



Rutuja Narsingh & Associates

Chartered Accountants

(FCA,LLB)



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Suryagayatri, Plot D-14/15, Sector 6, Navi
Mumbai - 410206.



rutujanarsingh@gmail.com

Chartered Accountant's Certificate

As on 30th September 2024

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

To,

M/s. S R Infra,

2nd Floor, Bhawani Chamber,

Ajani Square, Wardha Road,

Nagpur - 440015.

Date: 27-02-2025

Subject: Certificate of Financial Progress of Work of **Aadhar Nagri-II** having MahaRERA Registration Number **P50500053063** being developed by M/s. S R Infra.

Sir,

This certificate is being issued for the project **Aadhar Nagri-II** having MahaRERA Registration Number **P50500053063** being developed by M/s. S R Infra 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

Sr No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1. i.	Land Cost	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	12,74,91,830
(b)	Estimated Amount of premium payable to obtain Development Rights, FSI, Additional FSI, Fungible area & 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)	0
(d)	Estimated Amount Payable to State Government/UT Administration or Competent Authority or any other Statutory Authority of state or Central Government, toward 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	0



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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 the Engineer.	0
(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.	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 LAND COST	13,19,82,425
1. 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 work, 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 cost, consumables etc.	3,05,60,000
d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any 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.	0
	SUB-TOTAL OF DEVELOPMENT COST	28,98,27,481
	TOTAL COST OF THE PROJECT (ESTIMATED)	42,18,09,906



Date: 27-02-2025

Table B -Actual Cost Incurred on the Project (as on 30th September 2024)

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost	
(a)	Value of the land as ascertained from Annual Statements of Rates (ASR).	5,25,40,050
(b)	Incurred Expeniture on premium to obtain Development Rights, FSI, Additional FSI, Fungible area & any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	24,57,095
(c)	Incurred Expenditure for Acquisition of TDR (if any)	0
(d)	Amount paid to State Government/UT Aminstration or Competent Authority or any other Statutory Authority of state or Central Government, toward Stamp Duty, Transfer charges, Registration Fees, etc; and	12,31,110
(e)	Land Premium Paid for redevelopment of land owned by public authorities.	0
(f)	Under Rehabilitation scheme:	
(i)	Incurred Expenditure for Construction Rehabilitation. Minimum of (a) or (b) to be considered.	
(a)	Cost Incurred for contruction of rehab building inculding site development and infrastructure for the same as certified by Engineer.	
(b)	Incurred Expenditure for construction 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 owners or appropriate authority or government or concessionaire which are not refundable and so on.	0
(iii)	Incurred Expenditure towards 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 estimated on the borrowing done specifically for construction of rehabilitation component	0
	SUB-TOTAL LAND COST	5,62,28,255



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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.	6,05,11,039
(ii)	Cost incurred on additional items not included in estimated cost(As per enginner certificate)	
(iii)	Incurred Expenditure for development of entire Project excluding Cost of Construction as per (i) above, i.e. salaries, consultant fees, site overheads, development work, 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 cost, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	52,53,782
(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	6,57,64,821
3	Total Cost of the Project (Actual incurred as on date of Certificate)	12,19,93,076
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	28.92%
5	Amount which can be withdrawn from the Designated Account.	12,19,93,076
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	8,80,17,740
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,39,75,336



