



Rutuja Narsingh & Associates

Chartered Accountants

(FCA,LLB)



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



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Chartered Accountant's Certificate

As on 31st December 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



(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 31st December 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.	7,86,57,195
(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.	66,62,803
(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	8,53,19,998
3	Total Cost of the Project (Actual incurred as on date of Certificate)	14,15,48,253
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	33.56%
5	Amount which can be withdrawn from the Designated Account.	14,15,48,253
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	12,61,91,510
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,53,56,743



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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	1,25,000	10,75,000
4	4	25.09	12,00,000	25,000	11,75,000
5	5	25.09	12,00,000	5,96,000	6,04,000
6	6	25.09	12,00,000	46,000	11,54,000
7	7	25.09	12,00,000	8,88,120	3,11,880
8	8	25.09	12,00,000	1,32,800	10,67,200
9	9	25.09	12,00,000	25,000	11,75,000
10	11	25.09	12,00,000	2,25,000	9,75,000
11	12	25.09	12,00,000	5,34,900	6,65,100
12	13	25.09	12,00,000	1,25,000	10,75,000
13	14	25.09	12,00,000	74,000	11,26,000
14	15	25.09	12,00,000	1,01,000	10,99,000
15	16	25.09	12,00,000	1,00,000	11,00,000
16	17	25.09	12,00,000	95,000	11,05,000
17	18	25.09	12,00,000	1,25,000	10,75,000
18	19	25.09	12,00,000	10,62,950	1,37,050
19	20	25.09	12,00,000	5,06,915	6,93,085
20	21	25.09	12,00,000	4,56,000	7,44,000
21	22	25.09	12,00,000	25,000	11,75,000
22	23	25.09	12,00,000	4,21,800	7,78,200
23	24	25.09	12,00,000	1,00,000	11,00,000
24	25	25.09	12,00,000	7,16,800	4,83,200
25	26	25.09	12,00,000	7,16,800	4,83,200
26	27	25.09	12,00,000	5,47,800	6,52,200
27	28	25.09	12,00,000	5,62,500	6,37,500
28	29	25.09	12,00,000	1,05,000	10,95,000
29	30	25.09	12,00,000	3,50,000	8,50,000
30	31	25.09	12,00,000	6,25,000	5,75,000
31	33	25.09	12,00,000	4,70,800	7,29,200
32	34	25.09	12,00,000	4,20,000	7,80,000
33	35	25.09	12,00,000	5,25,000	6,75,000



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34	36	25.09	12,00,000	8,61,000	3,39,000
35	37	25.09	12,00,000	5,52,140	6,47,860
36	38	25.09	12,00,000	2,11,000	9,89,000
37	39	25.09	12,00,000	3,11,000	8,89,000
38	41	25.09	12,00,000	15,000	11,85,000
39	42	25.09	12,00,000	1,50,000	10,50,000
40	43	25.09	12,00,000	8,17,140	3,82,860
41	44	25.09	12,00,000	4,10,600	7,89,400
42	45	25.09	12,00,000	4,15,600	7,84,400
43	46	25.09	12,00,000	4,57,400	7,42,600
44	47	25.09	12,00,000	4,83,000	7,17,000
45	48	25.09	12,00,000	5,25,000	6,75,000
46	49	25.09	12,00,000	4,10,000	7,90,000
47	50	25.09	12,00,000	1,25,000	10,75,000
48	51	25.09	12,00,000	1,25,000	10,75,000
49	52	25.09	12,00,000	7,50,000	4,50,000
50	53	25.09	12,00,000	21,000	11,79,000
51	54	25.09	12,00,000	8,26,550	3,73,450
52	55	25.09	12,00,000	6,85,000	5,15,000
53	56	25.09	12,00,000	1,75,000	10,25,000
54	57	25.09	12,00,000	5,02,795	6,97,205
55	58	25.09	12,00,000	5,42,800	6,57,200
56	59	25.09	12,00,000	1,69,700	10,30,300
57	60	25.09	12,00,000	4,56,000	7,44,000
58	61	25.09	12,00,000	5,14,202	6,85,798
59	62	25.09	12,00,000	4,43,300	7,56,700
60	63	25.09	12,00,000	3,00,000	9,00,000
61	64	25.09	12,00,000	3,00,000	9,00,000
62	65	25.09	12,00,000	7,55,300	4,44,700
63	66	25.09	12,00,000	11,28,500	71,500
64	67	25.09	12,00,000	25,000	11,75,000
65	68	25.09	12,00,000	2,00,000	10,00,000
66	69	25.09	12,00,000	25,000	11,75,000
67	71	25.09	12,00,000	21,000	11,79,000
68	73	25.09	12,00,000	5,75,940	6,24,060
69	74	25.09	12,00,000	6,38,560	5,61,440
70	75	25.09	12,00,000	7,79,000	4,21,000
71	76	25.09	12,00,000	4,10,000	7,90,000
72	77	25.09	12,00,000	4,53,600	7,46,400
73	78	25.09	12,00,000	4,28,400	7,71,600
74	79	25.09	12,00,000	6,19,000	5,81,000
75	80	25.09	12,00,000	3,78,000	8,22,000
76	81	25.09	12,00,000	4,89,400	7,10,600



