



SAWALKAR & BONDE

CHARTERED ACCOUNTANTS

H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

M/S. S.R. INFRA

2nd FLOOR, BHAWANI CHAMBER,
AJANI SQUARE, WARDHA ROAD,
NAGPUR - 440015

Day & Date : 20/06/2023

Subject:- Certificate of Financial Progress of Work of <AADHAR NAGARI-II, Sr.no.74,77,78 & 79, Mouza.Kanholi(Jumde), Tq.Hingana Dist. Nagpur> having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by S.R.INFRA

Sir,

This certificate is being issued for RERA compliance for the AADHAR NAGARI-II, Sr.no.74,77,78 & 79, Mouza.Kanholi(Jumde), Tq.Hingana Dist. Nagpur <Project Name> having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by S.R.INFRA (Promoter's Name)and is based on the records and documents produced before me and explanation 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	Amount (Rs.)
		Estimated Cost (At the time of registration of project)
1	2	3
1. i)	Land Cost:	
a)	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	12,74,91,830
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	32,59,485
c)	Estimated Acquisition cost of TDR (if any)	-
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	12,31,110
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	



NAGPUR ■ PUSAD

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f)	Under Rehabilitation scheme:	
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
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 lieu 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.	-
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	-
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land Cost Rs	13,19,82,425
ii)	Development Cost / Cost of Construction of building:	
a)	Estimated Cost of Construction as certified by Engineer	24,56,67,481
b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
c)	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	3,05,60,000
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	1,36,00,000
e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub Total of Development Cost	28,98,27,481
	Total cost of Project (Estimated)	42,18,09,906

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estimated Cost shall be revised (whenever required) through revision application

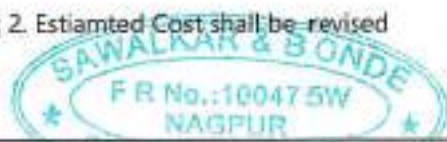


Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate>

Sr. No.	Particulars	Amount (Rs)
		Incurred
1	Land Cost	
a	Value of the Land as ascertained from the Annual Statement of Rates (ASR)	12,74,91,830
b	Incurred Expenditure on 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	32,59,485
c	Incurred Expenditure for acquisition of TDS(if any)	-
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	12,31,110
e	Land Premium paid for redevelopment of land owned by public authorities	-
f	Under Rehabilitation scheme:	
	i) Incurred expenditure for construction of rehabilitation building. Minimum (a) or (b) to be considered :	-
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by engineer.	-
	(b) Incurred expenditure for construction of rehab building as per the books of accounts as verified by the CA.	-
	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 payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	iii) Incurred expenditure towards 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	-
	iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
SUB TOTAL OF LAND COST:		13,19,82,425.00



2	Development Cost / Cost of Construction	
	i) Expenditure for construction. Minimum of (a) and (b) to be considered	-
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	-
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	1,20,09,934
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (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 the project registered.	16,57,095
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to 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.	-
	Sub Total of Development Cost	1,36,67,029.00
3	Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)	14,56,49,454
4	Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	34.53%
5	Amount which can be withdrawn from the designated account	14,56,49,454
6	Less : Amount withdrawn till date of this certificate from the designated account	-
7	Net amount which can be withdrawn from the designated Bank account under this certificate	14,56,49,454



Table C**Statement for calculation of receivables from the sales of the Real Estate Project****Sold Inventory**

Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
NIL						
Grand Total			0	0	0	0



TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date @ 4850/- per sq.m
ROW HOUSE			
1	1	25.094	1,21,705.90
2	2	25.094	1,21,705.90
3	3	25.094	1,21,705.90
4	4	25.094	1,21,705.90
5	5	25.094	1,21,705.90
6	6	25.094	1,21,705.90
7	7	25.094	1,21,705.90
8	8	25.094	1,21,705.90
9	9	25.094	1,21,705.90
10	10	25.094	1,21,705.90
11	11	25.094	1,21,705.90
12	12	25.094	1,21,705.90
13	13	25.094	1,21,705.90
14	14	25.094	1,21,705.90
15	15	25.094	1,21,705.90
16	16	25.094	1,21,705.90
17	17	25.094	1,21,705.90
18	18	25.094	1,21,705.90
19	19	25.094	1,21,705.90
20	20	25.094	1,21,705.90
21	21	25.094	1,21,705.90
22	22	25.094	1,21,705.90
23	23	25.094	1,21,705.90
24	24	25.094	1,21,705.90
25	25	25.094	1,21,705.90
26	26	25.094	1,21,705.90
27	27	25.094	1,21,705.90
28	28	25.094	1,21,705.90
29	29	25.094	1,21,705.90
30	30	25.094	1,21,705.90
31	31	25.094	1,21,705.90
32	32	25.094	1,21,705.90
33	33	25.094	1,21,705.90
34	34	25.094	1,21,705.90
35	35	25.094	1,21,705.90
36	36	25.094	1,21,705.90
37	37	25.094	1,21,705.90
38	38	25.094	1,21,705.90
39	39	25.094	1,21,705.90
40	40	25.094	1,21,705.90
41	41	25.094	1,21,705.90
42	42	25.094	1,21,705.90
43	43	25.094	1,21,705.90
44	44	25.094	1,21,705.90
45	45	25.094	1,21,705.90
46	46	25.094	1,21,705.90
47	47	25.094	1,21,705.90
48	48	25.094	1,21,705.90
49	49	25.094	1,21,705.90
50	50	25.094	1,21,705.90



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
51	51	25.094	1,21,705.90
52	52	25.094	1,21,705.90
53	53	25.094	1,21,705.90
54	54	25.094	1,21,705.90
55	55	25.094	1,21,705.90
56	56	25.094	1,21,705.90
57	57	25.094	1,21,705.90
58	58	25.094	1,21,705.90
59	59	25.094	1,21,705.90
60	60	25.094	1,21,705.90
61	61	25.094	1,21,705.90
62	62	25.094	1,21,705.90
63	63	25.094	1,21,705.90
64	64	25.094	1,21,705.90
65	65	25.094	1,21,705.90
66	66	25.094	1,21,705.90
67	67	25.094	1,21,705.90
68	68	25.094	1,21,705.90
69	69	25.094	1,21,705.90
70	71	25.094	1,21,705.90
71	72	25.094	1,21,705.90
72	73	25.094	1,21,705.90
73	74	25.094	1,21,705.90
74	75	25.094	1,21,705.90
75	76	25.094	1,21,705.90
76	77	25.094	1,21,705.90
77	78	25.094	1,21,705.90
78	79	25.094	1,21,705.90
79	80	25.094	1,21,705.90
80	81	25.094	1,21,705.90
81	82	25.094	1,21,705.90
82	83	25.094	1,21,705.90
83	84	25.094	1,21,705.90
84	85	25.094	1,21,705.90
85	86	25.094	1,21,705.90
86	87	25.094	1,21,705.90
87	88	25.094	1,21,705.90
88	89	25.094	1,21,705.90
89	90	25.094	1,21,705.90
90	91	25.094	1,21,705.90
91	92	25.094	1,21,705.90
92	93	25.094	1,21,705.90
93	94	25.094	1,21,705.90
94	95	25.094	1,21,705.90
95	96	25.094	1,21,705.90
96	97	25.094	1,21,705.90
97	98	25.094	1,21,705.90
98	99	25.094	1,21,705.90
99	100	25.094	1,21,705.90
100	101	25.094	1,21,705.90
101	102	25.094	1,21,705.90
102	103	25.094	1,21,705.90



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
103	104	25.094	1,21,705.90
104	105	25.094	1,21,705.90
105	106	25.094	1,21,705.90
106	107	25.094	1,21,705.90
107	108	25.094	1,21,705.90
108	109	25.094	1,21,705.90
109	110	25.094	1,21,705.90
110	111	25.094	1,21,705.90
111	112	25.094	1,21,705.90
112	113	25.094	1,21,705.90
113	114	25.094	1,21,705.90
114	115	25.094	1,21,705.90
115	116	25.094	1,21,705.90
116	117	25.094	1,21,705.90
117	118	25.094	1,21,705.90
118	119	25.094	1,21,705.90
119	120	25.094	1,21,705.90
120	121	25.094	1,21,705.90
121	122	25.094	1,21,705.90
122	123	25.094	1,21,705.90
123	124	25.094	1,21,705.90
124	125	25.094	1,21,705.90
125	126	25.094	1,21,705.90
126	127	25.094	1,21,705.90
127	128	25.094	1,21,705.90
128	129	25.094	1,21,705.90
129	130	25.094	1,21,705.90
130	131	25.094	1,21,705.90
131	132	25.094	1,21,705.90
132	133	25.094	1,21,705.90
133	134	25.094	1,21,705.90
134	135	25.094	1,21,705.90
135	136	25.094	1,21,705.90
136	137	25.094	1,21,705.90
137	138	25.094	1,21,705.90
138	139	25.094	1,21,705.90
139	140	25.094	1,21,705.90
140	141	25.094	1,21,705.90
141	142	25.094	1,21,705.90
142	143	25.094	1,21,705.90
143	144	25.094	1,21,705.90
144	145	25.094	1,21,705.90
145	146	25.094	1,21,705.90
146	147	25.094	1,21,705.90
147	148	25.094	1,21,705.90
148	149	25.094	1,21,705.90
149	150	25.094	1,21,705.90
150	151	25.094	1,21,705.90
151	152	25.094	1,21,705.90
152	153	25.094	1,21,705.90
153	154	25.094	1,21,705.90
154	155	25.094	1,21,705.90