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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.Mtrs	Unit Consideration as per Agreement /Letter Of Allotment	Received Amount	Balance Receivables
1	1	25.09	12,00,000	4,50,000	7,50,000
2	2	25.09	12,00,000	3,71,000	8,29,000
3	3	25.09	12,00,000	50,000	11,50,000
4	4	25.09	12,00,000	25,000	11,75,000
5	5	25.09	12,00,000	6,21,000	5,79,000
6	6	25.09	12,00,000	25,000	11,75,000
7	7	25.09	12,00,000	1,25,000	10,75,000
8	8	25.09	12,00,000	-	12,00,000
9	9	25.09	12,00,000	50,000	11,50,000
10	10	25.09	12,00,000	2,00,000	10,00,000
11	11	25.09	12,00,000	25,000	11,75,000
12	12	25.09	12,00,000	5,34,900	6,65,100
13	13	25.09	12,00,000	1,25,000	10,75,000
14	14	25.09	12,00,000	74,000	11,26,000
15	15	25.09	12,00,000	1,01,000	10,99,000
16	16	25.09	12,00,000	1,00,000	11,00,000
17	17	25.09	12,00,000	95,000	11,05,000
18	18	25.09	12,00,000	1,25,000	10,75,000
19	19	25.09	12,00,000	6,57,500	5,42,500
20	20	25.09	12,00,000	5,31,915	6,68,085
21	21	25.09	12,00,000	4,56,000	7,44,000
22	22	25.09	12,00,000	25,000	11,75,000
23	23	25.09	12,00,000	8,83,600	3,16,400
24	24	25.09	12,00,000	1,00,000	11,00,000
25	25	25.09	12,00,000	4,61,800	7,38,200
26	26	25.09	12,00,000	-	12,00,000
27	27	25.09	12,00,000	5,47,800	6,52,200
28	28	25.09	12,00,000	75,000	11,25,000
29	29	25.09	12,00,000	55,000	11,45,000
30	30	25.09	12,00,000	3,50,000	8,50,000
31	31	25.09	12,00,000	6,25,000	5,75,000
32	32	25.09	12,00,000	50,000	11,50,000
33	33	25.09	12,00,000	4,70,800	7,29,200



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34	34	25.09	12,00,000	4,20,000	7,80,000
35	35	25.09	12,00,000	90,000	11,10,000
36	36	25.09	12,00,000	91,000	11,09,000
37	37	25.09	12,00,000	1,14,300	10,85,700
38	38	25.09	12,00,000	2,11,000	9,89,000
39	39	25.09	12,00,000	3,11,000	8,89,000
40	40	25.09	12,00,000	21,000	11,79,000
41	41	25.09	12,00,000	2,61,000	9,39,000
42	42	25.09	12,00,000	4,000	11,96,000
43	43	25.09	12,00,000	8,17,140	3,82,860
44	44	25.09	12,00,000	4,10,600	7,89,400
45	45	25.09	12,00,000	4,15,600	7,84,400
46	46	25.09	12,00,000	4,57,400	7,42,600
47	47	25.09	12,00,000	4,83,000	7,17,000
48	48	25.09	12,00,000	5,25,000	6,75,000
49	49	25.09	12,00,000	4,10,000	7,90,000
50	50	25.09	12,00,000	32,000	11,68,000
51	51	25.09	12,00,000	25,000	11,75,000
52	52	25.09	12,00,000	25,000	11,75,000
53	53	25.09	12,00,000	25,000	11,75,000
54	54	25.09	12,00,000	1,20,000	10,80,000
55	55	25.09	12,00,000	6,85,000	5,15,000
56	56	25.09	12,00,000	1,75,000	10,25,000
57	57	25.09	12,00,000	9,56,395	2,43,605
58	58	25.09	12,00,000	5,42,800	6,57,200
59	59	25.09	12,00,000	1,69,700	10,30,300
60	60	25.09	12,00,000	4,56,000	7,44,000
61	61	25.09	12,00,000	3,60,000	8,40,000
62	62	25.09	12,00,000	4,43,300	7,56,700
63	63	25.09	12,00,000	3,00,000	9,00,000
64	64	25.09	12,00,000	3,51,000	8,49,000
65	65	25.09	12,00,000	2,01,000	9,99,000
66	66	25.09	12,00,000	2,00,000	10,00,000
67	67	25.09	12,00,000	4,57,400	7,42,600
68	68	25.09	12,00,000	75,000	11,25,000
69	69	25.09	12,00,000	1,00,000	11,00,000
70	71	25.09	12,00,000	5,48,680	6,51,320
71	72	25.09	12,00,000	25,000	11,75,000
72	73	25.09	12,00,000	5,75,940	6,24,060
73	74	25.09	12,00,000	6,42,000	5,58,000
74	75	25.09	12,00,000	5,39,000	6,61,000
75	76	25.09	12,00,000	2,70,000	9,30,000
76	77	25.09	12,00,000	-	12,00,000