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77	82	25.09	12,00,000	7,08,001	4,91,999
78	83	25.09	12,00,000	5,05,000	6,95,000
79	84	25.09	12,00,000	4,79,500	7,20,500
80	85	25.09	12,00,000	5,13,566	6,86,434
81	86	25.09	12,00,000	4,61,500	7,38,500
82	87	25.09	12,00,000	4,70,100	7,29,900
83	89	25.09	12,00,000	4,62,400	7,37,600
84	90	25.09	12,00,000	3,21,000	8,79,000
85	91	25.09	12,00,000	5,21,800	6,78,200
86	92	25.09	12,00,000	4,61,800	7,38,200
87	93	25.09	12,00,000	5,51,000	6,49,000
88	94	25.09	12,00,000	3,70,000	8,30,000
89	95	25.09	12,00,000	7,41,300	4,58,700
90	96	25.09	12,00,000	4,80,000	7,20,000
91	97	25.09	12,00,000	1,25,000	10,75,000
92	98	25.09	12,00,000	60,000	11,40,000
93	99	25.09	12,00,000	6,00,000	6,00,000
94	101	25.09	12,00,000	3,79,000	8,21,000
95	103	25.09	12,00,000	21,000	11,79,000
96	104	25.09	12,00,000	75,000	11,25,000
97	105	25.09	12,00,000	4,06,800	7,93,200
98	107	25.09	12,00,000	9,16,070	2,83,930
99	108	25.09	12,00,000	21,000	11,79,000
100	109	25.09	12,00,000	4,46,800	7,53,200
101	111	25.09	12,00,000	2,00,000	10,00,000
102	112	25.09	12,00,000	3,91,800	8,08,200
103	113	25.09	12,00,000	5,82,500	6,17,500
104	114	25.09	12,00,000	3,83,600	8,16,400
105	115	25.09	12,00,000	5,61,400	6,38,600
106	116	25.09	12,00,000	4,21,800	7,78,200
107	117	25.09	12,00,000	7,25,000	4,75,000
108	118	25.09	12,00,000	5,76,800	6,23,200
109	119	25.09	12,00,000	1,00,000	11,00,000
110	120	25.09	12,00,000	1,50,000	10,50,000
111	121	25.09	12,00,000	5,82,900	6,17,100
112	122	25.09	12,00,000	3,21,000	8,79,000
113	123	25.09	12,00,000	11,40,500	59,500
114	124	25.09	12,00,000	3,11,800	8,88,200
115	125	25.09	12,00,000	4,98,000	7,02,000
116	126	25.09	12,00,000	6,96,800	5,03,200
117	127	25.09	10,50,000	4,63,800	5,86,200
118	128	25.09	12,00,000	3,16,500	8,83,500
119	129	25.09	12,00,000	3,95,000	8,05,000



