquisition cost of TDR (if any)	NA
	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	389200
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	NA
	f)	Under Rehabilitation scheme:	NA
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	NA
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	NA
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	NA
	ii)	Incurred 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	NA

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	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	NA
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	NA
		Sub Total of LAND COST Rs	**74357291**

ii)	**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.	15,92,70,807.24
		(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)	NA
	(iii)	Incurred expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), 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.	85,76,663.58
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	1,37,54,715.00
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	1,34,96,155.00
		Sub Total of Development Cost	**19,50,98,340.82**

3		Total Cost of the Project (Actual incurred as on date of certificate)	26,94,55,631.82
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	51.20 : 100
5		Amount which can be withdrawn from the Designated Account	26,94,55,631.82
6		Less: Amount withdrawn till date of this certificate from designated bank account	25,63,64,993.00
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,30,90,638.82

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

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Table C - Statement of calculation of receivables from Sale of the Real Estate project						
Sold Inventory						
WING 'A' - Commercial						
Sr. No	**FLOOR**	**SHOP No.**	**Carpet Area (Sq. Mtrs)**	**Unit Consideration as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	Ground	1	24	10,00,000.00	10,00,000.00	0.00
2	Ground	2	24	10,00,000.00	10,00,000.00	0.00
3	Ground	3	24	10,00,000.00	10,00,000.00	0.00
4	Ground	4	24	10,00,000.00	10,00,000.00	0.00
5	Ground	5	24	10,00,000.00	10,00,000.00	0.00
6	Ground	6	24	10,00,000.00	10,00,000.00	0.00
7	Ground	7 & 8	48	20,00,000.00	20,00,000.00	0.00
8	Ground	9	24	10,00,000.00	10,00,000.00	0.00
9	Ground	10	24	10,00,000.00	10,00,000.00	0.00
10	Ground	11	24	10,00,000.00	10,00,000.00	0.00
11	Ground	12	24	10,00,000.00	10,00,000.00	0.00
12	Ground	13	24	10,00,000.00	10,00,000.00	0.00
13	Ground	14	24	10,00,000.00	10,00,000.00	0.00
14	Ground	15	24	10,00,000.00	10,00,000.00	0.00
15	Ground	16	24	10,00,000.00	10,00,000.00	0.00
16	Ground	17	24	10,00,000.00	10,00,000.00	0.00
17	Ground	18	24	10,00,000.00	10,00,000.00	0.00
18	Ground	19	24	10,00,000.00	10,00,000.00	0.00
19	Ground	20	24	10,00,000.00	10,00,000.00	0.00
20	Ground	21	24	10,00,000.00	10,00,000.00	0.00
21	Ground	22	24	10,00,000.00	10,00,000.00	0.00
22	Ground	23	24	10,00,000.00	10,00,000.00	0.00

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23	Ground	24	24	10,00,000.00	10,00,000.00	0.00
24	First	1	24.58	11,00,000.00	11,00,000.00	0.00
25	First	3	24.58	12,00,000.00	12,00,000.00	0.00
26	First	4	24.58	18,00,000.00	1,00,000.00	17,00,000.00
27	First	5	24.58	11,00,000.00	11,00,000.00	0.00
28	First	6	24.58	13,00,000.00	13,00,000.00	0.00
29	First	7	24.58	13,00,000.00	13,00,000.00	0.00
30	First	8	24.58	13,00,000.00	13,00,000.00	0.00
31	First	9	24.58	10,00,000.00	10,00,000.00	0.00
32	First	10	24.58	18,00,000.00	18,00,000.00	0.00
33	First	11	24.58	18,00,000.00	9,00,000.00	9,00,000.00
34	First	12	24.58	10,00,000.00	10,00,000.00	0.00
35	First	21	24.58	18,00,000.00	1,80,000.00	16,20,000.00
36	First	22	24.58	15,00,000.00	5,00,000.00	10,00,000.00
37	First	23	24.58	18,00,000.00	18,00,000.00	0.00
38	First	24	24.58	14,00,000.00	14,00,000.00	0.00
Total			**944.70**	**4,52,00,000.00**	**3,99,80,000.00**	**52,20,000.00**