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77	78	25.09	12,00,000	4,28,400	7,71,600
78	79	25.09	12,00,000	6,19,000	5,81,000
79	80	25.09	12,00,000	3,78,000	8,22,000
80	81	25.09	12,00,000	4,89,400	7,10,600
81	82	25.09	12,00,000	5,08,001	6,91,999
82	83	25.09	12,00,000	5,05,000	6,95,000
83	84	25.09	12,00,000	20,000	11,80,000
84	85	25.09	12,00,000	5,13,566	6,86,434
85	86	25.09	12,00,000	4,61,500	7,38,500
86	87	25.09	12,00,000	74,000	11,26,000
87	88	25.09	12,00,000	21,000	11,79,000
88	89	25.09	12,00,000	4,62,400	7,37,600
89	90	25.09	12,00,000	1,71,000	10,29,000
90	91	25.09	12,00,000	5,21,800	6,78,200
91	92	25.09	12,00,000	4,61,800	7,38,200
92	93	25.09	12,00,000	3,51,000	8,49,000
93	94	25.09	12,00,000	3,20,000	8,80,000
94	95	25.09	12,00,000	21,000	11,79,000
95	96	25.09	12,00,000	4,80,000	7,20,000
96	97	25.09	12,00,000	1,25,000	10,75,000
97	98	25.09	12,00,000	60,000	11,40,000
98	99	25.09	12,00,000	5,00,000	7,00,000
99	100	25.09	12,00,000	2,21,000	9,79,000
100	101	25.09	12,00,000	3,79,000	8,21,000
101	102	25.09	12,00,000	71,900	11,28,100
102	103	25.09	12,00,000	1,40,000	10,60,000
103	104	25.09	12,00,000	50,000	11,50,000
104	105	25.09	12,00,000	4,06,800	7,93,200
105	106	25.09	12,00,000	25,000	11,75,000
106	107	25.09	12,00,000	1,25,000	10,75,000
107	108	25.09	12,00,000	21,000	11,79,000
108	109	25.09	12,00,000	4,46,800	7,53,200
109	110	25.09	12,00,000	25,000	11,75,000
110	111	25.09	12,00,000	2,00,000	10,00,000
111	112	25.09	12,00,000	3,91,800	8,08,200
112	113	25.09	12,00,000	25,000	11,75,000
113	114	25.09	12,00,000	3,83,600	8,16,400
114	115	25.09	12,00,000	5,61,400	6,38,600
115	116	25.09	12,00,000	4,21,800	7,78,200
116	117	25.09	12,00,000	21,000	11,79,000
117	118	25.09	12,00,000	3,21,800	8,78,200
118	119	25.09	12,00,000	1,00,000	11,00,000
119	120	25.09	12,00,000	1,50,000	10,50,000



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120	121	25.09	12,00,000	5,82,900	6,17,100
121	122	25.09	12,00,000	1,71,000	10,29,000
122	123	25.09	12,00,000	1,80,000	10,20,000
123	124	25.09	12,00,000	3,11,800	8,88,200
124	125	25.09	12,00,000	75,000	11,25,000
125	126	25.09	12,00,000	6,96,800	5,03,200
126	127	25.09	10,50,000	4,63,800	5,86,200
127	128	25.09	12,00,000	3,16,500	8,83,500
128	129	25.09	12,00,000	3,95,000	8,05,000
129	130	25.09	12,00,000	3,25,000	8,75,000
130	131	25.09	12,00,000	1,00,000	11,00,000
131	132	25.09	12,00,000	1,00,000	11,00,000
132	133	25.09	12,00,000	4,74,310	7,25,690
133	134	25.09	12,00,000	5,24,000	6,76,000
134	135	25.09	12,00,000	89,000	11,11,000
135	136	25.09	12,00,000	3,79,000	8,21,000
136	137	25.09	12,00,000	2,00,000	10,00,000
137	138	25.09	12,00,000	1,25,000	10,75,000
138	139	25.09	12,00,000	1,35,000	10,65,000
139	140	25.09	12,00,000	7,87,500	4,12,500
140	141	25.09	12,00,000	2,34,500	9,65,500
141	142	25.09	12,00,000	1,25,000	10,75,000
142	143	25.09	NA	25,000	NA
143	144	25.09	12,00,000	3,40,000	8,60,000
144	145	25.09	12,00,000	1,05,000	10,95,000
145	146	25.09	12,00,000	1,25,001	10,74,999
146	147	25.09	12,00,000	1,25,000	10,75,000
147	148	25.09	12,00,000	75,000	11,25,000
148	149	25.09	12,00,000	1,25,000	10,75,000
149	150	25.09	12,00,000	4,50,000	7,50,000
150	151	25.09	12,00,000	4,25,000	7,75,000
151	153	25.09	12,00,000	1,00,000	11,00,000
152	154	25.09	12,00,000	65,000	11,35,000
153	155	25.09	12,00,000	5,25,000	6,75,000
154	156	25.09	12,00,000	4,61,800	7,38,200
155	157	25.09	12,00,000	4,32,600	7,67,400
156	158	25.09	NA	4,61,800	NA
157	159	25.09	12,00,000	4,71,800	7,28,200
158	160	25.09	12,00,000	4,71,800	7,28,200
159	161	25.09	12,00,000	1,25,000	10,75,000
160	162	25.09	12,00,000	5,99,000	6,01,000
161	163	25.09	12,00,000	4,72,600	7,27,400
162	164	25.09	12,00,000	21,000	11,79,000



