For Dec 2023 Q3

G S L G T & COMPANY

CHARTERED ACCOUNTANTS

G-1, GROUND FLOOR, KAMGAR BHAWAN, BAIDYANATH CHOWK, NAGPUR - 440 003, E-MAIL : GSLCANGP@GMAIL.COM
HEAD OFFICE : CANAL ROAD, NEAR DR. DHURVE HOSPITAL, VIDARBHA HOUSING COLONY, BHANDARA - 441 904.

CA Hitesh Gadhia	CA Purushottam Sahu	CA Nityaprakash Lanjewar	CA Achal Ram Gabhane	CA Rahul S. Trivedi
M.Com., F.C.A. Mob.: 7447439337	B.Com., F.C.A. Mob.: 9325599666	B.Com., F.C.A. Mob.: 9370428699	B.Sc., F.C.A. Mob.: 9860742366	B.Com., F.C.A., DISA (ICAI) Mob.: 9372366999

Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

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

DATE :- 20/01/2024

To,
SUKHKARTA DEVLOPERS
Dr. Satish Vasantrao Chiddarwar
Tah-Pusad Dist-Yavatmal 445204

Subject : Certificate of Financial Progress of Work of **SUKHKARTA NAGARI** AT KANHOLI 88/1 having MahaRERA Registration Number **P50500048800** being developed by **DR Satish Chiddarwar**

Sir,

This certificate is being issued for the RERA compliance for Project of **SUKHKARTA NAGARI** being developed by **SUKHKARTA DEVLOPERS** 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 (1)		Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1	**Land Cost:**		
	a	Value of the land as ascertained from the Annual Statement of Rates (ASR)	29,740,016.00
	b	Estimated Amount of Premium payable to obtain development rights, FSI, Additional FSI, fungible area, and any other incentive/ concession in deficiency under DCR from Local Athority or State Government/UT Administration or anyStatutory Authority.	0
	c	Estimated Acquisition cost of TDR (if any)	0
	d	Estimated Amounts payable to State Government /UT Administration or competent authority or any other statutory authority of State or Central Government,towards stamp duty, transfer charges,registration fees etc, and	5,134,355.00
	e	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0
	f	**Under Rehabilitation Scheme:**	0
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(ii)	Estimated Cost toward clearance of the of all or any encumbrances including cost of removal of legal /illegal occupants, cost for providing temporary transil accommodation, overhead cost, amount payable toslum dwellers. Tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0
	(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.	0
	(iv)	Any other cost including interest estimated on the borrowing done specificallyfor constructionof rehabilitation component	0
		Sub-Total of Land Cost	34,874,371.00
2	**Development Cost/Cost of Construction:**		
	a	Estimated Cost of Construction as certified by Engineer.	319,126,400.00
	b	Cost incurredon additional itemsnot included in estimated cost (As per engineer certificate)	0
	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.	0
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
		Sub-Total of Development Cost	319,126,400.00
		Total Cost of the project (Estimated)	354,000,771.00

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

GSLGT & COMPANY

* Estimated cost shall be revised through correction application.

Table B - Actual Cost Incurred on the Project (as on Date Certificate)

