



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

M.Com., F.C.A.
Mob.: 7447439337

CA Purushottam Sahu

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CA Nityaprakash Lanjewar

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CA Achal Ram Gabhane

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CA Rahul S. Trivedi

B.Com., F.C.A., DISA (ICAI)
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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 :- 17/07/2024

To,
SUKHKARTA DEVELOPERS
Dr. Satish Vasantrao Chiddarwar
Tab-Pusad Dist-Yavatmal 445204

Subject : Certificate of Financial Progress of Work of M/s **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 DEVELOPERS** 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)	2,97,40,016.00
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 Authority or State Government/UT Administration or any Statutory 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	51,34,355.00
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 to shom 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 specifically for construction of rehabilitation component	0
	Sub-Total of Land Cost	3,48,74,371.00
2	Development Cost/Cost of Construction:	
a	Estimated Cost of Construction as certified by Engineer.	31,91,26,400.00
b	Cost incurred on additional items not 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.	-
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	31,91,26,400.00
	Total Cost of the project (Estimated)	35,40,00,771.00

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

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).	2,97,40,016.00
	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 Authority or State Government /UT Administration or any statutory Authority.	0
	c Incurred expenditure for Acquisition of TDR (if any)	0
	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	51,34,355.00
	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	3,48,74,371.00
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.	3,90,00,000.00
	(ib) (b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	3,89,86,224.50
	(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.	53,74,529.00
	(iv) Incurred Expenditure towards Taxes, cess,fees, charges, premiums, interest etc. to any Statutory Authority.	0
	(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	4,43,60,753.50
3	Total cost of the project (Actual incurred as on date of certificate)	7,92,35,124.50
4	Proportion of the Cost incurred on Land Cost and Construction Cost to theTotal Estimated Cost (Table A).	22.38
5	Amount which can be withdrawn from theDesignated Account.	7,92,35,124.50
6	Less : Amount withdrawn till date of this certificate from the Designated Account.	7,44,38,379.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	47,96,745.50

*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	Building 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	Building no 1	1	29.95	1445000	350000	1095000
2	Building no 1	3	29.95	1445000	350000	1095000
3	Building no 1	4	29.95	1445000	25000	1420000
4	Building no 1	101	29.95	1445000	125000	1320000
5	Building no 1	102	29.95	1400000	172500	1227500
6	Building no 1	103	29.95	1445000	25000	1420000
7	Building no 1	104	29.95	1445000	298020	1146980
8	Building no 1	201	29.95	1225000	325000	900000
9	Building no 1	204	29.95	1445000	50000	1395000
10	Building no 2	1	29.95	1445000	400000	1045000
11	Building no 2	2	29.95	1445000	445000	1000000
12	Building no 2	3	29.95	1445000	350000	1095000
13	Building no 2	4	29.95	1445000	25000	1420000
14	Building no 2	101	29.95	1445000	25000	1420000
15	Building no 2	104	29.95	1445000	25000	1420000
16	Building no 3	1	29.95	1445000	10000	1435000
17	Building no 3	2	29.95	1445000	10000	1435000
18	Building no 3	3	29.95	1445000	25000	1420000
19	Building no 3	4	29.95	1445000	25000	1420000
20	Building no 3	101	29.95	1445000	25000	1420000
21	Building no 4	101	29.95	1445000	25000	1420000
22	Building no 4	104	29.95	1445000	25000	1420000
23	Building no 23	1	29.95	1445000	264000	1181000
24	Building no 23	3	29.95	1445000	25000	1420000
25	Building no 24	204	29.95	1445000	345000	1100000
26	Bungalow-2	2	29.71	1500000	225000	1275000
27	Bungalow-3	3	29.71	1500000	350000	1150000
28	Bungalow-4	4	29.71	1300000	325000	975000
29	Bungalow-5	5	29.71	1400000	630000	770000
30	Bungalow-7	7	29.71	1500000	225000	1275000
31	Bungalow-11	11	29.71	1500000	650000	850000
32	Bungalow-13	13	29.71	1500000	355000	1145000
33	Bungalow-14	14	29.71	1500000	650000	850000
34	Bungalow-18	18	29.71	1400000	350000	1050000
35	Bungalow-20	20	29.71	1500000	575000	925000
36	Bungalow-23	23	29.71	1500000	375000	1125000
37	Bungalow-24	24	29.71	1500000	575000	925000
38	Bungalow-25	25	29.71	1500000	25000	1475000
39	Bungalow-29	29	29.71	1500000	350000	1150000
40	Bungalow-40	40	29.71	1500000	375000	1125000
41	Bungalow-41	41	29.71	1500000	375000	1125000
42	Bungalow-42	42	29.71	1500000	375000	1125000
43	Bungalow-43	43	29.71	1500000	625000	875000
44	Bungalow-44	44	29.71	1500000	375000	1125000
45	Bungalow-45	45	29.71	1500000	400000	1100000
46	Bungalow-46	46	29.71	1500000	400000	1100000
47	Bungalow-47	47	29.71	1500000	400000	1100000
48	Bungalow-48	48	29.71	1500000	400000	1100000
49	Bungalow-59	59	29.71	1200000	25000	1175000
Total			1461.79	71160000	13179520	57980480