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163	165	25.09	12,00,000	6,15,000	5,85,000
164	167	25.09	12,00,000	2,00,000	10,00,000
165	168	25.09	12,00,000	4,00,000	8,00,000
166	169	25.09	12,00,000	5,50,000	6,50,000
167	170	25.09	12,00,000	4,25,000	7,75,000
168	171	25.09	12,00,000	25,000	11,75,000
169	173	25.09	12,00,000	4,62,400	7,37,600
170	174	25.09	12,00,000	3,21,800	8,78,200
171	175	25.09	12,00,000	1,25,000	10,75,000
172	176	25.09	12,00,000	4,61,800	7,38,200
173	177	25.09	12,00,000	4,76,547	7,23,453
174	178	25.09	12,00,000	1,00,000	11,00,000
175	179	25.09	12,00,000	1,21,000	10,79,000
176	180	25.09	12,00,000	3,50,000	8,50,000
177	181	22.29	10,50,000	1,50,000	9,00,000
178	182	22.29	10,50,000	3,75,000	6,75,000
179	183	22.29	10,50,000	32,000	10,18,000
180	185	22.29	10,50,000	1,00,000	9,50,000
181	186	22.29	10,50,000	6,25,000	4,25,000
182	187	22.29	10,50,000	45,500	10,04,500
183	188	22.29	10,50,000	3,52,700	6,97,300
184	189	22.29	10,50,000	3,61,600	6,88,400
185	190	22.29	10,50,000	75,000	9,75,000
186	191	22.29	10,50,000	1,00,000	9,50,000
187	192	22.29	10,50,000	30,000	10,20,000
188	193	22.29	10,50,000	55,000	9,95,000
189	194	22.29	10,50,000	4,50,000	6,00,000
190	199	22.29	10,50,000	1,25,000	9,25,000
191	201	22.29	10,50,000	11,000	10,39,000
192	202	22.29	10,50,000	10,000	10,40,000
193	203	22.29	10,50,000	10,000	10,40,000
194	205	22.29	10,50,000	1,75,000	8,75,000
195	209	22.29	10,50,000	1,01,000	9,49,000
196	212	22.29	10,50,000	50,000	10,00,000
197	216	22.29	10,50,000	25,000	10,25,000
198	217	22.29	10,50,000	25,000	10,25,000
199	218	22.29	10,50,000	2,05,000	8,45,000
200	219	22.29	10,50,000	2,25,000	8,25,000
201	220	22.29	10,50,000	4,34,300	6,15,700
202	221	22.29	10,50,000	5,11,600	5,38,400
203	222	22.29	10,50,000	1,01,000	9,49,000
204	223	22.29	10,50,000	1,22,000	9,28,000
205	224	22.29	10,50,000	1,25,000	9,25,000



