



Rutuja Narsingh & Associates

Chartered Accountants

(FCA,LLB)



+91 7208589352 / +91 9867776629



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



rutujanarsingh@gmail.com

Chartered Accountant's Certificate

As on 30th June 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:17-02-2025

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(at the time of Registration of 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



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Date:17-02-2025

Table B -Actual Cost Incurred on the Project (as on 30th June 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.	5,23,54,683
(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.	36,48,760
(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	5,60,03,443
3	Total Cost of the Project (Actual incurred as on date of Certificate)	11,22,31,698
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	26.61%
5	Amount which can be withdrawn from the Designated Account.	11,22,31,698
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	11,22,31,698
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	0



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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	NA	4,00,000.00	NA
2	2	25.09	NA	3,60,000.00	NA
3	3	25.09	NA	50,000.00	NA
4	4	25.09	NA	25,000.00	NA
5	5	25.09	NA	25,000.00	NA
6	6	25.09	NA	25,000.00	NA
7	7	25.09	NA	1,25,000.00	NA
8	8	25.09	NA	1,50,000.00	NA
9	9	25.09	NA	50,000.00	NA
10	11	25.09	NA	25,000.00	NA
11	12	25.09	NA	5,34,900.00	NA
12	13	25.09	NA	5,99,310.00	NA
13	14	25.09	NA	74,000.00	NA
14	15	25.09	NA	1,01,000.00	NA
15	16	25.09	NA	1,00,000.00	NA
16	17	25.09	NA	95,000.00	NA
17	18	25.09	NA	1,25,000.00	NA
18	19	25.09	NA	6,57,500.00	NA
19	20	25.09	NA	5,31,915.00	NA
20	21	25.09	NA	4,56,000.00	NA
21	22	25.09	NA	25,000.00	NA
22	23	25.09	NA	4,21,800.00	NA
23	24	25.09	NA	1,00,000.00	NA
24	25	25.09	NA	4,61,800.00	NA
25	26	25.09	NA	4,61,800.00	NA
26	27	25.09	NA	5,25,000.00	NA
27	28	25.09	NA	75,000.00	NA
28	29	25.09	NA	55,000.00	NA
29	30	25.09	NA	3,50,000.00	NA
30	31	25.09	NA	6,25,000.00	NA
31	33	25.09	NA	4,70,800.00	NA
32	34	25.09	NA	50,000.00	NA
33	35	25.09	NA	90,000.00	NA
34	36	25.09	NA	56,000.00	NA
35	37	25.09	NA	1,14,300.00	NA
36	38	25.09	NA	1,76,000.00	NA
37	39	25.09	NA	2,81,000.00	NA
38	41	25.09	NA	2,11,000.00	NA
39	42	25.09	NA	21,000.00	NA
40	43	25.09	NA	1,25,000.00	NA
41	44	25.09	NA	4,10,600.00	NA
42	45	25.09	NA	90,000.00	NA
43	46	25.09	NA	4,57,400.00	NA



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44	47	25.09	NA	1,05,000.00	NA
45	48	25.09	NA	5,25,000.00	NA
46	49	25.09	NA	4,10,000.00	NA
47	50	25.09	NA	32,000.00	NA
48	51	25.09	NA	25,000.00	NA
49	52	25.09	NA	25,000.00	NA
50	53	25.09	NA	25,000.00	NA
51	54	25.09	NA	1,20,000.00	NA
52	55	25.09	NA	1,60,000.00	NA
53	56	25.09	NA	1,75,000.00	NA
54	57	25.09	NA	42,000.00	NA
55	58	25.09	NA	5,42,800.00	NA
56	59	25.09	NA	1,69,700.00	NA
57	60	25.09	NA	60,000.00	NA
58	61	25.09	NA	1,52,000.00	NA
59	62	25.09	NA	1,01,000.00	NA
60	63	25.09	NA	1,00,000.00	NA
61	64	25.09	NA	51,000.00	NA
62	65	25.09	NA	2,01,000.00	NA
63	66	25.09	NA	2,00,000.00	NA
64	67	25.09	NA	4,57,400.00	NA
65	68	25.09	NA	50,000.00	NA
66	69	25.09	NA	1,00,000.00	NA
67	71	25.09	NA	5,48,680.00	NA
68	73	25.09	NA	79,000.00	NA
69	74	25.09	NA	1,25,000.00	NA
70	75	25.09	NA	4,39,000.00	NA
71	76	25.09	NA	1,00,000.00	NA
72	77	25.09	NA	40,000.00	NA
73	78	25.09	NA	4,28,400.00	NA
74	79	25.09	NA	6,19,000.00	NA
75	80	25.09	NA	56,000.00	NA
76	81	25.09	NA	4,89,400.00	NA
77	82	25.09	NA	5,08,001.00	NA
78	83	25.09	NA	42,000.00	NA
79	84	25.09	NA	20,000.00	NA
80	85	25.09	NA	4,21,000.00	NA
81	86	25.09	NA	4,61,500.00	NA
82	87	25.09	NA	21,000.00	NA
83	89	25.09	NA	4,62,400.00	NA
84	90	25.09	NA	1,71,000.00	NA
85	91	25.09	NA	5,21,800.00	NA
86	92	25.09	NA	4,61,800.00	NA
87	93	25.09	NA	3,51,000.00	NA
88	94	25.09	NA	2,70,000.00	NA
89	95	25.09	NA	57,000.00	NA
90	96	25.09	NA	4,80,000.00	NA
91	97	25.09	NA	1,25,000.00	NA
92	98	25.09	NA	60,000.00	NA
93	99	25.09	NA	5,00,000.00	NA