Sr. No (1)		Particulars (2)	Amount (Rs.) Incurred (3)
1	Land Cost:		
	a	Value of the land as ascertained from the Annual statement of Rates (ASR).	29,740,016.00
	b	Incurred Expenditure on Premiums to obtain development rights, FSI , additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Athority or State Government /UT Administration or any statutory Athority.	0
	c	Incurred expenditure for Acquisition of TDR (if any)	-
	d	Amounts paid to State Government /UT Administration or competent authority or any statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	5,134,355.00
	e	Land Premium paid for redevelopment of land owned by public authorities.	0
	f	**Under Rehabilitation Scheme:**	
	(i)	Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0
	(ia)	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
	(ib)	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
	(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 owner or appropriate authority or government or concessionaire which are not refundable and so on.	0
	(iii)	Incurred Expenditure toward 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.	0
	(iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0
		Sub-Total of Land Cost	34,874,371.00
2	**Development Cost/Cost of Construction:**		
	(i)	Expenditure for construction Minimum of (a) and (b) to be considered	0
	(ia)	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	24,000,000.00
	(ib)	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	23,938,719.00
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(iii)	Incurred Expenditure for developmentof entire project excluding cost of construction as per (i) abovei.e.,salaries,consultants fees, site overhead ,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 constructionof the entire phaseof the project registered.	4,123,632.00
	(iv)	Incurred Expenditure towards Taxes, cess,fees, charges, premiums, interest etc. to any Statutory Authority.	
	(v)	Incurred Expenditure towards Interest to Financial institutions,scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0
		Sub-Total of Development Cost	28,062,351.00
3		Total cost of the project (Actual incurred as on date of certificate)	62,936,722.00
4		Proportion of the Cost incurred on Land Cost and Construction Cost to theTotal Estimated Cost (Table A)	17.78
5		Amount which can be withdrawn from theDesignated Account.	62,936,722.00
6		Less : Amount withdrawn till date of this certificate from the Designated Account.	36,500,000.00
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	26,436,722.00

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



Table C

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

Sold Inventory

Sr. No	Flat No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	FL 01/01	29.95	1445000	25000	1420000
2	FL 01/02	29.95	1445000	25000	1420000
3	FL 01/03	29.95	1445000	25000	1420000
4	FL 01/04	29.95	1445000	25000	1420000
5	FL 01/05	29.95	1445000	25000	1420000
6	FL 01/09	29.95	1225000	25000	1200000
7	FL 01/10	29.95	1445000	25000	1420000
8	FL 02/01	29.95	1445000	400000	1045000
9	FL 02/02	29.95	1445000	345000	1100000
10	FL 02/03	29.95	1445000	25000	1420000
11	FL 02/04	29.95	1445000	25000	1420000
12	FL 22/01	29.95	1445000	25000	1420000
13	FL 24/01	29.95	1445000	25000	1420000
14	FL 24/02	29.95	1445000	25000	1420000
15	FL 24/04	29.95	1445000	25000	1420000
16	Bunglow-2	29.71	1400000	25000	1375000
17	Bunglow-3	29.71	1400000	25000	1375000
18	Bunglow-4	29.71	1500000	25000	1475000
19	Bunglow-5	29.71	1400000	25000	1375000
20	Bunglow-6	29.71	1400000	25000	1375000
21	Bunglow-7	29.71	1400000	25000	1375000
22	Bunglow-9	29.71	1400000	25000	1375000
23	Bunglow-10	29.71	1400000	25000	1375000
24	Bunglow-11	29.71	1500000	275000	1225000
25	Bunglow-12	29.71	1500000	25000	1475000
26	Bunglow-13	29.71	1500000	25000	1475000
27	Bunglow-15	29.71	1500000	25000	1475000
28	Bunglow-16	29.71	1500000	25000	1475000
29	Bunglow-18	29.71	1400000	25000	1375000
30	Bunglow-20	29.71	1500000	25000	1475000
31	Bunglow-21	29.71	1500000	25000	1475000
32	Bunglow-22	29.71	1500000	25000	1475000
33	Bunglow-23	29.71	1500000	375000	1125000
34	Bunglow-24	29.71	1500000	375000	1125000
35	Bunglow-27	29.71	1500000	25000	1475000
36	Bunglow-28	29.71	1400000	25000	1375000
37	Bunglow-40	29.71	1500000	375000	1125000
38	Bunglow-41	29.71	1500000	375000	1125000
39	Bunglow-42	29.71	1500000	375000	1125000
40	Bunglow-43	29.71	1500000	275000	1225000
41	Bunglow-44	29.71	1500000	25000	1475000
42	Bunglow-45	29.71	1500000	400000	1100000
43	Bunglow-46	29.71	1500000	400000	1100000
44	Bunglow-47	29.71	1500000	300000	1200000
45	Bunglow-48	29.71	1500000	300000	1200000
46	Bunglow-59	29.71	1400000	25000	1375000
	Total	1370.26	66955000	5395000	61560000

* Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No	Flat No./Plot No.	Flat No/ Plot No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Ready Reckoner Rate
1	Building 1	Fl 1/06	29.95	1208411.73
2	Building 1	Fl 1/07	29.95	1208411.73
3	Building 1	Fl 1/8	29.95	1208411.73
4	Building 1	Fl 1/11	29.95	1208411.73
5	Building 1	Fl 1/12	29.95	1208411.73
6	Bulding 2	Fl 2/5	29.95	1208411.73
7	Bulding 2	Fl 2/6	29.95	1208411.73
8	Bulding 2	Fl 2/7	29.95	1208411.73
9	Bulding 2	Fl 2/8	29.95	1208411.73
10	Bulding 2	Fl 2/9	29.95	1208411.73
11	Bulding 2	Fl 2/10	29.95	1208411.73
12	Bulding 2	Fl 2/11	29.95	1208411.73
13	Bulding 2	Fl 2/12	29.95	1208411.73
14	Building 3	Fl 3/01	29.95	1208411.73
15	Building 3	Fl 3/02	29.95	1208411.73
16	Building 3	Fl 3/03	29.95	1208411.73
17	Building 3	Fl 3/04	29.95	1208411.73
18	Building 3	Fl 3/05	29.95	1208411.73
19	Building 3	Fl 3/06	29.95	1208411.73
20	Building 3	Fl 3/07	29.95	1208411.73
21	Building 3	Fl 3/08	29.95	1208411.73
22	Building 3	Fl 3/09	29.95	1208411.73
23	Building 3	Fl 3/10	29.95	1208411.73