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206	225	22.29	10,50,000	5,05,000	5,45,000
207	226	22.29	NA	42,000	NA
208	227	22.29	10,50,000	3,25,000	7,25,000
209	228	22.29	10,50,000	2,000	10,48,000
210	229	22.29	10,50,000	21,000	10,29,000
211	230	22.29	10,50,000	2,000	10,48,000
212	231	22.29	10,50,000	2,000	10,48,000
213	234	22.29	10,50,000	1,25,000	9,25,000
214	239	22.29	10,50,000	3,90,000	6,60,000
215	240	22.29	10,50,000	4,29,000	6,21,000
216	241	22.29	10,50,000	1,25,000	9,25,000
217	244	22.29	10,50,000	3,00,000	7,50,000
218	245	22.29	10,50,000	3,75,000	6,75,000
219	246	22.29	10,50,000	10,36,800	13,200
220	247	22.29	10,50,000	1,00,000	9,50,000
221	248	22.29	10,50,000	3,87,000	6,63,000
222	249	22.29	10,50,000	3,28,800	7,21,200
223	250	22.29	10,50,000	25,000	10,25,000
224	251	22.29	10,50,000	1,00,000	9,50,000
225	252	22.29	10,50,000	3,67,100	6,82,900
226	253	22.29	10,50,000	25,000	10,25,000
227	254	22.29	10,50,000	4,25,785	6,24,215
228	255	22.29	10,50,000	4,75,000	5,75,000
229	256	22.29	10,50,000	3,96,900	6,53,100
230	257	22.29	10,50,000	4,97,000	5,53,000
231	262	22.29	10,50,000	4,50,000	6,00,000
232	263	22.29	10,50,000	42,300	10,07,700
233	264	22.29	10,50,000	-	10,50,000
234	265	22.29	10,50,000	25,000	10,25,000
235	266	22.29	10,50,000	25,000	10,25,000
236	267	22.29	10,50,000	4,50,000	6,00,000
237	268	22.29	10,50,000	5,10,000	5,40,000
238	269	22.29	10,50,000	5,91,600	4,58,400
239	270	22.29	10,50,000	61,000	9,89,000
240	271	22.29	10,50,000	5,57,040	4,92,960
241	272	22.29	10,50,000	1,35,000	9,15,000
242	273	22.29	10,50,000	18,000	10,32,000
243	274	22.29	10,50,000	25,000	10,25,000
244	275	22.29	10,50,000	-	10,50,000
245	276	22.29	10,50,000	4,30,600	6,19,400
246	277	22.29	10,50,000	3,31,000	7,19,000
247	278	22.29	10,50,000	-	10,50,000
248	279	22.29	10,50,000	3,32,600	7,17,400



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249	280	22.29	10,50,000	1,21,000	9,29,000
250	281	22.29	10,50,000	50,000	10,00,000
251	282	22.29	10,50,000	1,75,000	8,75,000
252	283	22.29	10,50,000	3,25,000	7,25,000
253	284	22.29	10,50,000	1,50,000	9,00,000
254	285	22.29	10,50,000	75,000	9,75,000
255	286	22.29	10,50,000	1,25,000	9,25,000
256	287	22.29	10,50,000	1,25,000	9,25,000
257	288	22.29	10,50,000	1,25,000	9,25,000
258	289	22.29	NA	75,000	NA
259	290	22.29	10,50,000	1,50,000	9,00,000
260	292	22.29	10,50,000	1,00,000	9,50,000
261	293	22.29	10,50,000	1,00,000	9,50,000
262	294	22.29	10,50,000	3,70,000	6,80,000
263	295	22.29	10,50,000	75,000	9,75,000
264	296	22.29	10,50,000	-	10,50,000
265	297	22.29	10,50,000	1,10,000	9,40,000
266	298	22.29	10,50,000	1,00,000	9,50,000
267	299	22.29	10,50,000	4,000	10,46,000
268	300	22.29	10,50,000	1,25,000	9,25,000
269	302	22.29	10,50,000	1,25,000	9,25,000
270	304	22.29	10,50,000	1,00,000	9,50,000
271	306	22.29	10,50,000	4,70,000	5,80,000
272	307	22.29	10,50,000	1,95,000	8,55,000
273	308	22.29	10,50,000	3,00,000	7,50,000
274	309	22.29	10,50,000	1,25,000	9,25,000
275	310	22.29	10,50,000	1,25,000	9,25,000
276	311	22.29	10,50,000	4,35,000	6,15,000
277	312	22.29	10,50,000	4,60,000	5,90,000
278	313	22.29	10,50,000	1,05,000	9,45,000
279	314	22.29	NA	1,25,000	NA
280	315	22.29	10,50,000	4,51,000	5,99,000
281	316	22.29	10,50,000	3,25,000	7,25,000
282	317	22.29	10,50,000	1,01,000	9,49,000
283	318	22.29	10,50,000	25,000	10,25,000
284	319	22.29	10,50,000	6,40,600	4,09,400
285	320	22.29	10,50,000	1,10,000	9,40,000
286	321	22.29	10,50,000	20,000	10,30,000
287	322	22.29	NA	61,000	NA
288	323	22.29	10,50,000	25,000	10,25,000
289	324	22.29	10,50,000	40,000	10,10,000
290	325	22.29	10,50,000	5,75,000	4,75,000
291	326	22.29	10,50,000	2,25,000	8,25,000



