



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 31st March 2024

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

To,

Date:17-02-2025

M/s. S R Infra,

2nd Floor, Bhawani Chamber,
Ajani Square, Wardha Road,
Nagpur - 440015.

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 31st March 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.	4,36,92,715
(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.	24,31,090
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	0
(v)	Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0
	SUB-TOTAL OF DEVELOPMENT COST	4,61,23,804
3	Total Cost of the Project (Actual incurred as on date of Certificate)	10,23,52,059
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	24.26%
5	Amount which can be withdrawn from the Designated Account.	10,23,52,059
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	3,52,03,391
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	6,71,48,668



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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	NA
2	2	25.09	NA	25,000	NA
3	3	25.09	NA	50,000	NA
4	4	25.09	NA	25,000	NA
5	5	25.09	NA	25,000	NA
6	6	25.09	NA	25,000	NA
7	7	25.09	NA	1,25,000	NA
8	8	25.09	NA	1,50,000	NA
9	9	25.09	NA	50,000	NA
10	11	25.09	NA	25,000	NA
11	12	25.09	NA	1,34,900	NA
12	13	25.09	NA	5,49,310	NA
13	14	25.09	NA	56,000	NA
14	15	25.09	NA	1,01,000	NA
15	16	25.09	NA	1,00,000	NA
16	17	25.09	NA	95,000	NA
17	18	25.09	NA	1,25,000	NA
18	19	25.09	NA	1,57,500	NA
19	20	25.09	NA	1,25,000	NA
20	21	25.09	NA	60,000	NA
21	22	25.09	NA	25,000	NA
22	23	25.09	NA	4,21,800	NA
23	24	25.09	NA	1,00,000	NA
24	25	25.09	NA	1,21,800	NA
25	26	25.09	NA	4,61,800	NA
26	27	25.09	NA	1,75,000	NA
27	28	25.09	NA	75,000	NA
28	29	25.09	NA	55,000	NA
29	30	25.09	NA	1,00,000	NA
30	31	25.09	NA	2,25,000	NA
31	33	25.09	NA	4,70,800	NA
32	34	25.09	NA	50,000	NA
33	35	25.09	NA	90,000	NA
34	36	25.09	NA	56,000	NA
35	37	25.09	NA	1,14,300	NA
36	38	25.09	NA	1,01,000	NA
37	39	25.09	NA	2,46,000	NA
38	41	25.09	NA	2,11,000	NA
39	42	25.09	NA	21,000	NA
40	43	25.09	NA	25,000	NA
41	44	25.09	NA	21,000	NA
42	45	25.09	NA	90,000	NA
43	46	25.09	NA	60,200	NA
44	47	25.09	NA	25,000	NA
45	48	25.09	NA	2,25,000	NA
46	49	25.09	NA	4,10,000	NA
47	50	25.09	NA	32,000	NA



