Kumar & Jayakrishnan
CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANT CERTIFICATE

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

Date : 01.04.2025

To: DEVPRATH CONSTRUCTIONS LLP
For the Project : MANGALMURTI RESIDENCY

Subject: Certificate of Financial Progress of Work of Quarter-4 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 explanations 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, registration 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 accommodation or rent in lien 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	NA

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	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		**74357291**
	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, swerage), 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 interst etc to any Statutory Authority.	1,83,08,858.00
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	7,50,00,000.00
	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 Mar'25)

Sr No.		Particulars	Amount (Rs.) Incurred
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	70165291
	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	3892000
	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

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		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	NA
		(b) Incurred 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 accommodation or rent in lien 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	NA
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whosoever 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**

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.	18,83,08,955.10
(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	
Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	NA
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.	97,14,509.58
Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	1,37,54,715.00
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;	1,60,17,903.00
Sub Total of Development Cost	**22,77,96,082.68**
Total Cost of the Project (Actual incurred as on date of certificate)	30,21,53,373.68
Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	57.41 : 100
Amount which can be withdrawn from the Designated Account	30,21,53,373.68
Less: Amount withdrawn till date of this certificate from designated bank account	30,11,75,886.00
Net Amount which can be withdrawn from the Designated Bank Account under this certificate	9,77,487.68

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*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						
WING 'A' - Commercial						
Sr. No	**FLOOR**	**SHOP No.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation 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
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	18,00,000.00	0.00
34	First	12	24.58	10,00,000.00	10,00,000.00	0.00
35	First	20	24.58	13,00,000.00	10,00,000.00	3,00,000.00
36	First	21	24.58	18,00,000.00	18,00,000.00	0.00
37	First	22	24.58	18,00,000.00	1,90,000.00	16,10,000.00
38	First	23	24.58	18,00,000.00	18,00,000.00	0.00
39	First	24	24.58	14,00,000.00	14,00,000.00	0.00
Total			969.28	4,68,00,000.00	4,31,90,000.00	36,10,000.00

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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	₹ 32,30,000.00	₹ 170000
2	202	51.66	₹ 3200000	₹ 25,81,600.00	₹ 618400
3	203	53.07	₹ 3700000	₹ 31,45,000.00	₹ 555000
4	204	51.7	₹ 3000000	₹ 23,67,000.00	₹ 633000
5	205	51.72	₹ 3400000	₹ 32,30,000.00	₹ 170000
6	206	55.66	₹ 3765800	₹ 35,77,510.00	₹ 188290
7	207	53.86	₹ 3100000	₹ 29,60,899.00	₹ 139101
8	208	49.77	₹ 3624250	₹ 30,80,613.00	₹ 543637
9	301	49.88	₹ 3027000	₹ 25,72,950.00	₹ 454050
10	302	51.66	₹ 3425000	₹ 32,53,750.00	₹ 171250
11	303	53.07	₹ 3676750	₹ 34,92,913.00	₹ 183837
12	304	51.7	₹ 2700000	₹ 18,00,000.00	₹ 900000
13	306	55.66	₹ 3617000	₹ 33,44,524.00	₹ 272476
14	308	49.77	₹ 3239550	₹ 27,00,000.00	₹ 539550
15	401	49.88	₹ 3000000	₹ 27,00,000.00	₹ 300000
16	402	51.66	₹ 3600000	₹ 34,20,000.00	₹ 180000
17	403	53.07	₹ 3000000	₹ 20,50,000.00	₹ 950000
18	404	51.7	₹ 3000000	₹ 25,54,500.00	₹ 445500
19	405	51.72	₹ 3400000	₹ 22,10,000.00	₹ 1190000
20	406	55.66	₹ 3200000	₹ 30,40,000.00	₹ 160000
21	408	49.77	₹ 3000000	₹ 25,50,000.00	₹ 450000
22	501	49.88	₹ 3040000	₹ 25,84,000.00	₹ 456000
23	502	51.66	₹ 3326400	₹ 31,60,080.00	₹ 166320
24	503	53.07	₹ 3710281	₹ 35,24,767.00	₹ 185514
25	504	51.7	₹ 3450000	₹ 32,77,500.00	₹ 172500
26	505	51.72	₹ 3200000	₹ 28,19,010.00	₹ 380990
27	506	55.66	₹ 3359470	₹ 31,31,629.00	₹ 227841
28	508	49.77	₹ 3051750	₹ 28,99,163.00	₹ 152587