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292	327	22.29	10,50,000	1,75,000	8,75,000
293	328	22.29	10,50,000	3,95,300	6,54,700
294	329	22.29	10,50,000	75,000	9,75,000
295	330	22.29	10,50,000	60,000	9,90,000
296	331	22.29	10,50,000	5,000	10,45,000
297	332	22.29	10,50,000	1,62,000	8,88,000
298	333	22.29	10,50,000	1,10,000	9,40,000
299	334	22.29	10,50,000	25,000	10,25,000
300	335	22.29	10,50,000	25,000	10,25,000
301	336	22.29	10,50,000	25,000	10,25,000
302	337	22.29	10,50,000	25,000	10,25,000
303	338	22.29	10,50,000	25,000	10,25,000
304	339	22.29	10,50,000	4,40,000	6,10,000
305	340	22.29	10,50,000	1,25,000	9,25,000
306	341	22.29	10,50,000	1,25,000	9,25,000
307	342	22.29	10,50,000	70,000	9,80,000
308	343	22.29	10,50,000	4,50,000	6,00,000
309	344	22.29	10,50,000	75,000	9,75,000
310	346	22.29	10,50,000	3,21,000	7,29,000
311	347	22.29	10,50,000	4,35,000	6,15,000
312	350	22.29	NA	21,000	NA
313	351	22.29	10,50,000	25,000	10,25,000
314	352	22.29	10,50,000	25,000	10,25,000
315	353	22.29	10,50,000	25,000	10,25,000
316	354	22.29	10,50,000	1,25,000	9,25,000
317	355	22.29	10,50,000	1,25,000	9,25,000
318	356	22.29	10,50,000	75,000	9,75,000
319	357	22.29	10,50,000	3,74,600	6,75,400
320	358	22.29	10,50,000	3,74,600	6,75,400
321	359	22.29	10,50,000	3,72,600	6,77,400
322	360	22.29	10,50,000	79,000	9,71,000
323	361	22.29	10,50,000	79,000	9,71,000
324	362	22.29	10,50,000	25,000	10,25,000
325	363	22.29	10,50,000	3,72,600	6,77,400
326	364	22.29	10,50,000	3,72,600	6,77,400
327	365	22.29	10,50,000	3,72,600	6,77,400
328	366	22.29	10,50,000	3,30,000	7,20,000
329	367	22.29	10,50,000	25,000	10,25,000
330	368	22.29	10,50,000	6,00,000	4,50,000
331	369	22.29	10,50,000	3,62,600	6,87,400
332	370	22.29	10,50,000	1,00,000	9,50,000
333	371	22.29	10,50,000	10,48,920	1,080
334	372	22.29	10,50,000	1,15,000	9,35,000



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335	376	22.29	10,50,000	3,96,900	6,53,100
336	377	22.29	10,50,000	21,000	10,29,000
337	378	22.29	10,50,000	4,51,000	5,99,000
338	379	22.29	10,50,000	2,56,000	7,94,000
339	380	22.29	10,50,000	3,72,600	6,77,400
340	381	22.29	10,50,000	3,72,600	6,77,400
341	382	22.29	10,50,000	6,21,000	4,29,000
342	383	22.29	10,50,000	21,000	10,29,000
343	384	22.29	10,50,000	31,000	10,19,000
344	385	22.29	10,50,000	3,30,000	7,20,000
345	386	22.29	10,50,000	1,00,000	9,50,000
346	387	22.29	10,50,000	42,000	10,08,000
347	389	22.29	NA	21,000	NA
348	390	22.29	NA	16,000	NA
349	391	22.29	10,50,000	4,08,000	6,42,000
350	392	22.29	10,50,000	4,15,000	6,35,000
351	393	22.29	10,50,000	1,00,000	9,50,000
352	394	22.29	10,50,000	79,000	9,71,000
353	396	25.94	12,00,000	1,50,000	10,50,000
354	397	25.09	12,00,000	4,92,000	7,08,000
355	398	25.09	12,00,000	1,70,000	10,30,000
	Total	8414.84	38,97,00,000	8,80,17,740	30,25,30,060