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
155	156	25.094	1,21,705.90
156	157	25.094	1,21,705.90
157	158	25.094	1,21,705.90
158	159	25.094	1,21,705.90
159	160	25.094	1,21,705.90
160	161	25.094	1,21,705.90
161	162	25.094	1,21,705.90
162	163	25.094	1,21,705.90
163	164	25.094	1,21,705.90
164	165	25.094	1,21,705.90
165	166	25.094	1,21,705.90
166	167	25.094	1,21,705.90
167	168	25.094	1,21,705.90
168	169	25.094	1,21,705.90
169	170	25.094	1,21,705.90
170	171	25.094	1,21,705.90
171	172	25.094	1,21,705.90
172	173	25.094	1,21,705.90
173	174	25.094	1,21,705.90
174	175	25.094	1,21,705.90
175	176	25.094	1,21,705.90
176	177	25.094	1,21,705.90
177	178	25.094	1,21,705.90
178	179	25.094	1,21,705.90
179	180	25.094	1,21,705.90
180	181	22.285	1,08,082.25
181	182	22.285	1,08,082.25
182	183	22.285	1,08,082.25
183	184	22.285	1,08,082.25
184	185	22.285	1,08,082.25
185	186	22.285	1,08,082.25
186	187	22.285	1,08,082.25
187	188	22.285	1,08,082.25
188	189	22.285	1,08,082.25
189	190	22.285	1,08,082.25
190	191	22.285	1,08,082.25
191	192	22.285	1,08,082.25
192	193	22.285	1,08,082.25
193	194	22.285	1,08,082.25
194	195	22.285	1,08,082.25
195	196	22.285	1,08,082.25
196	197	22.285	1,08,082.25
197	198	22.285	1,08,082.25
198	199	22.285	1,08,082.25
199	200	22.285	1,08,082.25
200	201	22.285	1,08,082.25
201	202	22.285	1,08,082.25
202	203	22.285	1,08,082.25
203	204	22.285	1,08,082.25
204	205	22.285	1,08,082.25
205	206	22.285	1,08,082.25
206	207	22.285	1,08,082.25



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
207	208	22.285	1,08,082.25
208	209	22.285	1,08,082.25
209	210	22.285	1,08,082.25
210	211	22.285	1,08,082.25
211	212	22.285	1,08,082.25
212	213	22.285	1,08,082.25
213	214	22.285	1,08,082.25
214	215	22.285	1,08,082.25
215	216	22.285	1,08,082.25
216	217	22.285	1,08,082.25
217	218	22.285	1,08,082.25
218	219	22.285	1,08,082.25
219	220	22.285	1,08,082.25
220	221	22.285	1,08,082.25
221	222	22.285	1,08,082.25
222	223	22.285	1,08,082.25
223	224	22.285	1,08,082.25
224	225	22.285	1,08,082.25
225	226	22.285	1,08,082.25
226	227	22.285	1,08,082.25
227	228	22.285	1,08,082.25
228	229	22.285	1,08,082.25
229	230	22.285	1,08,082.25
230	231	22.285	1,08,082.25
231	232	22.285	1,08,082.25
232	233	22.285	1,08,082.25
233	234	22.285	1,08,082.25
234	235	22.285	1,08,082.25
235	236	22.285	1,08,082.25
236	237	22.285	1,08,082.25
237	238	22.285	1,08,082.25
238	239	22.285	1,08,082.25
239	240	22.285	1,08,082.25
240	241	22.285	1,08,082.25
241	242	22.285	1,08,082.25
242	243	22.285	1,08,082.25
243	244	22.285	1,08,082.25
244	245	22.285	1,08,082.25
245	246	22.285	1,08,082.25
246	247	22.285	1,08,082.25
247	248	22.285	1,08,082.25
248	249	22.285	1,08,082.25
249	250	22.285	1,08,082.25
250	251	22.285	1,08,082.25
251	252	22.285	1,08,082.25
252	253	22.285	1,08,082.25
253	254	22.285	1,08,082.25
254	255	22.285	1,08,082.25
255	256	22.285	1,08,082.25
256	257	22.285	1,08,082.25
257	258	22.285	1,08,082.25
258	259	22.285	1,08,082.25