WING 'B' - Residential					
Sr. No	**APARTMENT NO.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	201	49.88	₹ 3400000	₹ 2890000	₹ 510000
2	202	51.66	₹ 3200000	₹ 2081600	₹ 1118400
3	203	53.07	₹ 3700000	₹ 3145000	₹ 555000
4	204	51.7	₹ 3000000	₹ 1792000	₹ 1208000
5	205	51.72	₹ 3400000	₹ 2890000	₹ 510000
6	206	55.66	₹ 3765800	₹ 3200930	₹ 564870
7	207	53.86	₹ 3100000	₹ 50000	₹ 3050000

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8	208	49.77	₹ 3624250	₹ 3080613	₹ 543637
9	301	49.88	₹ 3027000	₹ 2470250	₹ 556750
10	302	51.66	₹ 3425000	₹ 2911250	₹ 513750
11	303	53.07	₹ 3676750	₹ 3125238	₹ 551512
12	304	51.7	₹ 2700000	₹ 1200000	₹ 1500000
13	306	55.66	₹ 3617000	₹ 3363810	₹ 253190
14	308	49.77	₹ 3239550	₹ 2700000	₹ 539550
15	401	49.88	₹ 3000000	₹ 2700000	₹ 300000
16	402	51.66	₹ 3600000	₹ 3060000	₹ 540000
17	403	53.07	₹ 3000000	₹ 2050000	₹ 950000
18	404	51.7	₹ 3000000	₹ 2659500	₹ 340500
19	405	51.72	₹ 3400000	₹ 2210000	₹ 1190000
20	406	55.66	₹ 3200000	₹ 2720000	₹ 480000
21	408	49.77	₹ 3000000	₹ 2550000	₹ 450000
22	501	49.88	₹ 3040000	₹ 2584000	₹ 456000
23	502	51.66	₹ 3326400	₹ 2827440	₹ 498960
24	504	51.7	₹ 3450000	₹ 2932500	₹ 517500
25	505	51.72	₹ 3200000	₹ 2720000	₹ 480000
26	506	55.66	₹ 3359470	₹ 2881629	₹ 477841
27	508	49.77	₹ 3051750	₹ 2593988	₹ 457762
28	601	49.88	₹ 3063400	₹ 2640490	₹ 422910
29	602	51.66	₹ 3375000	₹ 2868750	₹ 506250
30	603	53.07	₹ 3660000	₹ 3111000	₹ 549000
31	604	51.7	₹ 3400000	₹ 2890000	₹ 510000
32	605	51.72	₹ 3124600	₹ 1477782	₹ 1646818
33	606	55.66	₹ 3200000	₹ 2720000	₹ 480000
34	607	53.86	₹ 3131400	₹ 2900000	₹ 231400
35	608	49.77	₹ 3192600	₹ 2350000	₹ 842600
36	702	51.66	₹ 3500000	₹ 2999500	₹ 500500
37	703	53.07	₹ 3629000	₹ 3084650	₹ 544350
38	704	51.7	₹ 3440000	₹ 2924000	₹ 516000