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29	601	49.88	₹ 3063400	₹ 29,46,467.00	₹ 116933
30	602	51.66	₹ 3375000	₹ 32,06,250.00	₹ 168750
31	603	53.07	₹ 3660000	₹ 34,77,000.00	₹ 183000
32	604	51.7	₹ 3400000	₹ 32,26,634.00	₹ 173366
33	605	51.72	₹ 3124600	₹ 28,55,910.00	₹ 268690
34	606	55.66	₹ 3200000	₹ 27,20,000.00	₹ 480000
35	607	53.86	₹ 3131400	₹ 30,00,000.00	₹ 131400
36	608	49.77	₹ 3192600	₹ 24,50,000.00	₹ 742600
37	701	49.88	₹ 2500000	₹ 19,00,000.00	₹ 600000
38	702	51.66	₹ 3500000	₹ 33,21,535.00	₹ 178465
39	703	53.07	₹ 3629000	₹ 33,12,373.00	₹ 316627
40	704	51.7	₹ 3440000	₹ 32,64,594.00	₹ 175406
41	705	51.72	₹ 2784100	₹ 22,46,485.00	₹ 537615
42	706	55.66	₹ 3369400	₹ 32,00,931.00	₹ 168469
43	707	53.86	₹ 2500000	₹ 10,00,000.00	₹ 1500000
44	708	49.77	₹ 3638625	₹ 30,92,832.00	₹ 545793
45	801	49.88	₹ 3480000	₹ 31,56,020.00	₹ 323980
46	802	51.66	₹ 3400000	₹ 32,30,000.00	₹ 170000
47	803	53.07	₹ 3710175	₹ 31,71,000.00	₹ 539175
48	804	51.7	₹ 3450000	₹ 32,74,084.00	₹ 175916
50	805	51.72	₹ 3000000	₹ 28,18,950.00	₹ 181050
49	806	55.66	₹ 3200000	₹ 30,40,000.00	₹ 160000
51	807	53.86	₹ 3200000	₹ 7,000.00	₹ 3193000
52	808	49.77	₹ 3239550	₹ 27,53,618.00	₹ 485932
53	901	49.88	₹ 2600000	₹ 23,68,416.00	₹ 231584
54	902	51.66	₹ 3360000	₹ 31,92,000.00	₹ 168000
55	903	53.07	₹ 3533500	₹ 10,000.00	₹ 3523500
56	904	51.7	₹ 2700000	₹ 19,00,000.00	₹ 800000
57	905	51.72	₹ 3575000	₹ 30,38,750.00	₹ 536250
58	906	55.66	₹ 3650657	₹ 31,03,059.00	₹ 547598
59	907	53.86	₹ 3329450	₹ 28,30,033.00	₹ 499417
60	908	49.77	₹ 3155000	₹ 26,81,750.00	₹ 473250
61	1001	49.88	₹ 3000000	₹ 28,50,000.00	₹ 150000
62	1003	53.07	₹ 2700000	₹ 25,62,327.00	₹ 137673
63	1005	51.72	₹ 3550000	₹ 30,17,500.00	₹ 532500

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64	1006	55.66	₹ 3740000	₹ 35,49,297.00	₹ 190703
65	1007	53.86	₹ 2600000	₹ 26,00,000.00	₹ 0
66	1008	49.77	₹ 3155000	₹ 26,50,200.00	₹ 504800
67	1101	49.88	₹ 3468850	₹ 32,95,408.00	₹ 173442
68	1104	51.7	₹ 3389200	₹ 32,16,384.00	₹ 172816
69	1105	51.72	₹ 3000000	₹ 25,50,000.00	₹ 450000
70	1106	55.66	₹ 3250000	₹ 29,85,272.00	₹ 264728
71	1107	53.86	₹ 3329451	₹ 28,30,033.00	₹ 499418
72	1108	49.77	₹ 3286500	₹ 31,18,922.00	₹ 167578
73	1201	49.88	₹ 3453533	₹ 30,78,323.00	₹ 375210
74	1208	49.77	₹ 3615150	₹ 33,69,908.00	₹ 245242
Total		**3,851.46**	**₹ 241842392**	₹ 20,87,26,673.00	**₹ 33115719**