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94	101	25.09	NA	3,79,000.00	NA
95	103	25.09	NA	1,40,000.00	NA
96	104	25.09	NA	50,000.00	NA
97	105	25.09	NA	4,06,800.00	NA
98	107	25.09	NA	1,25,000.00	NA
99	108	25.09	NA	21,000.00	NA
100	109	25.09	NA	4,46,800.00	NA
101	111	25.09	NA	2,00,000.00	NA
102	112	25.09	NA	3,91,800.00	NA
103	113	25.09	NA	25,000.00	NA
104	114	25.09	NA	3,83,600.00	NA
105	115	25.09	NA	5,61,400.00	NA
106	116	25.09	NA	4,21,800.00	NA
107	117	25.09	NA	21,000.00	NA
108	118	25.09	NA	3,21,800.00	NA
109	119	25.09	NA	1,00,000.00	NA
110	120	25.09	NA	1,50,000.00	NA
111	121	25.09	NA	5,82,900.00	NA
112	122	25.09	NA	71,000.00	NA
113	123	25.09	NA	1,80,000.00	NA
114	124	25.09	NA	3,11,800.00	NA
115	125	25.09	NA	75,000.00	NA
116	126	25.09	NA	4,96,800.00	NA
117	127	25.09	NA	4,63,800.00	NA
118	128	25.09	NA	3,16,500.00	NA
119	129	25.09	NA	3,95,000.00	NA
120	130	25.09	NA	3,25,000.00	NA
121	131	25.09	NA	1,00,000.00	NA
122	132	25.09	NA	1,00,000.00	NA
123	134	25.09	NA	2,47,000.00	NA
124	135	25.09	NA	89,000.00	NA
125	136	25.09	NA	2,79,000.00	NA
126	137	25.09	NA	2,00,000.00	NA
127	138	25.09	NA	1,25,000.00	NA
128	139	25.09	NA	1,35,000.00	NA
129	140	25.09	NA	1,75,000.00	NA
130	141	25.09	NA	2,34,500.00	NA
131	142	25.09	NA	1,25,000.00	NA
132	144	25.09	NA	1,90,000.00	NA
133	145	25.09	NA	1,05,000.00	NA
134	146	25.09	NA	1,25,001.00	NA
135	147	25.09	NA	1,25,000.00	NA
136	148	25.09	NA	75,000.00	NA
137	149	25.09	NA	1,25,000.00	NA
138	150	25.09	NA	1,50,000.00	NA
139	151	25.09	NA	1,25,000.00	NA
140	153	25.09	NA	1,00,000.00	NA
141	154	25.09	NA	65,000.00	NA
142	155	25.09	NA	5,25,000.00	NA
143	156	25.09	NA	4,61,800.00	NA