* 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)	(2)		(3)	(4)
1	Building 1	2	29.95	1208411.73
2	Building 1	202	29.95	1208411.73
3	Building 1	203	29.95	1208411.73
4	Bulding 2	102	29.95	1208411.73
5	Bulding 2	103	29.95	1208411.73
6	Bulding 2	201	29.95	1208411.73
7	Bulding 2	202	29.95	1208411.73
8	Bulding 2	203	29.95	1208411.73
9	Bulding 2	204	29.95	1208411.73
10	Building 3	102	29.95	1208411.73
11	Building 3	103	29.95	1208411.73
12	Building 3	104	29.95	1208411.73
13	Building 3	201	29.95	1208411.73
14	Building 3	202	29.95	1208411.73
15	Building 3	203	29.95	1208411.73

16	Building 3	204	29.95	1208411.73
17	Building 4	1	29.95	1208411.73
18	Building 4	2	29.95	1208411.73
19	Building 4	3	29.95	1208411.73
20	Building 4	4	29.95	1208411.73
21	Building 4	102	29.95	1208411.73
22	Building 4	103	29.95	1208411.73
23	Building 4	201	29.95	1208411.73
24	Building 4	202	29.95	1208411.73
25	Building 4	203	29.95	1208411.73
26	Building 4	204	29.95	1208411.73
27	Building 5	1	29.95	1208411.73
28	Building 5	2	29.95	1208411.73
29	Building 5	3	29.95	1208411.73
30	Building 5	4	29.95	1208411.73
31	Building 5	101	29.95	1208411.73
32	Building 5	102	29.95	1208411.73
33	Building 5	103	29.95	1208411.73
34	Building 5	104	29.95	1208411.73
35	Building 5	201	29.95	1208411.73
36	Building 5	202	29.95	1208411.73
37	Building 5	203	29.95	1208411.73
38	Building 5	204	29.95	1208411.73
39	Building 6	1	29.95	1208411.73
40	Building 6	2	29.95	1208411.73
41	Building 6	3	29.95	1208411.73
42	Building 6	4	29.95	1208411.73
43	Building 6	101	29.95	1208411.73
44	Building 6	102	29.95	1208411.73
45	Building 6	103	29.95	1208411.73
46	Building 6	104	29.95	1208411.73
47	Building 6	201	29.95	1208411.73
48	Building 6	202	29.95	1208411.73
49	Building 6	203	29.95	1208411.73
50	Building 6	204	29.95	1208411.73
51	Building 7	1	29.95	1208411.73
52	Building 7	2	29.95	1208411.73
53	Building 7	3	29.95	1208411.73
54	Building 7	4	29.95	1208411.73
55	Building 7	101	29.95	1208411.73
56	Building 7	102	29.95	1208411.73
57	Building 7	103	29.95	1208411.73
58	Building 7	104	29.95	1208411.73
59	Building 7	201	29.95	1208411.73
60	Building 7	202	29.95	1208411.73
61	Building 7	203	29.95	1208411.73
62	Building 7	204	29.95	1208411.73
63	Building 8	1	29.95	1208411.73
64	Building 8	2	29.95	1208411.73
65	Building 8	3	29.95	1208411.73
66	Building 8	4	29.95	1208411.73
67	Building 8	101	29.95	1208411.73
68	Building 8	102	29.95	1208411.73
69	Building 8	103	29.95	1208411.73
70	Building 8	104	29.95	1208411.73
71	Building 8	201	29.95	1208411.73
72	Building 8	202	29.95	1208411.73
73	Building 8	203	29.95	1208411.73
74	Building 8	204	29.95	1208411.73
75	Building 9	1	29.95	1208411.73
76	Building 9	2	29.95	1208411.73
77	Building 9	3	29.95	1208411.73
78	Building 9	4	29.95	1208411.73
79	Building 9	101	29.95	1208411.73
80	Building 9	102	29.95	1208411.73
81	Building 9	103	29.95	1208411.73
82	Building 9	104	29.95	1208411.73
83	Building 9	201	29.95	1208411.73
84	Building 9	202	29.95	1208411.73
85	Building 9	203	29.95	1208411.73
86	Building 9	204	29.95	1208411.73
87	Building 10	1	29.95	1208411.73
88	Building 10	2	29.95	1208411.73
89	Building 10	3	29.95	1208411.73
90	Building 10	4	29.95	1208411.73
91	Building 10	101	29.95	1208411.73
92	Building 10	102	29.95	1208411.73
93	Building 10	103	29.95	1208411.73
94	Building 10	104	29.95	1208411.73
95	Building 10	201	29.95	1208411.73
96	Building 10	202	29.95	1208411.73
97	Building 10	203	29.95	1208411.73
98	Building 10	204	29.95	1208411.73
99	Building 11	1	29.95	1208411.73
100	Building 11	2	29.95	1208411.73
101	Building 11	3	29.95	1208411.73
102	Building 11	4	29.95	1208411.73
103	Building 11	101	29.95	1208411.73
104	Building 11	102	29.95	1208411.73
105	Building 11	103	29.95	1208411.73
106	Building 11	104	29.95	1208411.73
107	Building 11	201	29.95	1208411.73
108	Building 11	202	29.95	1208411.73