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120	130	25.09	12,00,000	3,25,000	8,75,000
121	131	25.09	12,00,000	1,00,000	11,00,000
122	132	25.09	12,00,000	1,00,000	11,00,000
123	134	25.09	12,00,000	5,24,000	6,76,000
124	135	25.09	12,00,000	5,72,000	6,28,000
125	136	25.09	12,00,000	9,19,000	2,81,000
126	137	25.09	12,00,000	2,00,000	10,00,000
127	138	25.09	12,00,000	1,25,000	10,75,000
128	139	25.09	12,00,000	1,35,000	10,65,000
129	140	25.09	12,00,000	9,62,500	2,37,500
130	141	25.09	12,00,000	2,34,500	9,65,500
131	142	25.09	12,00,000	1,25,000	10,75,000
132	144	25.09	12,00,000	4,40,000	7,60,000
133	145	25.09	12,00,000	21,000	11,79,000
134	146	25.09	12,00,000	1,25,001	10,74,999
135	147	25.09	12,00,000	1,25,000	10,75,000
136	148	25.09	12,00,000	75,000	11,25,000
137	149	25.09	12,00,000	1,25,000	10,75,000
138	150	25.09	12,00,000	4,50,000	7,50,000
139	151	25.09	12,00,000	4,25,000	7,75,000
140	152	25.09	12,00,000	6,72,500	5,27,500
141	153	25.09	12,00,000	1,00,000	11,00,000
142	154	25.09	12,00,000	1,75,000	10,25,000
143	155	25.09	12,00,000	5,25,000	6,75,000
144	156	25.09	12,00,000	4,61,800	7,38,200
145	157	25.09	12,00,000	4,32,600	7,67,400
146	158	25.09	NA	10,800	NA
147	159	25.09	12,00,000	6,36,800	5,63,200
148	160	25.09	12,00,000	6,36,800	5,63,200
149	161	25.09	12,00,000	7,72,500	4,27,500
150	162	25.09	12,00,000	5,99,000	6,01,000
151	163	25.09	12,00,000	4,72,600	7,27,400
152	165	25.09	12,00,000	6,15,000	5,85,000
153	167	25.09	12,00,000	3,00,000	9,00,000
154	168	25.09	12,00,000	5,00,000	7,00,000
155	169	25.09	12,00,000	9,00,000	3,00,000
156	170	25.09	12,00,000	5,22,300	6,77,700
157	171	25.09	12,00,000	6,17,750	5,82,250
158	172	25.09	12,00,000	5,99,600	6,00,400
159	173	25.09	12,00,000	4,62,400	7,37,600
160	174	25.09	12,00,000	3,21,800	8,78,200
161	175	25.09	12,00,000	1,25,000	10,75,000
162	176	25.09	12,00,000	4,61,800	7,38,200



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163	177	25.09	12,00,000	4,76,547	7,23,453
164	178	25.09	12,00,000	5,83,000	6,17,000
165	179	25.09	12,00,000	7,46,000	4,54,000
166	180	25.09	12,00,000	4,00,000	8,00,000
167	182	22.29	10,50,000	6,37,500	4,12,500
168	183	22.29	10,50,000	3,32,000	7,18,000
169	185	22.29	10,50,000	1,00,000	9,50,000
170	186	22.29	10,50,000	5,25,000	5,25,000
171	187	22.29	10,50,000	70,500	9,79,500
172	188	22.29	10,50,000	3,52,700	6,97,300
173	189	22.29	10,50,000	6,81,000	3,69,000
174	190	22.29	10,50,000	75,000	9,75,000
175	191	22.29	10,50,000	5,00,000	5,50,000
176	193	22.29	10,50,000	55,000	9,95,000
177	194	22.29	10,50,000	4,50,000	6,00,000
178	197	22.29	10,50,000	1,00,000	9,50,000
179	218	22.29	10,50,000	11,09,470	-59,470
180	219	22.29	10,50,000	2,25,000	8,25,000
181	220	22.29	10,50,000	4,34,300	6,15,700
182	221	22.29	10,50,000	5,11,600	5,38,400
183	222	22.29	10,50,000	1,01,000	9,49,000
184	223	22.29	10,50,000	1,22,000	9,28,000
185	224	22.29	10,50,000	4,87,500	5,62,500
186	225	22.29	10,50,000	8,55,050	1,94,950
187	226	22.29	NA	42,000	NA
188	227	22.29	10,50,000	4,50,000	6,00,000
189	240	22.29	10,50,000	4,29,000	6,21,000
190	241	22.29	10,50,000	1,25,000	9,25,000
191	244	22.29	10,50,000	3,00,000	7,50,000
192	245	22.29	10,50,000	3,75,000	6,75,000
193	246	22.29	10,50,000	10,36,800	13,200
194	247	22.29	10,50,000	1,00,000	9,50,000
195	248	22.29	10,50,000	3,87,000	6,63,000
196	249	22.29	10,50,000	3,28,800	7,21,200
197	250	22.29	10,50,000	25,000	10,25,000
198	251	22.29	10,50,000	1,00,000	9,50,000
199	252	22.29	10,50,000	3,67,100	6,82,900
200	253	22.29	10,50,000	1,75,000	8,75,000
201	254	22.29	10,50,000	6,01,785	4,48,215
202	255	22.29	10,50,000	4,75,000	5,75,000
203	256	22.29	10,50,000	3,96,900	6,53,100
204	257	22.29	10,50,000	4,97,000	5,53,000
205	262	22.29	10,50,000	4,50,000	6,00,000