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144	157	25.09	NA	21,000.00	NA
145	158	25.09	NA	4,61,800.00	NA
146	159	25.09	NA	4,71,800.00	NA
147	160	25.09	NA	4,71,800.00	NA
148	161	25.09	NA	1,25,000.00	NA
149	162	25.09	NA	89,000.00	NA
150	163	25.09	NA	3,72,600.00	NA
151	165	25.09	NA	1,05,000.00	NA
152	167	25.09	NA	40,000.00	NA
153	168	25.09	NA	2,00,000.00	NA
154	169	25.09	NA	5,50,000.00	NA
155	170	25.09	NA	1,25,000.00	NA
156	171	25.09	NA	25,000.00	NA
157	173	25.09	NA	1,22,800.00	NA
158	174	25.09	NA	3,21,800.00	NA
159	175	25.09	NA	1,25,000.00	NA
160	176	25.09	NA	4,61,800.00	NA
161	177	25.09	NA	4,76,547.00	NA
162	178	25.09	NA	21,000.00	NA
163	179	25.09	NA	1,00,000.00	NA
164	180	25.09	NA	1,00,000.00	NA
165	182	22.29	NA	3,75,000.00	NA
166	183	22.29	NA	1,21,000.00	NA
167	185	22.29	NA	1,00,000.00	NA
168	186	22.29	NA	3,25,000.00	NA
169	187	22.29	NA	45,500.00	NA
170	188	22.29	NA	1,00,000.00	NA
171	189	22.29	NA	3,40,601.00	NA
172	190	22.29	NA	75,000.00	NA
173	191	22.29	NA	1,00,000.00	NA
174	193	22.29	NA	55,000.00	NA
175	194	22.29	NA	1,25,000.00	NA
176	218	22.29	NA	2,05,000.00	NA
177	219	22.29	NA	2,25,000.00	NA
178	220	22.29	NA	4,34,300.00	NA
179	221	22.29	NA	5,11,600.00	NA
180	222	22.29	NA	1,01,000.00	NA
181	223	22.29	NA	1,22,000.00	NA
182	224	22.29	NA	1,25,000.00	NA
183	225	22.29	NA	2,55,000.00	NA
184	226	22.29	NA	42,000.00	NA
185	227	22.29	NA	25,000.00	NA
186	240	22.29	NA	1,75,000.00	NA
187	241	22.29	NA	1,25,000.00	NA
188	244	22.29	NA	1,00,000.00	NA
189	245	22.29	NA	3,75,000.00	NA
190	246	22.29	NA	8,36,801.00	NA
191	247	22.29	NA	1,00,000.00	NA
192	248	22.29	NA	68,000.00	NA
193	249	22.29	NA	3,28,800.00	NA



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194	250	22.29	NA	25,000.00	NA
195	251	22.29	NA	1,00,000.00	NA
196	252	22.29	NA	3,67,100.00	NA
197	253	22.29	NA	25,000.00	NA
198	254	22.29	NA	21,000.00	NA
199	255	22.29	NA	1,25,000.00	NA
200	256	22.29	NA	3,96,900.00	NA
201	257	22.29	NA	1,11,000.00	NA
202	262	22.29	NA	5,00,000.00	NA
203	263	22.29	NA	42,300.00	NA
204	264	22.29	NA	42,300.00	NA
205	265	22.29	NA	25,000.00	NA
206	266	22.29	NA	1,50,000.00	NA
207	267	22.29	NA	4,50,000.00	NA
208	268	22.29	NA	1,25,000.00	NA
209	271	22.29	NA	1,25,000.00	NA
210	272	22.29	NA	40,000.00	NA
211	273	22.29	NA	18,000.00	NA
212	274	22.29	NA	25,000.00	NA
213	275	22.29	NA	51,000.00	NA
214	276	22.29	NA	80,000.00	NA
215	277	22.29	NA	3,31,000.00	NA
216	278	22.29	NA	21,000.00	NA
217	279	22.29	NA	21,000.00	NA
218	280	22.29	NA	1,82,000.00	NA
219	281	22.29	NA	50,000.00	NA
220	282	22.29	NA	1,75,000.00	NA
221	283	22.29	NA	2,50,000.00	NA
222	284	22.29	NA	25,000.00	NA
223	285	22.29	NA	75,000.00	NA
224	286	22.29	NA	1,25,000.00	NA
225	287	22.29	NA	1,25,000.00	NA
226	288	22.29	NA	1,25,000.00	NA
227	289	22.29	NA	75,000.00	NA
228	290	22.29	NA	1,00,000.00	NA
229	292	22.29	NA	1,00,000.00	NA
230	293	22.29	NA	1,00,000.00	NA
231	294	22.29	NA	1,00,000.00	NA
232	295	22.29	NA	75,000.00	NA
233	296	22.29	NA	1,25,000.00	NA
234	297	22.29	NA	25,000.00	NA
235	307	22.29	NA	25,000.00	NA
236	308	22.29	NA	3,00,000.00	NA
237	309	22.29	NA	1,25,000.00	NA
238	310	22.29	NA	1,25,000.00	NA
239	311	22.29	NA	4,60,000.00	NA
240	313	22.29	NA	1,05,000.00	NA
241	314	22.29	NA	1,25,000.00	NA
242	315	22.29	NA	2,21,000.00	NA
243	316	22.29	NA	2,25,000.00	NA