24	Building 3	Fl 3/11	29.95	1208411.73
25	Building 3	Fl 3/12	29.95	1208411.73
26	Building 4	Fl 4/01	29.95	1208411.73
27	Building 4	Fl 4/02	29.95	1208411.73
28	Building 4	Fl 4/03	29.95	1208411.73
29	Building 4	Fl 4/04	29.95	1208411.73
30	Building 4	Fl 4/05	29.95	1208411.73
31	Building 4	Fl 4/06	29.95	1208411.73
32	Building 4	Fl 4/07	29.95	1208411.73
33	Building 4	Fl 4/08	29.95	1208411.73
34	Building 4	Fl 4/09	29.95	1208411.73
35	Building 4	Fl 4/10	29.95	1208411.73
36	Building 4	Fl 4/11	29.95	1208411.73
37	Building 4	Fl 4/12	29.95	1208411.73
38	Building 5	Fl 5/01	29.95	1208411.73
39	Building 5	Fl 5/02	29.95	1208411.73
40	Building 5	Fl 5/03	29.95	1208411.73
41	Building 5	Fl 5/04	29.95	1208411.73
42	Building 5	Fl 5/05	29.95	1208411.73
43	Building 5	Fl 5/06	29.95	1208411.73
44	Building 5	Fl 5/07	29.95	1208411.73
45	Building 5	Fl 5/08	29.95	1208411.73
46	Building 5	Fl 5/09	29.95	1208411.73
47	Building 5	Fl 5/10	29.95	1208411.73
48	Building 5	Fl 5/11	29.95	1208411.73
49	Building 5	Fl 5/12	29.95	1208411.73
50	Building 6	Fl 6/01	29.95	1208411.73
51	Building 6	Fl 6/02	29.95	1208411.73
52	Building 6	Fl 6/03	29.95	1208411.73
53	Building 6	Fl 6/04	29.95	1208411.73
54	Building 6	Fl 6/05	29.95	1208411.73
55	Building 6	Fl 6/06	29.95	1208411.73
56	Building 6	Fl 6/07	29.95	1208411.73
57	Building 6	Fl 6/08	29.95	1208411.73
58	Building 6	Fl 6/09	29.95	1208411.73
59	Building 6	Fl 6/10	29.95	1208411.73
60	Building 6	Fl 6/11	29.95	1208411.73
61	Building 6	Fl 6/12	29.95	1208411.73
62	Building 7	Fl 7/01	29.95	1208411.73
63	Building 7	Fl 7/02	29.95	1208411.73
64	Building 7	Fl 7/03	29.95	1208411.73
65	Building 7	Fl 7/04	29.95	1208411.73
66	Building 7	Fl 7/05	29.95	1208411.73
67	Building 7	Fl 7/06	29.95	1208411.73
68	Building 7	Fl 7/07	29.95	1208411.73
69	Building 7	Fl 7/08	29.95	1208411.73
70	Building 7	Fl 7/09	29.95	1208411.73
71	Building 7	Fl 7/10	29.95	1208411.73
72	Building 7	Fl 7/11	29.95	1208411.73
73	Building 7	Fl 7/12	29.95	1208411.73
74	Building 8	Fl 8/01	29.95	1208411.73
75	Building 8	Fl 8/02	29.95	1208411.73
76	Building 8	Fl 8/03	29.95	1208411.73
77	Building 8	Fl 8/04	29.95	1208411.73
78	Building 8	Fl 8/05	29.95	1208411.73
79	Building 8	Fl 8/06	29.95	1208411.73
80	Building 8	Fl 8/07	29.95	1208411.73
81	Building 8	Fl 8/08	29.95	1208411.73
82	Building 8	Fl 8/09	29.95	1208411.73
83	Building 8	Fl 8/10	29.95	1208411.73
84	Building 8	Fl 8/11	29.95	1208411.73
85	Building 8	Fl 8/12	29.95	1208411.73
86	Building 9	Fl 9/01	29.95	1208411.73
87	Building 9	Fl 9/02	29.95	1208411.73
88	Building 9	Fl 9/03	29.95	1208411.73
89	Building 9	Fl 9/04	29.95	1208411.73
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94	Building 9	Fl 9/09	29.95	1208411.73
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96	Building 9	Fl 9/11	29.95	1208411.73
97	Building 9	Fl 9/12	29.95	1208411.73
98	Building 10	Fl 10/01	29.95	1208411.73
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145	Building 13	Fl 13/12	29.95	1208411.73
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173	Building 16	Fl 16/04	29.95	1208411.73
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181	Building 16	Fl 16/12	29.95	1208411.73
182	Building 17	Fl 17/01	29.95	1208411.73
183	Building 17	Fl 17/02	29.95	1208411.73
184	Building 17	Fl 17/03	29.95	1208411.73
185	Building 17	Fl 17/04	29.95	1208411.73
186	Building 17	Fl 17/05	29.95	1208411.73
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203	Building 18	Fl 18/10	29.95	1208411.73
204	Building 18	Fl 18/11	29.95	1208411.73
205	Building 18	Fl 18/12	29.95	1208411.73
206	Building 19	Fl 19/01	29.95	1208411.73
207	Building 19	Fl 19/02	29.95	1208411.73
208	Building 19	Fl 19/03	29.95	1208411.73
209	Building 19	Fl 19/04	29.95	1208411.73
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213	Building 19	Fl 19/08	29.95	1208411.73
214	Building 19	Fl 19/09	29.95	1208411.73
215	Building 19	Fl 19/10	29.95	1208411.73
216	Building 19	Fl 19/11	29.95	1208411.73
217	Building 19	Fl 19/12	29.95	1208411.73