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48	51	25.09	NA	25,000	NA
49	52	25.09	NA	25,000	NA
50	53	25.09	NA	25,000	NA
51	54	25.09	NA	1,20,000	NA
52	55	25.09	NA	1,60,000	NA
53	56	25.09	NA	1,75,000	NA
54	57	25.09	NA	21,000	NA
55	58	25.09	NA	5,42,800	NA
56	59	25.09	NA	1,22,800	NA
57	60	25.09	NA	60,000	NA
58	61	25.09	NA	1,01,000	NA
59	62	25.09	NA	1,01,000	NA
60	63	25.09	NA	1,00,000	NA
61	64	25.09	NA	51,000	NA
62	65	25.09	NA	1,01,000	NA
63	66	25.09	NA	2,00,000	NA
64	67	25.09	NA	4,57,400	NA
65	68	25.09	NA	50,000	NA
66	69	25.09	NA	1,00,000	NA
67	71	25.09	NA	5,48,680	NA
68	73	25.09	NA	79,000	NA
69	74	25.09	NA	1,25,000	NA
70	75	25.09	NA	4,39,000	NA
71	76	25.09	NA	80,000	NA
72	77	25.09	NA	40,000	NA
73	78	25.09	NA	1,32,800	NA
74	79	25.09	NA	2,79,000	NA
75	80	25.09	NA	56,000	NA
76	81	25.09	NA	4,89,400	NA
77	82	25.09	NA	1,58,000	NA
78	83	25.09	NA	42,000	NA
79	84	25.09	NA	20,000	NA
80	85	25.09	NA	21,000	NA
81	86	25.09	NA	4,61,500	NA
82	87	25.09	NA	21,000	NA
83	89	25.09	NA	1,22,800	NA
84	90	25.09	NA	21,000	NA
85	91	25.09	NA	2,21,800	NA
86	92	25.09	NA	1,21,800	NA
87	93	25.09	NA	2,51,000	NA
88	94	25.09	NA	2,20,000	NA
89	95	25.09	NA	57,000	NA
90	96	25.09	NA	21,000	NA
91	97	25.09	NA	1,25,000	NA
92	98	25.09	NA	60,000	NA
93	99	25.09	NA	3,00,000	NA
94	101	25.09	NA	3,79,000	NA
95	103	25.09	NA	1,40,000	NA
96	104	25.09	NA	25,000	NA
97	105	25.09	NA	4,06,800	NA
98	107	25.09	NA	1,25,000	NA
99	108	25.09	NA	21,000	NA
100	109	25.09	NA	96,800	NA
101	111	25.09	NA	2,00,000	NA



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102	112	25.09	NA	3,91,800	NA
103	113	25.09	NA	25,000	NA
104	114	25.09	NA	20,000	NA
105	115	25.09	NA	2,01,800	NA
106	116	25.09	NA	4,21,800	NA
107	117	25.09	NA	21,000	NA
108	118	25.09	NA	3,21,800	NA
109	119	25.09	NA	1,00,000	NA
110	120	25.09	NA	1,50,000	NA
111	121	25.09	NA	5,82,900	NA
112	122	25.09	NA	71,000	NA
113	123	25.09	NA	1,80,000	NA
114	124	25.09	NA	1,11,800	NA
115	125	25.09	NA	75,000	NA
116	126	25.09	NA	4,96,800	NA
117	127	25.09	NA	4,63,800	NA
118	128	25.09	NA	3,16,500	NA
119	129	25.09	NA	25,000	NA
120	130	25.09	NA	25,000	NA
121	131	25.09	NA	25,000	NA
122	132	25.09	NA	1,00,000	NA
123	134	25.09	NA	83,000	NA
124	135	25.09	NA	89,000	NA
125	136	25.09	NA	2,79,000	NA
126	137	25.09	NA	2,00,000	NA
127	138	25.09	NA	1,25,000	NA
128	139	25.09	NA	1,35,000	NA
129	140	25.09	NA	1,75,000	NA
130	141	25.09	NA	2,34,500	NA
131	142	25.09	NA	25,000	NA
132	144	25.09	NA	1,40,000	NA
133	145	25.09	NA	5,000	NA
134	146	25.09	NA	1,25,001	NA
135	147	25.09	NA	1,25,000	NA
136	148	25.09	NA	75,000	NA
137	149	25.09	NA	1,25,000	NA
138	150	25.09	NA	1,50,000	NA
139	151	25.09	NA	1,25,000	NA
140	153	25.09	NA	1,00,000	NA
141	154	25.09	NA	65,000	NA
142	155	25.09	NA	1,75,000	NA
143	156	25.09	NA	4,61,800	NA
144	157	25.09	NA	21,000	NA
145	158	25.09	NA	1,21,800	NA
146	159	25.09	NA	4,71,800	NA
147	160	25.09	NA	4,71,800	NA
148	161	25.09	NA	1,25,000	NA
149	162	25.09	NA	10,000	NA
150	163	25.09	NA	21,000	NA
151	165	25.09	NA	1,05,000	NA
152	167	25.09	NA	40,000	NA
153	168	25.09	NA	2,00,000	NA
154	169	25.09	NA	1,50,000	NA
155	170	25.09	NA	1,25,000	NA