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206	263	22.29	10,50,000	42,300	10,07,700
207	264	22.29	10,50,000	6,36,300	4,13,700
208	265	22.29	10,50,000	25,000	10,25,000
209	266	22.29	10,50,000	4,75,000	5,75,000
210	267	22.29	10,50,000	6,92,500	3,57,500
211	268	22.29	10,50,000	5,10,000	5,40,000
212	271	22.29	10,50,000	5,57,040	4,92,960
213	272	22.29	10,50,000	1,20,000	9,30,000
214	273	22.29	10,50,000	4,50,000	6,00,000
215	274	22.29	10,50,000	25,000	10,25,000
216	275	22.29	10,50,000	3,50,600	6,99,400
217	276	22.29	10,50,000	4,90,000	5,60,000
218	277	22.29	10,50,000	5,16,400	5,33,600
219	278	22.29	10,50,000	1,50,000	9,00,000
220	279	22.29	10,50,000	3,32,600	7,17,400
221	280	22.29	10,50,000	6,66,300	3,83,700
222	281	22.29	10,50,000	50,000	10,00,000
223	282	22.29	10,50,000	1,75,000	8,75,000
224	283	22.29	10,50,000	3,25,000	7,25,000
225	284	22.29	10,50,000	1,25,000	9,25,000
226	285	22.29	10,50,000	75,000	9,75,000
227	286	22.29	10,50,000	1,25,000	9,25,000
228	287	22.29	10,50,000	1,25,000	9,25,000
229	288	22.29	10,50,000	5,00,000	5,50,000
230	289	22.29	NA	75,000	NA
231	290	22.29	10,50,000	2,90,000	7,60,000
232	292	22.29	10,50,000	1,00,000	9,50,000
233	293	22.29	10,50,000	1,00,000	9,50,000
234	294	22.29	10,50,000	3,70,000	6,80,000
235	295	22.29	10,50,000	5,15,000	5,35,000
236	296	22.29	10,50,000	-	10,50,000
237	297	22.29	10,50,000	1,10,000	9,40,000
238	307	22.29	10,50,000	25,000	10,25,000
239	308	22.29	10,50,000	4,00,000	6,50,000
240	309	22.29	10,50,000	1,25,000	9,25,000
241	310	22.29	10,50,000	5,12,500	5,37,500
242	311	22.29	10,50,000	4,35,000	6,15,000
243	312	22.29	10,50,000	4,60,000	5,90,000
244	372	22.29	10,50,000	1,15,000	9,35,000
245	313	22.29	10,50,000	1,05,000	9,45,000
246	314	22.29	NA	1,25,000	NA
247	315	22.29	10,50,000	5,01,000	5,49,000
248	316	22.29	10,50,000	4,70,000	5,80,000