218	Building 20	Fl 20/01	29.95	1208411.73
219	Building 20	Fl 20/02	29.95	1208411.73
220	Building 20	Fl 20/03	29.95	1208411.73
221	Building 20	Fl 20/04	29.95	1208411.73
222	Building 20	Fl 20/05	29.95	1208411.73
223	Building 20	Fl 20/06	29.95	1208411.73
224	Building 20	Fl 20/07	29.95	1208411.73
225	Building 20	Fl 20/08	29.95	1208411.73
226	Building 20	Fl 20/09	29.95	1208411.73
227	Building 20	Fl 20/10	29.95	1208411.73
228	Building 20	Fl 20/11	29.95	1208411.73
229	Building 20	Fl 20/12	29.95	1208411.73
230	Building 21	Fl 21/01	29.95	1208411.73
231	Building 21	Fl 21/02	29.95	1208411.73
232	Building 21	Fl 21/03	29.95	1208411.73
233	Building 21	Fl 21/04	29.95	1208411.73
234	Building 21	Fl 21/05	29.95	1208411.73
235	Building 21	Fl 21/06	29.95	1208411.73
236	Building 21	Fl 21/07	29.95	1208411.73
237	Building 21	Fl 21/08	29.95	1208411.73
238	Building 21	Fl 21/09	29.95	1208411.73
239	Building 21	Fl 21/10	29.95	1208411.73
240	Building 21	Fl 21/11	29.95	1208411.73
241	Building 21	Fl 21/12	29.95	1208411.73
242	Building 22	Fl 22/02	29.95	1208411.73
243	Building 22	Fl 22/03	29.95	1208411.73
244	Building 22	Fl 22/05	29.95	1208411.73
245	Building 22	Fl 22/06	29.95	1208411.73
246	Building 22	Fl 22/07	29.95	1208411.73
247	Building 22	Fl 22/08	29.95	1208411.73
248	Building 22	Fl 22/09	29.95	1208411.73
249	Building 22	Fl 22/10	29.95	1208411.73
250	Building 22	Fl 22/11	29.95	1208411.73
251	Building 22	Fl 22/12	29.95	1208411.73
252	Building 23	Fl 23/01	29.95	1208411.73
253	Building 23	Fl 23/02	29.95	1208411.73
254	Building 23	Fl 23/03	29.95	1208411.73
255	Building 23	Fl 23/04	29.95	1208411.73
256	Building 23	Fl 23/05	29.95	1208411.73
257	Building 23	Fl 23/06	29.95	1208411.73
258	Building 23	Fl 23/07	29.95	1208411.73
259	Building 23	Fl 23/08	29.95	1208411.73
260	Building 23	Fl 23/09	29.95	1208411.73
261	Building 23	Fl 23/10	29.95	1208411.73
262	Building 23	Fl 23/11	29.95	1208411.73
263	Building 23	Fl 23/12	29.95	1208411.73
264	Building 24	Fl 24/03	29.95	1208411.73
265	Building 24	Fl 24/05	29.95	1208411.73
266	Building 24	Fl 24/06	29.95	1208411.73
267	Building 24	Fl 24/07	29.95	1208411.73
268	Building 24	Fl 24/08	29.95	1208411.73
269	Building 24	Fl 24/09	29.95	1208411.73
270	Building 24	Fl 24/10	29.95	1208411.73
271	Building 24	Fl 24/11	29.95	1208411.73
272	Building 24	Fl 24/12	29.95	1208411.73
273	Building 25	Fl 25/01	29.95	1208411.73
274	Building 25	Fl 25/02	29.95	1208411.73
275	Building 25	Fl 25/03	29.95	1208411.73
276	Building 25	Fl 25/04	29.95	1208411.73
277	Building 25	Fl 25/05	29.95	1208411.73
278	Building 25	Fl 25/06	29.95	1208411.73
279	Building 25	Fl 25/07	29.95	1208411.73
280	Building 25	Fl 25/08	29.95	1208411.73
281	Building 25	Fl 25/09	29.95	1208411.73
282	Building 25	Fl 25/10	29.95	1208411.73
283	Building 25	Fl 25/11	29.95	1208411.73
284	Building 25	Fl 25/12	29.95	1208411.73
285	Building 26	Fl 26/01	29.95	1208411.73
286	Building 26	Fl 26/02	29.95	1208411.73
287	Building 26	Fl 26/03	29.95	1208411.73
288	Building 26	Fl 26/04	29.95	1208411.73
289	Building 26	Fl 26/05	29.95	1208411.73
290	Building 26	Fl 26/06	29.95	1208411.73
291	Building 26	Fl 26/07	29.95	1208411.73
292	Building 26	Fl 26/08	29.95	1208411.73
293	Building 26	Fl 26/09	29.95	1208411.73
294	Building 26	Fl 26/10	29.95	1208411.73
295	Building 26	Fl 26/11	29.95	1208411.73
296	Building 26	Fl 26/12	29.95	1208411.73
297	Bungalow 1	B-1	29.71	1188171.76
298	Bungalow 8	B-8	29.71	1188171.76
299	Bungalow 14	B-14	29.71	1188171.76
300	Bungalow 17	B-17	29.71	1188171.76
301	Bungalow 19	B-19	29.71	1188171.76
302	Bungalow 20	B-20	29.71	1188171.76
303	Bungalow 25	B-25	29.71	1188171.76
304	Bungalow 26	B-26	29.71	1188171.76
305	Bungalow 29	B-29	29.71	1188171.76
306	Bungalow 30	B-30	29.71	1188171.76
307	Bungalow 31	B-31	29.71	1188171.76
308	Bungalow 32	B-32	29.71	1188171.76
309	Bungalow 33	B-33	29.71	1188171.76
310	Bungalow 34	B-34	29.71	1188171.76
311	Bungalow 35	B-35	29.71	1188171.76
312	Bungalow 36	B-36	29.71	1188171.76
313	Bungalow 37	B-37	29.71	1188171.76
314	Bungalow 38	B-38	29.71	1188171.76