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39	705	51.72	₹ 2784100	₹ 2246485	₹ 537615
40	706	55.66	₹ 3369400	₹ 2863991	₹ 505409
41	708	49.77	₹ 3638625	₹ 3092831	₹ 545794
42	801	49.88	₹ 3480000	₹ 2958000	₹ 522000
43	802	51.66	₹ 3400000	₹ 2918900	₹ 481100
44	803	53.07	₹ 3710175	₹ 2571000	₹ 1139175
45	804	51.7	₹ 3450000	₹ 2932500	₹ 517500
46	806	55.66	₹ 3200000	₹ 2720000	₹ 480000
47	805	51.72	₹ 3000000	₹ 700000	₹ 2300000
48	808	49.77	₹ 3239550	₹ 2658477	₹ 581073
49	901	49.88	₹ 2600000	₹ 2210000	₹ 390000
50	902	51.66	₹ 3360000	₹ 2856000	₹ 504000
51	904	51.7	₹ 2700000	₹ 1700000	₹ 1000000
52	905	51.72	₹ 3575000	₹ 3038750	₹ 536250
53	906	55.66	₹ 3650657	₹ 2737993	₹ 912664
54	908	49.77	₹ 3155000	₹ 2366250	₹ 788750
55	1001	49.88	₹ 3000000	₹ 2550000	₹ 450000
56	1003	53.07	₹ 2700000	₹ 2295000	₹ 405000
57	1005	51.72	₹ 3550000	₹ 3017500	₹ 532500
58	1006	55.66	₹ 3740000	₹ 3179000	₹ 561000
59	1007	53.86	₹ 2600000	₹ 2600000	₹ 0
60	1008	49.77	₹ 3155000	₹ 2366250	₹ 788750
61	1101	49.88	₹ 3468850	₹ 2948522	₹ 520328
62	1104	51.7	₹ 3389200	₹ 2880820	₹ 508380
63	1105	51.72	₹ 3000000	₹ 2550000	₹ 450000
64	1106	55.66	₹ 3250000	₹ 2762500	₹ 487500
65	1108	49.77	₹ 3286500	₹ 2793525	₹ 492975
66	1208	49.77	₹ 3615150	₹ 3072878	₹ 542272
Total		**3,430.12**	**₹ 21,62,86,177.00**	**₹17,29,43,092.00**	**₹ 43343085**

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WING 'C' - Residential					
Sr. No	APARTMENT NO.	Carpet Area (Sq. Mtrs)	Unit Conisderation as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	201	50.75	₹ 35,41,000.00	₹ 19,12,140.00	₹ 16,28,860.00
2	203	51.37	₹ 37,31,000.00	₹ 20,14,740.00	₹ 17,16,260.00
3	204	47.94	₹ 41,23,828.00	₹ 20,00,000.00	₹ 21,23,828.00
4	205	50.69	₹ 42,17,284.00	₹ 20,00,000.00	₹ 22,17,284.00
5	408	56.1	₹ 39,12,000.00	₹ 17,60,400.00	₹ 21,51,600.00
6	508	56.1	₹ 36,67,500.00	₹ 1,00,000.00	₹ 35,67,500.00
7	608	56.1	₹ 28,00,000.00	₹ 10,20,000.00	₹ 17,80,000.00
8	705	50.69	₹ 30,12,350.00	₹ 9,78,000.00	₹ 20,34,350.00
9	706	53.13	₹ 37,28,400.00	₹ 16,00,000.00	₹ 21,28,400.00
10	708	56.1	₹ 35,00,000.00	₹ 18,90,000.00	₹ 16,10,000.00
11	805	50.69	₹ 37,96,729.00	₹ 20,00,000.00	₹ 17,96,729.00
12	808	56.1	₹ 32,00,000.00	₹ 15,40,000.00	₹ 16,60,000.00
13	908	56.1	₹ 37,16,400.00	₹ 20,06,856.00	₹ 17,09,544.00
14	1008	56.1	₹ 28,00,000.00	₹ 15,12,000.00	₹ 12,88,000.00
Total		**747.96**	**4,97,46,491.00**	**2,23,34,136.00**	**2,74,12,355.00**

Unsold Inventory				
WING 'A' - Commercial				
Sr. No	FLOOR	SHOP/ APARTMENT NO.	Carpet Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	First	Shop No -F - 2	24.58	9,30,844.60
2	First	Shop No -F - 13	24.58	9,30,844.60
3	First	Shop No -F - 14	24.58	9,30,844.60
4	First	Shop No -F - 15	24.58	9,30,844.60
5	First	Shop No -F - 16	24.58	9,30,844.60

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6	First	Shop No -F - 17	24.58	9,30,844.60
7	First	Shop No -F - 18	24.58	9,30,844.60
8	First	Shop No -F - 19	24.58	9,30,844.60
9	First	Shop No -F - 20	24.58	9,30,844.60
10	Second	Shop No -S - 1	24	9,08,880.00
11	Second	Shop No -S - 2	24	9,08,880.00
12	Second	Shop No -S - 3	24	9,08,880.00
13	Second	Shop No -S - 4	24	9,08,880.00
14	Second	Shop No -S - 5	24	9,08,880.00
15	Second	Shop No -S - 6	24	9,08,880.00
16	Second	Shop No -S - 7	24	9,08,880.00
17	Second	Shop No -S - 8	24	9,08,880.00
18	Second	Shop No -S - 9	24	9,08,880.00
19	Second	Shop No -S - 10	24	9,08,880.00
20	Second	Shop No -S - 11	24	9,08,880.00
21	Second	Shop No -S - 12	24	9,08,880.00
22	Second	Shop No -S - 13	24	9,08,880.00
23	Second	Shop No -S - 14	24	9,08,880.00
24	Second	Shop No -S - 15	24	9,08,880.00
25	Second	Shop No -S - 16	24	9,08,880.00
Total			**605.22**	**2,29,19,681.40**