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
259	260	22.285	1,08,082.25
260	262	22.285	1,08,082.25
261	263	22.285	1,08,082.25
262	264	22.285	1,08,082.25
263	265	22.285	1,08,082.25
264	266	22.285	1,08,082.25
265	267	22.285	1,08,082.25
266	268	22.285	1,08,082.25
267	269	22.285	1,08,082.25
268	270	22.285	1,08,082.25
269	271	22.285	1,08,082.25
270	272	22.285	1,08,082.25
271	273	22.285	1,08,082.25
272	274	22.285	1,08,082.25
273	275	22.285	1,08,082.25
274	276	22.285	1,08,082.25
275	277	22.285	1,08,082.25
276	278	22.285	1,08,082.25
277	279	22.285	1,08,082.25
278	280	22.285	1,08,082.25
279	281	22.285	1,08,082.25
280	282	22.285	1,08,082.25
281	283	22.285	1,08,082.25
282	284	22.285	1,08,082.25
283	285	22.285	1,08,082.25
284	286	22.285	1,08,082.25
285	287	22.285	1,08,082.25
286	288	22.285	1,08,082.25
287	289	22.285	1,08,082.25
288	290	22.285	1,08,082.25
289	291	22.285	1,08,082.25
290	292	22.285	1,08,082.25
291	293	22.285	1,08,082.25
292	294	22.285	1,08,082.25
293	295	22.285	1,08,082.25
294	296	22.285	1,08,082.25
295	297	22.285	1,08,082.25
296	298	22.285	1,08,082.25
297	299	22.285	1,08,082.25
298	300	22.285	1,08,082.25
299	301	22.285	1,08,082.25
300	302	22.285	1,08,082.25
301	303	22.285	1,08,082.25
302	304	22.285	1,08,082.25
303	305	22.285	1,08,082.25
304	306	22.285	1,08,082.25
305	307	22.285	1,08,082.25
306	308	22.285	1,08,082.25
307	309	22.285	1,08,082.25
308	310	22.285	1,08,082.25
309	311	22.285	1,08,082.25
310	312	22.285	1,08,082.25



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
311	313	22.285	1,08,082.25
312	314	22.285	1,08,082.25
313	315	22.285	1,08,082.25
314	316	22.285	1,08,082.25
315	317	22.285	1,08,082.25
316	318	22.285	1,08,082.25
317	319	22.285	1,08,082.25
318	320	22.285	1,08,082.25
319	321	22.285	1,08,082.25
320	322	22.285	1,08,082.25
321	323	22.285	1,08,082.25
322	324	22.285	1,08,082.25
323	325	22.285	1,08,082.25
324	326	22.285	1,08,082.25
325	327	22.285	1,08,082.25
326	328	22.285	1,08,082.25
327	329	22.285	1,08,082.25
328	330	22.285	1,08,082.25
329	331	22.285	1,08,082.25
330	332	22.285	1,08,082.25
331	333	22.285	1,08,082.25
332	334	22.285	1,08,082.25
333	335	22.285	1,08,082.25
334	336	22.285	1,08,082.25
335	337	22.285	1,08,082.25
336	338	22.285	1,08,082.25
337	339	22.285	1,08,082.25
338	340	22.285	1,08,082.25
339	341	22.285	1,08,082.25
340	342	22.285	1,08,082.25
341	343	22.285	1,08,082.25
342	344	22.285	1,08,082.25
343	345	22.285	1,08,082.25
344	346	22.285	1,08,082.25
345	347	22.285	1,08,082.25
346	348	22.285	1,08,082.25
347	349	22.285	1,08,082.25
348	350	22.285	1,08,082.25
349	351	22.285	1,08,082.25
350	352	22.285	1,08,082.25
351	353	22.285	1,08,082.25
352	354	22.285	1,08,082.25
353	355	22.285	1,08,082.25
354	356	22.285	1,08,082.25
355	357	22.285	1,08,082.25
356	358	22.285	1,08,082.25
357	359	22.285	1,08,082.25
358	360	22.285	1,08,082.25
359	361	22.285	1,08,082.25
360	362	22.285	1,08,082.25
361	363	22.285	1,08,082.25
362	364	22.285	1,08,082.25