Unsold Inventory

Sr.No	Flat No /Shop No	Carpet Area In Sq.Mtrs	Unit Consideration as per Readyrecknor Rate
(1)	(2)	(3)	(4)
1	152	25.09	5,01,880
2	166	25.09	5,01,880
3	172	25.09	5,01,880
4	184	22.29	4,45,700
5	195	22.29	4,45,700
6	196	22.29	4,45,700
7	197	22.29	4,45,700
8	198	22.29	4,45,700
9	200	22.29	4,45,700
10	204	22.29	4,45,700



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11	206	22.29	4,45,700
12	207	22.29	4,45,700
13	208	22.29	4,45,700
14	210	22.29	4,45,700
15	211	22.29	4,45,700
16	213	22.29	4,45,700
17	214	22.29	4,45,700
18	215	22.29	4,45,700
19	232	22.29	4,45,700
20	233	22.29	4,45,700
21	235	22.29	4,45,700
22	236	22.29	4,45,700
23	237	22.29	4,45,700
24	238	22.29	4,45,700
25	242	22.29	4,45,700
26	243	22.29	4,45,700
27	258	22.29	4,45,700
28	259	22.29	4,45,700
29	260	22.29	4,45,700
30	291	22.29	4,45,700
31	301	22.29	4,45,700
32	303	22.29	4,45,700
33	305	22.29	4,45,700
34	345	22.29	4,45,700
35	348	22.29	4,45,700
36	349	22.29	4,45,700
37	373	22.29	4,45,700
38	374	22.29	4,45,700
39	375	22.29	4,45,700
40	388	22.29	4,45,700
41	395	22.29	4,45,700
42	Shop -1	15.39	3,84,750
43	Shop-2	15.39	3,84,750
44	Shop -3	15.39	3,84,750
45	Shop -4	15.39	3,84,750
46	Shop -5	10.31	2,57,813
47	Shop-6	10.31	2,57,813
48	Shop -7	10.31	2,57,813
49	Shop -8	10.31	2,57,813
50	Shop-9	10.31	2,57,813
51	Shop-10	10.31	2,57,813
	Total	1045.55	2,15,28,115



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Table D

Comparison between Balance Cost and Receivables

Sr. 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).	29,98,16,830
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)	30,25,30,060
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1045.55
	(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	2,15,28,115
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	32,40,58,175
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 of the balance receivables of ongoing project will be deposited in designated Account.	-



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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	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-



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Table F

Means of Finance

Sr No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own funds	16,87,23,962	13,87,23,962	73,15,380
2	Total Borrowed Funds(Secured) - Drawdown Availed till date	-	-	-
3	Total Borrowed Funds(Unsecured) - Drawdown Availed till date	-	3,00,00,000	2,66,59,956
4	Customer Receipts used for Project	25,30,85,944	25,30,85,944	8,80,17,740
5	Total Funds for Project	42,18,09,906	42,18,09,906	12,19,93,076
6	Total Estimated Cost (As per Table A)	42,18,09,906	42,18,09,906	12,19,93,076



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Table G

Any Comments / Observations of CA

1	Value of the land as per Annual Statements of Rates (ASR) being Rs. 4,850/- sq.m.
2	Ready Reckoner rate for unsold inventory valuation is considered to be Rs.20,000/- sq.m for Plots, Rs.25,000 /- sq. m for Shop units.
3	The amounts pertaining to current form 3 have been extracted from the unaudited books of accounts as provided by the management of the company.
4	Amount withdrawn till date of the certificate as per the Books of Accounts and Bank Statements is considered to be lower of actual cost incurred as on the date of the certificate or amount received from sold units as seen in Table C.
5	The certificate and its contents are only to be used in relation to the reporting requirement under MahaRERA. Any other person relying on this certificate for any purpose other than as mentioned above does so on his/her own risk. Our liability shall be restricted maximum to the extent of fees received.

Yours Faithfully,

**RUTUJA
SAJJAN
NARSINGH**

Digitally signed
by RUTUJA
SAJJAN
NARSINGH

CA Rutuja Narsingh
CA Rutuja Narsingh & Associates
M.No. 188808
UDIN :- 25188808BMICJV8731

Agreed and accepted by:

M/s. S R Infra,

S. R. Infra

Partner's

Authorised Signatory

Date: 27-02-2025