315	Bungalow 39	B-39	29.71	1188171.76
316	Bungalow 49	B-49	29.71	1188171.76
317	Bungalow 50	B-50	29.71	1188171.76
318	Bungalow 51	B-51	29.71	1188171.76
319	Bungalow 52	B-52	29.71	1188171.76
320	Bungalow 53	B-53	29.71	1188171.76
321	Bungalow 54	B-54	29.71	1188171.76
322	Bungalow 55	B-55	29.71	1188171.76
323	Bungalow 56	B-56	29.71	1188171.76
324	Bungalow 57	B-57	29.71	1188171.76
325	Bungalow 58	B-58	29.71	1188171.76
	TOTAL		**9457.24**	**6042058.65**

Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)		Particulars (2)	Amount (3)
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**291,064,049.00**
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)	**61,560,000.00**
3	(i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**9,457.24**
	(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	**6,042,058.65**
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**67,602,058.65**
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	**70.00**

Table E

Designated Bank Account Details

Sr. No.	Particulars		Designated Bank Account Details
			Actuel Amount till Date (From 5/8/22 to 31/12/23)
1	Opening Balance		**0.00**
2	Deposits		**63,481,066.00**
3	Withdrawals		**63,391,715.00**
4	Closing Balance		**89,351.00**

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 SUKHKARTA DEVELOPERS has utilized the requied 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 due date of the certificate) (in Rs.)	Actual (As on the date of certificate) (in Rs.)
1	Own Fund	34,874,371.00	34,874,371.00	31,794,231.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3	Total Reserved Funds (Unsecured) - Drawdown availed till date	0	0	0
4	Customer Receipts used for Project	319,126,400.00	319,126,400.00	5,396,000.00
5	Total Funds for Project	354,000,771.00	354,000,771.00	37,189,231.00
6	Total Estimated Cost (As per Table A)	354,000,771.00	354,000,771.00	354,000,771.00

Table G

Any Comments/Observation of CA

1	
2	
3	
4	

Yours Faithfully,
FOR G S L G T & COMPANY
CHARTERED ACCOUNTANTS
FRN NO. 130895W

CA NITYAPRAKASH LANJEWAR
PARTNER
M.No. 128792
(Partner)
UDIN NO:- 24128792BKERCK3930
DATE : 20/01/2024

Signature of Promoter
Name : SATISH VASANTRAO CHIDDARWAR
Date : 20/01/2024

Signature of Promoter
Name : SATISH VASANTRAO CHIDDARWAR
Date : 20/01/2024