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249	317	22.29	10,50,000	1,01,000	9,49,000
250	318	22.29	10,50,000	5,81,500	4,68,500
251	319	22.29	10,50,000	6,40,600	4,09,400
252	320	22.29	10,50,000	1,10,000	9,40,000
253	321	22.29	10,50,000	20,000	10,30,000
254	322	22.29	NA	61,000	NA
255	323	22.29	10,50,000	25,000	10,25,000
256	324	22.29	10,50,000	40,000	10,10,000
257	325	22.29	10,50,000	5,75,000	4,75,000
258	326	22.29	10,50,000	2,25,000	8,25,000
259	327	22.29	10,50,000	1,75,000	8,75,000
260	328	22.29	10,50,000	3,95,300	6,54,700
261	329	22.29	10,50,000	5,18,000	5,32,000
262	330	22.29	10,50,000	60,000	9,90,000
263	331	22.29	10,50,000	5,000	10,45,000
264	332	22.29	10,50,000	3,62,000	6,88,000
265	333	22.29	10,50,000	1,10,000	9,40,000
266	334	22.29	10,50,000	25,000	10,25,000
267	336	22.29	10,50,000	25,000	10,25,000
268	339	22.29	10,50,000	4,40,000	6,10,000
269	340	22.29	10,50,000	1,25,000	9,25,000
270	341	22.29	10,50,000	5,12,500	5,37,500
271	342	22.29	10,50,000	70,000	9,80,000
272	343	22.29	10,50,000	5,50,000	5,00,000
273	344	22.29	10,50,000	4,87,500	5,62,500
274	346	22.29	10,50,000	3,21,000	7,29,000
275	355	22.29	10,50,000	1,75,000	8,75,000
276	356	22.29	10,50,000	75,000	9,75,000
277	357	22.29	10,50,000	3,72,600	6,77,400
278	358	22.29	10,50,000	3,74,600	6,75,400
279	359	22.29	10,50,000	3,72,600	6,77,400
280	360	22.29	10,50,000	79,000	9,71,000
281	361	22.29	10,50,000	79,000	9,71,000
282	362	22.29	10,50,000	25,000	10,25,000
283	363	22.29	10,50,000	3,72,600	6,77,400
284	366	22.29	10,50,000	3,30,000	7,20,000
285	367	22.29	10,50,000	25,000	10,25,000
286	368	22.29	10,50,000	6,50,000	4,00,000
287	369	22.29	10,50,000	3,62,600	6,87,400
288	370	22.29	10,50,000	1,00,000	9,50,000
289	371	22.29	10,50,000	10,48,920	1,080
290	376	22.29	10,50,000	3,96,900	6,53,100
291	377	22.29	10,50,000	21,000	10,29,000



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292	379	22.29	10,50,000	3,56,000	6,94,000
293	380	22.29	10,50,000	3,72,600	6,77,400
294	381	22.29	10,50,000	3,72,600	6,77,400
295	382	22.29	10,50,000	7,71,000	2,79,000
296	383	22.29	10,50,000	21,000	10,29,000
297	384	22.29	10,50,000	-	10,50,000
298	385	22.29	10,50,000	3,25,000	7,25,000
299	386	22.29	10,50,000	4,21,000	6,29,000
300	389	22.29	NA	21,000	NA
301	390	22.29	NA	16,000	NA
302	391	22.29	10,50,000	4,08,000	6,42,000
303	393	22.29	10,50,000	1,00,000	9,50,000
304	396	25.94	12,00,000	11,21,800	78,200
305	397	25.09	12,00,000	4,92,000	7,08,000
306	10	25.09	12,00,000	2,00,000	10,00,000
307	32	25.09	12,00,000	75,000	11,25,000
308	88	25.09	12,00,000	21,000	11,79,000
309	100	25.09	12,00,000	7,30,000	4,70,000
310	184	22.29	10,50,000	25,000	10,25,000
311	196	22.29	10,50,000	11,000	10,39,000
312	207	22.29	10,50,000	1,25,000	9,25,000
313	208	22.29	10,50,000	1,25,000	9,25,000
314	210	22.29	10,50,000	1,25,000	9,25,000
315	211	22.29	10,50,000	2,75,000	7,75,000
316	214	22.29	10,50,000	75,000	9,75,000
317	215	22.29	10,50,000	58,000	9,92,000
318	233	22.29	10,50,000	1,21,000	9,29,000
319	237	22.29	10,50,000	25,000	10,25,000
320	238	22.29	10,50,000	25,000	10,25,000
321	242	22.29	10,50,000	25,000	10,25,000
322	258	22.29	10,50,000	1,25,000	9,25,000
323	259	22.29	10,50,000	25,000	10,25,000
324	373	22.29	10,50,000	1,25,000	9,25,000
325	374	22.29	10,50,000	25,000	10,25,000
326	375	22.29	10,50,000	25,000	10,25,000
327	181	22.29	10,50,000	25,000	10,25,000
328	192	22.29	10,50,000	30,000	10,20,000
329	199	22.29	10,50,000	6,65,050	3,84,950
330	201	22.29	10,50,000	11,000	10,39,000
331	202	22.29	10,50,000	10,000	10,40,000
332	203	22.29	10,50,000	10,000	10,40,000
333	205	22.29	10,50,000	9,86,300	63,700
334	209	22.29	10,50,000	3,77,000	6,73,000