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244	317	22.29	NA	1,01,000.00	NA
245	318	22.29	NA	25,000.00	NA
246	319	22.29	NA	3,01,000.00	NA
247	320	22.29	NA	1,10,000.00	NA
248	321	22.29	NA	20,000.00	NA
249	322	22.29	NA	51,000.00	NA
250	323	22.29	NA	25,000.00	NA
251	324	22.29	NA	40,000.00	NA
252	325	22.29	NA	5,75,000.00	NA
253	326	22.29	NA	2,25,000.00	NA
254	327	22.29	NA	1,75,000.00	NA
255	328	22.29	NA	3,95,300.00	NA
256	329	22.29	NA	75,000.00	NA
257	330	22.29	NA	60,000.00	NA
258	331	22.29	NA	5,000.00	NA
259	332	22.29	NA	81,000.00	NA
260	333	22.29	NA	1,00,000.00	NA
261	334	22.29	NA	25,000.00	NA
262	336	22.29	NA	25,000.00	NA
263	339	22.29	NA	1,30,000.00	NA
264	340	22.29	NA	1,25,000.00	NA
265	341	22.29	NA	1,25,000.00	NA
266	342	22.29	NA	70,000.00	NA
267	343	22.29	NA	3,00,000.00	NA
268	344	22.29	NA	75,000.00	NA
269	346	22.29	NA	3,21,000.00	NA
270	355	22.29	NA	1,25,000.00	NA
271	356	22.29	NA	75,000.00	NA
272	357	22.29	NA	23,000.00	NA
273	358	22.29	NA	23,000.00	NA
274	359	22.29	NA	21,000.00	NA
275	360	22.29	NA	79,000.00	NA
276	361	22.29	NA	79,000.00	NA
277	362	22.29	NA	25,000.00	NA
278	363	22.29	NA	3,72,600.00	NA
279	366	22.29	NA	21,000.00	NA
280	367	22.29	NA	25,000.00	NA
281	368	22.29	NA	4,00,000.00	NA
282	369	22.29	NA	3,62,600.00	NA
283	370	22.29	NA	1,00,000.00	NA
284	371	22.29	NA	4,25,000.00	NA
285	376	22.29	NA	3,96,900.00	NA
286	377	22.29	NA	21,000.00	NA
287	379	22.29	NA	76,000.00	NA



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288	380	22.29	NA	21,000.00	NA
289	381	22.29	NA	21,000.00	NA
290	382	22.29	NA	3,96,000.00	NA
291	383	22.29	NA	21,000.00	NA
292	384	22.29	NA	31,000.00	NA
293	385	22.29	NA	5,000.00	NA
294	386	22.29	NA	21,000.00	NA
295	389	22.29	NA	21,000.00	NA
296	390	22.29	NA	5,41,000.00	NA
297	391	22.29	NA	3,78,000.00	NA
298	393	22.29	NA	1,00,000.00	NA
299	396	25.94	NA	25,000.00	NA
300	397	25.09	NA	1,00,000.00	NA
301	10	25.09	NA	2,00,000.00	NA
302	32	25.09	NA	25,000.00	NA
303	88	25.09	NA	45,500.00	NA
304	100	25.09	NA	21,000.00	NA
305	181	22.29	NA	1,50,000.00	NA
306	192	22.29	NA	30,000.00	NA
307	199	22.29	NA	1,25,000.00	NA
308	201	22.29	NA	11,000.00	NA
309	202	22.29	NA	10,000.00	NA
310	203	22.29	NA	10,000.00	NA
311	205	22.29	NA	25,000.00	NA
312	209	22.29	NA	61,000.00	NA
313	212	22.29	NA	21,000.00	NA
314	228	22.29	NA	2,000.00	NA
315	229	22.29	NA	21,000.00	NA
316	230	22.29	NA	2,000.00	NA
317	231	22.29	NA	2,000.00	NA
318	234	22.29	NA	1,25,000.00	NA
319	239	22.29	NA	1,25,000.00	NA
320	298	22.29	NA	45,000.00	NA
321	299	22.29	NA	21,000.00	NA
322	300	22.29	NA	1,25,000.00	NA
323	304	22.29	NA	6,000.00	NA
324	347	22.29	NA	1,25,000.00	NA
325	350	22.29	NA	21,000.00	NA
326	351	22.29	NA	25,000.00	NA
327	352	22.29	NA	25,000.00	NA
328	353	22.29	NA	25,000.00	NA
329	354	22.29	NA	1,25,000.00	NA
330	364	22.29	NA	21,000.00	NA
331	365	22.29	NA	21,000.00	NA
332	378	22.29	NA	21,000.00	NA
333	387	22.29	NA	21,000.00	NA
334	392	22.29	NA	21,000.00	NA
335	394	22.29	NA	79,000.00	NA
336	398	25.09	NA	1,70,000.00	NA
Total		7968.94	-	6,04,58,156	-