WING 'B' - Residential			
Sr. No	**APARTMENT NO.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per ready reckoner rate**
1	305	51.72	17,03,139.60
2	307	53.86	17,73,609.80
3	407	53.86	17,73,609.80
4	503	53.07	17,47,595.10
5	507	53.86	17,73,609.80
6	701	49.88	16,42,548.40

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7	707	53.86	17,73,609.80
8	807	53.86	17,73,609.80
9	903	53.07	17,47,595.10
10	907	53.86	17,73,609.80
11	1002	51.66	17,01,163.80
12	1004	51.70	17,02,481.00
13	1102	51.66	17,01,163.80
14	1103	53.07	17,47,595.10
15	1107	53.86	17,73,609.80
16	1201	49.88	16,42,548.40
17	1202	51.66	17,01,163.80
18	1203	53.07	17,47,595.10
19	1204	51.70	17,02,481.00
20	1205	51.72	17,03,139.60
21	1206	55.66	18,32,883.80
22	1207	53.86	17,73,609.80
Total		**1,160.40**	**3,82,11,972.00**

WING 'C' - Residential			
Sr. No	**SHOP/ APARTMENT NO.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per ready reckoner rate**
1	Flat No - 202	53.81	₹17,71,963.30
2	Flat No - 206	53.13	₹17,49,570.90
3	Flat No - 207	55.62	₹18,31,566.60
4	Flat No - 208	56.10	₹18,47,373.00
5	Flat No - 301	50.75	₹16,71,197.50
6	Flat No - 302	53.81	₹17,71,963.30
7	Flat No - 303	51.37	₹16,91,614.10
8	Flat No - 304	47.94	₹15,78,664.20
9	Flat No - 305	50.69	₹16,69,221.70
10	Flat No - 306	53.13	₹17,49,570.90
11	Flat No - 307	55.62	₹18,31,566.60

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12	Flat No - 308	56.10	₹18,47,373.00
13	Flat No - 401	50.75	₹16,71,197.50
14	Flat No - 402	53.81	₹17,71,963.30
15	Flat No - 403	51.37	₹16,91,614.10
16	Flat No - 404	47.94	₹15,78,664.20
17	Flat No - 405	50.69	₹16,69,221.70
18	Flat No - 406	53.13	₹17,49,570.90
19	Flat No - 407	55.62	₹18,31,566.60
20	Flat No - 501	50.75	₹16,71,197.50
21	Flat No - 502	53.81	₹17,71,963.30
22	Flat No - 503	51.37	₹16,91,614.10
23	Flat No - 504	47.94	₹15,78,664.20
24	Flat No - 505	50.69	₹16,69,221.70
25	Flat No - 506	53.13	₹17,49,570.90
26	Flat No - 507	55.62	₹18,31,566.60
27	Flat No - 601	50.75	₹16,71,197.50
28	Flat No - 602	53.81	₹17,71,963.30
29	Flat No - 603	51.37	₹16,91,614.10
30	Flat No - 604	47.94	₹15,78,664.20
31	Flat No - 605	50.69	₹16,69,221.70
32	Flat No - 606	53.13	₹17,49,570.90
33	Flat No - 607	55.62	₹18,31,566.60
34	Flat No - 701	50.75	₹16,71,197.50
35	Flat No - 702	53.81	₹17,71,963.30
36	Flat No - 703	51.37	₹16,91,614.10
37	Flat No - 704	47.94	₹15,78,664.20
38	Flat No - 707	55.62	₹18,31,566.60
39	Flat No - 801	50.75	₹16,71,197.50
40	Flat No - 802	53.81	₹17,71,963.30
41	Flat No - 803	51.37	₹16,91,614.10
42	Flat No - 804	47.94	₹15,78,664.20