WING 'C' - Residential					
Sr. No	**APARTMENT NO.**	**Carpet Area (Sq. Mtrs)**	**Unit Consideration as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	201	50.75	₹ 35,41,000.00	₹ 21,95,420.00	₹ 13,45,580.00
2	203	51.37	₹ 37,31,000.00	₹ 23,13,220.00	₹ 14,17,780.00
3	204	47.94	₹ 41,23,828.00	₹ 20,00,000.00	₹ 21,23,828.00
4	205	50.69	₹ 42,17,284.00	₹ 26,14,717.00	₹ 16,02,567.00
5	302	53.81	₹ 33,83,183.00	₹ 21,02,732.00	₹ 12,80,451.00
6	408	56.1	₹ 39,12,000.00	₹ 21,60,400.00	₹ 17,51,600.00
7	508	56.1	₹ 36,67,500.00	₹ 22,73,850.00	₹ 13,93,650.00
8	605	50.69	₹ 36,65,000.00	₹ 1,00,000.00	₹ 35,65,000.00
9	608	56.1	₹ 28,00,000.00	₹ 13,07,800.00	₹ 14,92,200.00
10	705	50.69	₹ 30,12,350.00	₹ 15,78,857.00	₹ 14,33,493.00
11	706	53.13	₹ 37,28,400.00	₹ 20,13,336.00	₹ 17,15,064.00
12	708	56.1	₹ 35,00,000.00	₹ 21,70,000.00	₹ 13,30,000.00
13	805	50.69	₹ 37,96,729.00	₹ 20,00,000.00	₹ 17,96,729.00
14	806	53.13	₹ 38,00,000.00	₹ 23,56,000.00	₹ 14,44,000.00
15	808	56.1	₹ 32,00,000.00	₹ 20,84,000.00	₹ 11,16,000.00
16	906	53.13	₹ 30,00,000.00	₹ 50,000.00	₹ 29,50,000.00

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17	908	56.1	₹ 37,16,400.00	₹ 23,10,115.00	₹ 14,06,285.00
18	1008	56.1	₹ 28,00,000.00	₹ 17,40,480.00	₹ 10,59,520.00
19	1108	56.1	₹ 37,10,000.00	₹ 22,77,525.00	₹ 14,32,475.00
Total		**1,014.82**	**₹ 6,73,04,674.00**	**₹ 3,56,48,452.00**	**₹ 3,16,56,222.00**

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
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	Second	Shop No -S - 1	24	9,08,880.00
10	Second	Shop No -S - 2	24	9,08,880.00
11	Second	Shop No -S - 3	24	9,08,880.00
12	Second	Shop No -S - 4	24	9,08,880.00
13	Second	Shop No -S - 5	24	9,08,880.00
14	Second	Shop No -S - 6	24	9,08,880.00
15	Second	Shop No -S - 7	24	9,08,880.00
16	Second	Shop No -S - 8	24	9,08,880.00
17	Second	Shop No -S - 9	24	9,08,880.00
18	Second	Shop No -S - 10	24	9,08,880.00
19	Second	Shop No -S - 11	24	9,08,880.00
20	Second	Shop No -S - 12	24	9,08,880.00
21	Second	Shop No -S - 13	24	9,08,880.00
22	Second	Shop No -S - 14	24	9,08,880.00
23	Second	Shop No -S - 15	24	9,08,880.00
24	Second	Shop No -S - 16	24	9,08,880.00
Total			**580.64**	**2,19,88,836.80**

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WING 'B' - Residential			
Sr. No	APARTMENT NO.	Carpet Area (Sq. Mtrs)	Unit Consideration 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	507	53.86	17,73,609.80
5	1002	51.66	17,01,163.80
6	1004	51.70	17,02,481.00
7	1102	51.66	17,01,163.80
8	1103	53.07	17,47,595.10
9	1202	51.66	17,01,163.80
10	1203	53.07	17,47,595.10
11	1204	51.70	17,02,481.00
12	1205	51.72	17,03,139.60
13	1206	55.66	18,32,883.80
14	1207	53.86	17,73,609.80
Total		739.06	2,43,37,245.80

WING 'C' - Residential			
Sr. No	SHOP/ APARTMENT NO.	Carpet Area (Sq. Mtrs)	Unit Consideration 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 - 303	51.37	₹16,91,614.10
7	Flat No - 304	47.94	₹15,78,664.20
8	Flat No - 305	50.69	₹16,69,221.70
9	Flat No - 306	53.13	₹17,49,570.90
10	Flat No - 307	55.62	₹18,31,566.60
11	Flat No - 308	56.10	₹18,47,373.00
12	Flat No - 401	50.75	₹16,71,197.50
13	Flat No - 402	53.81	₹17,71,963.30
14	Flat No - 403	51.37	₹16,91,614.10