Sr. No.	Row House	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
363	365	22.285	1,08,082.25
364	366	22.285	1,08,082.25
365	367	22.285	1,08,082.25
366	368	22.285	1,08,082.25
367	369	22.285	1,08,082.25
368	370	22.285	1,08,082.25
369	371	22.285	1,08,082.25
370	372	22.285	1,08,082.25
371	373	22.285	1,08,082.25
372	374	22.285	1,08,082.25
373	375	22.285	1,08,082.25
374	376	22.285	1,08,082.25
375	377	22.285	1,08,082.25
376	378	22.285	1,08,082.25
377	379	22.285	1,08,082.25
378	380	22.285	1,08,082.25
379	381	22.285	1,08,082.25
380	382	22.285	1,08,082.25
381	383	22.285	1,08,082.25
382	384	22.285	1,08,082.25
383	385	22.285	1,08,082.25
384	386	22.285	1,08,082.25
385	387	22.285	1,08,082.25
386	388	22.285	1,08,082.25
387	389	22.285	1,08,082.25
388	390	22.285	1,08,082.25
389	391	22.285	1,08,082.25
390	392	22.285	1,08,082.25
391	393	22.285	1,08,082.25
392	394	22.285	1,08,082.25
393	395	22.285	1,08,082.25
394	396	25.094	1,21,705.90
395	397	25.094	1,21,705.90
396	398	25.094	1,21,705.90
TOTAL (A)		9,336.098	4,52,80,075.30
SHOPS - Ready Reckoner rate @ 25,430/- Per Sq.m			
397	1	15.390	3,94,445.70
397	2	15.390	3,94,445.70
397	3	15.390	3,94,445.70
397	4	15.390	3,94,445.70
398	1	10.3125	2,64,309.375
398	2	10.3125	2,64,309.375
398	3	10.3125	2,64,309.375
398	4	10.3125	2,64,309.375
398	5	10.3125	2,64,309.375
398	6	10.3125	2,64,309.375
TOTAL (B)		123.435	31,63,639.05
TOTAL (A+B)		9,459.533	4,84,43,714.35



Table D			
Comparison between Balance Cost and Receivables			
Sr. No		Particulars	Amount
1		Estimated balance cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	27,61,60,452.00
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)	0
3		(i) Balance unsold area (to be certified by management and to be verified by CA from the records and books of accounts)	9,459.53
		(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	4,84,43,714.35
4		Estimated receivables of ongoing project (sum of 2 +3 (ii))	4,84,43,714.35
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.	3,39,10,600.05

Table E Designated Bank Account Details			
Sr. No.	Particulars	Designated Bank Account	
		Details	Actual amount till date (from start of bank account till the cut off date of this certificate)
1	Opening Balance		1,00,000.00
2	Deposits		4,00,000.00
3	Withdrawals		0.00
4	Closing Balance		5,00,000.00

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.



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 the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1		Own Funds	42,18,09,906	27,61,60,452	27,61,60,452
2		Total Borrowed Funds (Secured) --Drawdown availed till date	-	-	-
3		Total Borrowed Funds (UnSecured) --Drawdown availed till date	-	-	-
4		Customer Receipts used for project	-	-	-
5		Total funds for project	42,18,09,906	14,56,49,454	14,56,49,454
6		Total Estimated cost (As per Table A)	42,18,09,906	42,18,09,906	42,18,09,906

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA	
Sr. No.	Comments/Observations of CA
1	Refer relevants notes mentioned in respective tables.

For Sawalkar & Bonde
Chartered Accountants
FRN: 100475W



CA Ram Bonde
Partner
(M.NO. 115917)
UDIN: 23115917BGXJCQ7887
Day & Date : 20-05-2023

Agreed and accepted by:
For S. R. INFRA

Mr. Deepka Nilawar
Partner