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43	Flat No - 806	53.13	₹17,49,570.90
44	Flat No - 807	55.62	₹18,31,566.60
45	Flat No - 901	50.75	₹16,71,197.50
46	Flat No - 902	53.81	₹17,71,963.30
47	Flat No - 903	51.37	₹16,91,614.10
48	Flat No - 904	47.94	₹15,78,664.20
49	Flat No - 905	50.69	₹16,69,221.70
50	Flat No - 906	53.13	₹17,49,570.90
51	Flat No - 907	55.62	₹18,31,566.60
52	Flat No - 1001	50.75	₹16,71,197.50
53	Flat No - 1002	53.81	₹17,71,963.30
54	Flat No - 1003	51.37	₹16,91,614.10
55	Flat No - 1004	47.94	₹15,78,664.20
56	Flat No - 1005	50.69	₹16,69,221.70
57	Flat No - 1006	53.13	₹17,49,570.90
58	Flat No - 1007	55.62	₹18,31,566.60
59	Flat No - 1101	50.75	₹16,71,197.50
60	Flat No - 1102	53.81	₹17,71,963.30
61	Flat No - 1103	51.37	₹16,91,614.10
62	Flat No - 1104	47.94	₹15,78,664.20
63	Flat No - 1105	50.69	₹16,69,221.70
64	Flat No - 1106	53.13	₹17,49,570.90
65	Flat No - 1107	55.62	₹18,31,566.60
66	Flat No - 1108	56.10	₹18,47,373.00
Total		**3,446.14**	**₹11,34,81,390.20**

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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)	25,68,35,542.18
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)	7,59,75,440
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)	5,211.76
	(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	17,46,13,044
4		Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	25,05,88,484
5	**(To be filled for ongoing projects only)**		
	Amount to be deposited in Designated Amount - 70% or 100%		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		

Table E - Designated Bank Account details		
Sr No.	**Particulars**	**Actual Amount till date (From start of bank account to till date)**
1	Opening balance	0
2	Deposits	₹ 25,66,64,993.00
3	Withdrawals	₹ 25,63,64,993.00
4	Closing balance	₹ 3,00,000.00

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	22,47,80,000.00	22,47,80,000.00	2,93,77,950.00
2	Total borrowed funds (secured) Drawdown availed till date	15,00,00,000.00	15,00,00,000.00	7,53,97,624.00
3	Total borrowed funds (unsecured)Drawdown availed till date	-	-	-
4	Customer receipts used for project	15,15,11,174.00	15,15,11,174.00	16,46,80,057.82

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5	Total funds for project	52,62,91,174.00	52,62,91,174.00	26,94,55,631.82
6	Total estimated cost (As per Table A)	52,62,91,174.00	52,62,91,174.00	26,94,55,631.82

Table G - Any Comments / Observations of CA	
1	For Q3 of FY2024-25
2	Bank deposits of 100% include GST Amounts too received from customers along with receipts of cancelled units
3	As in Form-3 --Q2 FY24-25 - This Form [i] Swapped Unit=> Shop 21 of FF owner shifted his interest to shop 22 thus, sold shop 21 to some new customer [ii] Flat 807 {B Wing} -owner took loan from financial institution towards 807, then shifted his interest into 902{B Wing} [iii] Flat No.403||C Wing cancelled
4	As in Form-3 --Q3 FY24-25 [i] Booked but Cancelled Units within the same quarter - B WING ||1201,1206,807

For KUMAR & JAYAKRISHNAN
CHARTERED ACCOUNTANTS
FIRM REG. NO. 113708W

JAYAKRISHNAN P
PARTNER
MEMBERSHIP NO. 045606

DEVPRATH CONSTRUCTIONS LLP

Partner

UDIN- 25045606BMITIH4094

Nagpur, Dated: 21/01/2025

DEVPRATH CONSTRUCTIONS LLP

KUMAR & JAYAKRISHNAN CHARTERED ACCOUNTANTS NAGPUR