



Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory

S. No.	flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount*	Balance Receivables
1	2	3	4	5	6
1	16	147.60	1272000.00	1272000.00	-
2	17	147.60	1588766.00	1588766.00	-
3	15	147.60	1588766.00	1588766.00	-
4	19	256.42	2942000.00	2942000.00	-
5	13	147.60	1588766.00	1588766.00	-
6	21	168.20	1810487.00	1810487.00	-
7	18	147.60	1588766.00	1588766.00	-
8	14	147.60	1588766.00	1588766.00	-
9	20	176.33	2400000.00	2400000.00	-
10	1	599.12	4900000.00	250000.00	46,50,000.00
10	Total	2085.67	21268317.00	16618317.00	4650000.00

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes
Unsold Inventory 6650

S. No.	Plot No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
-1	-2	-3	-4
1	2	504.60	3355590.00
2	3	504.60	3355590.00
3	4	504.60	3355590.00
4	5	504.60	3355590.00
5	6	614.97	4089550.50
6	7	147.60	981540.00
7	8	147.60	981540.00
8	9	147.60	981540.00
9	10	170.66	1134889.00
10	11	182.10	1210965.00
11	12	163.32	1086078.00
21	Total	3592.25	23888462.50

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
-1	-2	-3
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	8825340.00
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)	4650000.00



3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts).	3592.25
	(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	23888462.50
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	28538462.50
5	(To Be Filled for Ongoing Projects only)	
	Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	3255000.00

Table E

Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	1000.00
2	Deposits	13864026.00
3	Withdrawals	13833024.00
4	Closing Balance	32002.00

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account

I hereby certify that Mr Kapil Nathani & Nandkishir Nathani has utilized 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

S.No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	11836874.00	11836874.00	0.00
2	Total Borrowed Funds (Secured)	0.00	0.00	-
	less: Drawdown availed till date	0.00	0.00	-
3	Total Borrowed Funds (Unsecured)	0.00	0.00	3406438.00
	less: Drawdown availed till date	0.00	0.00	-
4	Customer Receipts used for Project	17013221.00	17013221.00	16618317.00
5	Total Funds for Project	28850095.00	28850095.00	20024755.00
6	Total Estimated Cost (As per Table A)	28850095.00	28850095.00	0.00

Table G

Any Comments/Observations of CA

1	Not Applicable
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Agreed & Accepted By-

Mr Kapil Nathani
Date: 26-10-2024

For A M Dabke & Associates
Chartered Accountants



CA Amey Dabke
M No 170917
Date: 26-10-2024
UDIN: 24170917BKEMEC6129