109	Building 11	203	29.95	1208411.73
110	Building 11	204	29.95	1208411.73
111	Building 12	1	29.95	1208411.73
112	Building 12	2	29.95	1208411.73
113	Building 12	3	29.95	1208411.73
114	Building 12	4	29.95	1208411.73
115	Building 12	101	29.95	1208411.73
116	Building 12	102	29.95	1208411.73
117	Building 12	103	29.95	1208411.73
118	Building 12	104	29.95	1208411.73
119	Building 12	201	29.95	1208411.73
120	Building 12	202	29.95	1208411.73
121	Building 12	203	29.95	1208411.73
122	Building 12	204	29.95	1208411.73
123	Building 13	1	29.95	1208411.73
124	Building 13	2	29.95	1208411.73
125	Building 13	3	29.95	1208411.73
126	Building 13	4	29.95	1208411.73
127	Building 13	101	29.95	1208411.73
128	Building 13	102	29.95	1208411.73
129	Building 13	103	29.95	1208411.73
130	Building 13	104	29.95	1208411.73
131	Building 13	201	29.95	1208411.73
132	Building 13	202	29.95	1208411.73
133	Building 13	203	29.95	1208411.73
134	Building 13	204	29.95	1208411.73
135	Building 14	1	29.95	1208411.73
136	Building 14	2	29.95	1208411.73
137	Building 14	3	29.95	1208411.73
138	Building 14	4	29.95	1208411.73
139	Building 14	101	29.95	1208411.73
140	Building 14	102	29.95	1208411.73
141	Building 14	103	29.95	1208411.73
142	Building 14	104	29.95	1208411.73
143	Building 14	201	29.95	1208411.73
144	Building 14	202	29.95	1208411.73
145	Building 14	203	29.95	1208411.73
146	Building 14	204	29.95	1208411.73
147	Building 15	1	29.95	1208411.73
148	Building 15	2	29.95	1208411.73
149	Building 15	3	29.95	1208411.73
150	Building 15	4	29.95	1208411.73
151	Building 15	101	29.95	1208411.73
152	Building 15	102	29.95	1208411.73
153	Building 15	103	29.95	1208411.73
154	Building 15	104	29.95	1208411.73
155	Building 15	201	29.95	1208411.73
156	Building 15	202	29.95	1208411.73
157	Building 15	203	29.95	1208411.73
158	Building 15	204	29.95	1208411.73
159	Building 16	1	29.95	1208411.73
160	Building 16	2	29.95	1208411.73
161	Building 16	3	29.95	1208411.73
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164	Building 16	102	29.95	1208411.73
165	Building 16	103	29.95	1208411.73
166	Building 16	104	29.95	1208411.73
167	Building 16	201	29.95	1208411.73
168	Building 16	202	29.95	1208411.73
169	Building 16	203	29.95	1208411.73
170	Building 16	204	29.95	1208411.73
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172	Building 17	2	29.95	1208411.73
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178	Building 17	104	29.95	1208411.73
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184	Building 18	2	29.95	1208411.73
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200	Building 19	102	29.95	1208411.73
201	Building 19	103	29.95	1208411.73