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15	Flat No - 404	47.94	₹15,78,664.20
16	Flat No - 405	50.69	₹16,69,221.70
17	Flat No - 406	53.13	₹17,49,570.90
18	Flat No - 407	55.62	₹18,31,566.60
19	Flat No - 501	50.75	₹16,71,197.50
20	Flat No - 502	53.81	₹17,71,963.30
21	Flat No - 503	51.37	₹16,91,614.10
22	Flat No - 504	47.94	₹15,78,664.20
23	Flat No - 505	50.69	₹16,69,221.70
24	Flat No - 506	53.13	₹17,49,570.90
25	Flat No - 507	55.62	₹18,31,566.60
26	Flat No - 601	50.75	₹16,71,197.50
27	Flat No - 602	53.81	₹17,71,963.30
28	Flat No - 603	51.37	₹16,91,614.10
29	Flat No - 604	47.94	₹15,78,664.20
30	Flat No - 606	53.13	₹17,49,570.90
31	Flat No - 607	55.62	₹18,31,566.60
32	Flat No - 701	50.75	₹16,71,197.50
33	Flat No - 702	53.81	₹17,71,963.30
34	Flat No - 703	51.37	₹16,91,614.10
35	Flat No - 704	47.94	₹15,78,664.20
36	Flat No - 707	55.62	₹18,31,566.60
37	Flat No - 801	50.75	₹16,71,197.50
38	Flat No - 802	53.81	₹17,71,963.30
39	Flat No - 803	51.37	₹16,91,614.10
40	Flat No - 804	47.94	₹15,78,664.20
41	Flat No - 807	55.62	₹18,31,566.60
42	Flat No - 901	50.75	₹16,71,197.50
43	Flat No - 902	53.81	₹17,71,963.30
44	Flat No - 903	51.37	₹16,91,614.10
45	Flat No - 904	47.94	₹15,78,664.20
46	Flat No - 905	50.69	₹16,69,221.70
47	Flat No - 907	55.62	₹18,31,566.60
48	Flat No - 1001	50.75	₹16,71,197.50
49	Flat No - 1002	53.81	₹17,71,963.30



50	Flat No - 1003	51.37	₹16,91,614.10
51	Flat No - 1004	47.94	₹15,78,664.20
52	Flat No - 1005	50.69	₹16,69,221.70
53	Flat No - 1006	53.13	₹17,49,570.90
54	Flat No - 1007	55.62	₹18,31,566.60
55	Flat No - 1101	50.75	₹16,71,197.50
56	Flat No - 1102	53.81	₹17,71,963.30
57	Flat No - 1103	51.37	₹16,91,614.10
58	Flat No - 1104	47.94	₹15,78,664.20
59	Flat No - 1105	50.69	₹16,69,221.70
60	Flat No - 1106	53.13	₹17,49,570.90
61	Flat No - 1107	55.62	₹18,31,566.60
Total		**3,179.28**	**₹10,46,93,690.40**

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)	22,41,37,800.32
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)	6,83,81,941
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)	1,198.98
	(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	15,10,19,773
4		Estimated receivables of ongoing project. [Sum of (2) +3(ii)]	21,94,01,714
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	

KUMAR & JAYAKRISHNAN CHARTERED ACCOUNTANTS NAGPUR

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	₹ 30,11,75,886.00
3	Withdrawals	₹ 30,11,75,886.00
4	Closing balance	₹ -

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	15,75,00,001.32
2	Total borrowed funds (secured) Drawdown availed till date	15,00,00,000.00	15,00,00,000.00	8,54,01,367.00
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	5,92,72,205.36
5	Total funds for project	52,62,91,174.00	52,62,91,174.00	30,21,73,573.68
6	Total estimated cost (As per Table A)	52,62,91,174.00	52,62,91,174.00	52,62,91,174.00

Table G - Any Comments / Observations of CA	
1	For Q4 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 --Q3 FY24-25 - This Form [i] shop F-22 of A wing cancelled by the old one and purchased by new person

DEVPRATH CONSTRUCTIONS LLP

Partner

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

JAYAKRISHNAN P
PARTNER
MEMBERSHIP NO. 045606

KUMAR & JAYAKRISHNAN CHARTERED ACCOUNTANTS NAGPUR

UDIN- 25045606BMITJM8333

Nagpur, Dated: 01**/04/2025**