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335	212	22.29	10,50,000	4,26,100	6,23,900
336	228	22.29	10,50,000	2,000	10,48,000
337	229	22.29	10,50,000	25,000	10,25,000
338	230	22.29	10,50,000	2,000	10,48,000
339	231	22.29	10,50,000	2,000	10,48,000
340	234	22.29	10,50,000	1,50,000	9,00,000
341	239	22.29	10,50,000	3,90,000	6,60,000
342	298	22.29	10,50,000	1,00,000	9,50,000
343	299	22.29	10,50,000	4,000	10,46,000
344	300	22.29	10,50,000	1,25,000	9,25,000
345	304	22.29	10,50,000	1,00,000	9,50,000
346	347	22.29	10,50,000	4,35,000	6,15,000
347	72	25.09	12,00,000	3,00,000	9,00,000
348	40	25.09	12,00,000	1,75,000	10,25,000
349	102	25.09	12,00,000	7,00,660	4,99,340
350	106	25.09	12,00,000	25,000	11,75,000
351	110	25.09	12,00,000	7,42,500	4,57,500
352	133	25.09	12,00,000	4,74,310	7,25,690
353	143	25.09	12,00,000	25,000	11,75,000
354	164	25.09	12,00,000	21,000	11,79,000
355	216	22.29	10,50,000	1,25,000	9,25,000
356	217	22.29	10,50,000	1,15,000	9,35,000
357	269	22.29	10,50,000	5,91,600	4,58,400
358	270	22.29	10,50,000	3,56,600	6,93,400
359	302	22.29	10,50,000	1,25,000	9,25,000
360	306	22.29	10,50,000	4,70,000	5,80,000
361	335	22.29	10,50,000	25,000	10,25,000
362	337	22.29	10,50,000	1,25,000	9,25,000
363	338	22.29	10,50,000	1,25,000	9,25,000
364	350	22.29	10,50,000	21,000	10,29,000
365	351	22.29	10,50,000	25,000	10,25,000
366	352	22.29	10,50,000	25,000	10,25,000
367	353	22.29	10,50,000	25,000	10,25,000
368	354	22.29	10,50,000	5,75,000	4,75,000
369	364	22.29	10,50,000	3,72,600	6,77,400
370	365	22.29	10,50,000	3,97,600	6,52,400
371	378	22.29	10,50,000	5,50,378	4,99,622
372	387	22.29	10,50,000	4,81,500	5,68,500
373	392	22.29	10,50,000	4,15,000	6,35,000
374	394	22.29	10,50,000	79,000	9,71,000
375	398	25.09	12,00,000	12,00,000	-
	Total	8866.15	41,32,50,000	12,61,91,510	28,74,09,290



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Unsold Inventory

Sr.No	Flat No /Shop No	Carpet Area In Sq.Mtrs	Unit Consideration as per Readyrecknor Rate
(1)	(2)	(3)	(4)
1	166	25.09	5,01,880
2	195	22.29	4,45,700
3	198	22.29	4,45,700
4	200	22.29	4,45,700
5	204	22.29	4,45,700
6	206	22.29	4,45,700
7	213	22.29	4,45,700
8	232	22.29	4,45,700
9	235	22.29	4,45,700
10	236	22.29	4,45,700
11	243	22.29	4,45,700
12	260	22.29	4,45,700
13	291	22.29	4,45,700
14	301	22.29	4,45,700
15	303	22.29	4,45,700
16	305	22.29	4,45,700
17	345	22.29	4,45,700
18	348	22.29	4,45,700
19	349	22.29	4,45,700
20	388	22.29	4,45,700
21	395	22.29	4,45,700
22	Shop -1	15.39	3,84,750
23	Shop-2	15.39	3,84,750
24	Shop -3	15.39	3,84,750
25	Shop -4	15.39	3,84,750
26	Shop -5	10.31	2,57,813
27	Shop-6	10.31	2,57,813
28	Shop -7	10.31	2,57,813
29	Shop -8	10.31	2,57,813
30	Shop-9	10.31	2,57,813
31	Shop-10	10.31	2,57,813
	Total	594.23	1,25,01,755



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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).	28,02,61,653
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)	28,74,09,290
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	594.23
	(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	1,25,01,755
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	29,99,11,045
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	80,41,363
4	Customer Receipts used for Project	25,30,85,944	25,30,85,944	12,61,91,510
5	Total Funds for Project	42,18,09,906	42,18,09,906	14,15,48,253
6	Total Estimated Cost (As per Table A)	42,18,09,906	42,18,09,906	14,15,48,253



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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 :- 25188808BMICJW8674

Agreed and accepted by:

M/s. S R Infra,

S. R. Infra

Partner's

Authorised Signatory

Date: 27-02-2025