202	Building 19	104	29.95	1208411.73
203	Building 19	201	29.95	1208411.73
204	Building 19	202	29.95	1208411.73
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210	Building 20	4	29.95	1208411.73
211	Building 20	101	29.95	1208411.73
212	Building 20	102	29.95	1208411.73
213	Building 20	103	29.95	1208411.73
214	Building 20	104	29.95	1208411.73
215	Building 20	201	29.95	1208411.73
216	Building 20	202	29.95	1208411.73
217	Building 20	203	29.95	1208411.73
218	Building 20	204	29.95	1208411.73
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220	Building 21	2	29.95	1208411.73
221	Building 21	3	29.95	1208411.73
222	Building 21	4	29.95	1208411.73
223	Building 21	101	29.95	1208411.73
224	Building 21	102	29.95	1208411.73
225	Building 21	103	29.95	1208411.73
226	Building 21	104	29.95	1208411.73
227	Building 21	201	29.95	1208411.73
228	Building 21	202	29.95	1208411.73
229	Building 21	203	29.95	1208411.73
230	Building 21	204	29.95	1208411.73
231	Building 22	1	29.95	1208411.73
232	Building 22	2	29.95	1208411.73
233	Building 22	3	29.95	1208411.73
234	Building 22	4	29.95	1208411.73
235	Building 22	101	29.95	1208411.73
236	Building 22	102	29.95	1208411.73
237	Building 22	103	29.95	1208411.73
238	Building 22	104	29.95	1208411.73
239	Building 22	201	29.95	1208411.73
240	Building 22	202	29.95	1208411.73
241	Building 22	203	29.95	1208411.73
242	Building 22	204	29.95	1208411.73
243	Building 23	2	29.95	1208411.73
244	Building 23	4	29.95	1208411.73
245	Building 23	101	29.95	1208411.73
246	Building 23	102	29.95	1208411.73
247	Building 23	103	29.95	1208411.73
248	Building 23	104	29.95	1208411.73
249	Building 23	201	29.95	1208411.73
250	Building 23	202	29.95	1208411.73
251	Building 23	203	29.95	1208411.73
252	Building 23	204	29.95	1208411.73
253	Building 24	1	29.95	1208411.73
254	Building 24	2	29.95	1208411.73
255	Building 24	3	29.95	1208411.73
256	Building 24	4	29.95	1208411.73
257	Building 24	101	29.95	1208411.73
258	Building 24	102	29.95	1208411.73
259	Building 24	103	29.95	1208411.73
260	Building 24	104	29.95	1208411.73
261	Building 24	201	29.95	1208411.73
262	Building 24	202	29.95	1208411.73
263	Building 24	203	29.95	1208411.73
264	Building 25	1	29.95	1208411.73
265	Building 25	2	29.95	1208411.73
266	Building 25	3	29.95	1208411.73
267	Building 25	4	29.95	1208411.73
268	Building 25	101	29.95	1208411.73
269	Building 25	102	29.95	1208411.73
270	Building 25	103	29.95	1208411.73
271	Building 25	104	29.95	1208411.73
272	Building 25	201	29.95	1208411.73
273	Building 25	202	29.95	1208411.73
274	Building 25	203	29.95	1208411.73
275	Building 25	204	29.95	1208411.73
276	Building 26	1	29.95	1208411.73
277	Building 26	2	29.95	1208411.73
278	Building 26	3	29.95	1208411.73
279	Building 26	4	29.95	1208411.73
280	Building 26	101	29.95	1208411.73
281	Building 26	102	29.95	1208411.73
282	Building 26	103	29.95	1208411.73
283	Building 26	104	29.95	1208411.73
284	Building 26	201	29.95	1208411.73
285	Building 26	202	29.95	1208411.73
286	Building 26	203	29.95	1208411.73
287	Building 26	204	29.95	1208411.73
288	Bungalow-1	1	29.71	1188171.76
289	Bungalow-6	6	29.71	1188171.76
290	Bungalow-8	8	29.71	1188171.76
291	Bungalow-9	9	29.71	1188171.76
292	Bungalow-10	10	29.71	1188171.76
293	Bungalow-12	12	29.71	1188171.76
294	Bungalow-15	15	29.71	1188171.76