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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	72	25.09	1,21,705.90
2	40	25.09	1,21,705.90
3	102	25.09	1,21,705.90
4	106	25.09	1,21,705.90
5	110	25.09	1,21,705.90
6	133	25.09	1,21,705.90
7	143	25.09	1,21,705.90
8	152	25.09	1,21,705.90
9	164	25.09	1,21,705.90
10	166	25.09	1,21,705.90
11	172	25.09	1,21,705.90
12	184	22.29	1,08,082.25
13	195	22.29	1,08,082.25
14	196	22.29	1,08,082.25
15	197	22.29	1,08,082.25
16	198	22.29	1,08,082.25
17	200	22.29	1,08,082.25
18	204	22.29	1,08,082.25
19	206	22.29	1,08,082.25
20	207	22.29	1,08,082.25
21	208	22.29	1,08,082.25
22	210	22.29	1,08,082.25
23	211	22.29	1,08,082.25
24	213	22.29	1,08,082.25
25	214	22.29	1,08,082.25
26	215	22.29	1,08,082.25
27	216	22.29	1,08,082.25
28	217	22.29	1,08,082.25
29	232	22.29	1,08,082.25
30	233	22.29	1,08,082.25
31	235	22.29	1,08,082.25
32	236	22.29	1,08,082.25
33	237	22.29	1,08,082.25



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34	238	22.29	1,08,082.25
35	242	22.29	1,08,082.25
36	243	22.29	1,08,082.25
37	258	22.29	1,08,082.25
38	259	22.29	1,08,082.25
39	260	22.29	1,08,082.25
40	269	22.29	1,08,082.25
41	270	22.29	1,08,082.25
42	291	22.29	1,08,082.25
43	301	22.29	1,08,082.25
44	302	22.29	1,08,082.25
45	303	22.29	1,08,082.25
46	305	22.29	1,08,082.25
47	306	22.29	1,08,082.25
48	312	22.29	1,08,082.25
49	335	22.29	1,08,082.25
50	337	22.29	1,08,082.25
51	338	22.29	1,08,082.25
52	345	22.29	1,08,082.25
53	348	22.29	1,08,082.25
54	349	22.29	1,08,082.25
55	372	22.29	1,08,082.25
56	373	22.29	1,08,082.25
57	374	22.29	1,08,082.25
58	375	22.29	1,08,082.25
59	388	22.29	1,08,082.25
60	395	22.29	1,08,082.25
61	Shop -1	15.39	3,94,445.70
62	Shop-2	15.39	3,94,445.70
63	Shop -3	15.39	3,94,445.70
64	Shop -4	15.39	3,94,445.70
65	Shop -5	10.31	2,64,309.38
66	Shop-6	10.31	2,64,309.38
67	Shop -7	10.31	2,64,309.38
68	Shop -8	10.31	2,64,309.38
69	Shop-9	10.31	2,64,309.38
70	Shop-10	10.31	2,64,309.38
	Total	1491.43	97,98,434.20



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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).	30,95,78,209
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1491.43
	(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	97,98,434
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	97,98,434
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	16,87,23,962	5,17,73,542
2	Total Borrowed Funds(Secured) - Drawdown Availed till date	-	-	-
3	Total Borrowed Funds(Unsecured) - Drawdown Availed till date	-	-	-
4	Customer Receipts used for Project	25,30,85,944	25,30,85,944	6,04,58,156
5	Total Funds for Project	42,18,09,906	42,18,09,906	11,22,31,698
6	Total Estimated Cost (As per Table A)	42,18,09,906	42,18,09,906	11,22,31,698



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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.4,850/- sq.m for Plots, Rs.25,630 /- 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

Date: 2025.02.17
10:23:02 +05'30'

CA Rutuja Narsingh
CA Rutuja Narsingh & Associates

M.No. 188808

UDIN :- 25188808BMICGS5437

Agreed and accepted by:

M/s. S R Infra,

S. R. Infra

Partner's

Authorised Signatory

Date:17-02-2025