295	Bungalow-16	16	29.71	1188171.76
296	Bungalow-17	17	29.71	1188171.76
297	Bungalow-19	19	29.71	1188171.76
298	Bungalow-21	21	29.71	1188171.76
299	Bungalow-22	22	29.71	1188171.76
300	Bungalow-26	26	29.71	1188171.76
301	Bungalow-27	27	29.71	1188171.76
302	Bungalow-28	28	29.71	1188171.76
303	Bungalow-30	30	29.71	1188171.76
304	Bungalow-31	31	29.71	1188171.76
305	Bungalow-32	32	29.71	1188171.76
306	Bungalow-33	33	29.71	1188171.76
307	Bungalow-34	34	29.71	1188171.76
308	Bungalow-35	35	29.71	1188171.76
309	Bungalow-36	36	29.71	1188171.76
310	Bungalow-37	37	29.71	1188171.76
311	Bungalow-38	38	29.71	1188171.76
312	Bungalow-39	39	29.71	1188171.76
313	Bungalow-49	49	29.71	1188171.76
314	Bungalow-50	50	29.71	1188171.76
315	Bungalow-51	51	29.71	1188171.76
316	Bungalow-52	52	29.71	1188171.76
317	Bungalow-53	53	29.71	1188171.76
318	Bungalow-54	54	29.71	1188171.76
319	Bungalow-55	55	29.71	1188171.76
320	Bungalow-56	56	29.71	1188171.76
321	Bungalow-57	57	29.71	1188171.76
322	Bungalow-58	58	29.71	1188171.76
	TOTAL		9635.5	388400178.1

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)	27,47,65,646.50
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)	5,79,80,480.00
3	(i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9,635.50
	(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	38,84,00,178.11
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	44,63,80,658.11
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
		Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	8,51,06,431.00
3	Withdrawals	8,44,97,000.00
4	Closing Balance	6,09,431.00

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 SUHKARTA DEVELOPERS 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

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicativel)	Proposed / Estimted (As on the due date of the certificate) (in Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Fund	18,00,00,000.00	18,00,00,000.00	9,50,23,410.50
2	Total Borro'ved Funds (Securctl)	0	0	
3	Total Bonorve'd Frnds	0	0	26,08,766.00
4	ustomer Receipts used for Proje	17,40,00,771.00	17,40,00,771.00	1,31,79,520.00
5	Total Funds for Project	35,40,00,771.00	35,40,00,771.00	7,92,35,124.50
6	al Estimated Cost (As pcr Tabl	35,40,00,771.00	35,40,00,771.00	35,40,00,771.00

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

NITYAPRAKASH
KHEMCHAND
LANJEWAR

Digitally signed by
NITYAPRAKASH
KHEMCHAND LANJEWAR
Date: 2024.07.20 13:25:22
+05'30'

CA NITYAPRAKASH LANJEWAR
PARTNER
M.No. 128792
(Partner)

UDIN NO:- 24128792BKERFD8620
DATE:- 17/07/2024

CHIDDARW
AR SATISH
VASANTRAO

Digitally signed by
CHIDDARWAR
SATISH VASANTRAO
Date: 2024.07.20
13:26:36 +05'30'

Signature of Promoter
Name : SUKHKARTA DEVELOPERS
Date :- 17/07/2024