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156	171	25.09	NA	25,000	NA
157	173	25.09	NA	1,22,800	NA
158	174	25.09	NA	3,21,800	NA
159	175	25.09	NA	1,25,000	NA
160	176	25.09	NA	1,21,800	NA
161	177	25.09	NA	41,000	NA
162	178	25.09	NA	21,000	NA
163	179	25.09	NA	1,00,000	NA
164	180	25.09	NA	1,00,000	NA
165	182	22.29	NA	25,000	NA
166	183	22.29	NA	32,000	NA
167	185	22.29	NA	1,00,000	NA
168	186	22.29	NA	50,000	NA
169	187	22.29	NA	21,000	NA
170	188	22.29	NA	21,000	NA
171	189	22.29	NA	21,000	NA
172	190	22.29	NA	25,000	NA
173	191	22.29	NA	90,000	NA
174	193	22.29	NA	55,000	NA
175	194	22.29	NA	25,000	NA
176	218	22.29	NA	2,05,000	NA
177	219	22.29	NA	25,000	NA
178	220	22.29	NA	1,10,300	NA
179	221	22.29	NA	1,25,000	NA
180	222	22.29	NA	21,000	NA
181	223	22.29	NA	42,000	NA
182	224	22.29	NA	25,000	NA
183	225	22.29	NA	25,000	NA
184	226	22.29	NA	42,000	NA
185	240	22.29	NA	25,000	NA
186	241	22.29	NA	1,25,000	NA
187	244	22.29	NA	1,00,000	NA
188	245	22.29	NA	25,000	NA
189	246	22.29	NA	1,10,000	NA
190	247	22.29	NA	1,00,000	NA
191	248	22.29	NA	25,000	NA
192	249	22.29	NA	7,800	NA
193	250	22.29	NA	25,000	NA
194	251	22.29	NA	25,000	NA
195	252	22.29	NA	3,67,100	NA
196	253	22.29	NA	25,000	NA
197	254	22.29	NA	21,000	NA
198	255	22.29	NA	25,000	NA
199	256	22.29	NA	3,46,900	NA
200	257	22.29	NA	1,11,000	NA
201	262	22.29	NA	2,50,000	NA
202	263	22.29	NA	42,300	NA
203	264	22.29	NA	42,300	NA
204	265	22.29	NA	25,000	NA
205	266	22.29	NA	25,000	NA
206	267	22.29	NA	25,000	NA
207	268	22.29	NA	1,25,000	NA
208	271	22.29	NA	25,000	NA
209	272	22.29	NA	15,000	NA



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210	273	22.29	NA	18,000	NA
211	274	22.29	NA	25,000	NA
212	275	22.29	NA	51,000	NA
213	276	22.29	NA	80,000	NA
214	277	22.29	NA	91,000	NA
215	278	22.29	NA	21,000	NA
216	279	22.29	NA	21,000	NA
217	280	22.29	NA	1,82,000	NA
218	281	22.29	NA	50,000	NA
219	282	22.29	NA	1,75,000	NA
220	283	22.29	NA	25,000	NA
221	284	22.29	NA	25,000	NA
222	285	22.29	NA	75,000	NA
223	286	22.29	NA	1,25,000	NA
224	287	22.29	NA	1,25,000	NA
225	288	22.29	NA	1,25,000	NA
226	289	22.29	NA	25,000	NA
227	290	22.29	NA	21,000	NA
228	292	22.29	NA	1,00,000	NA
229	293	22.29	NA	1,00,000	NA
230	294	22.29	NA	1,00,000	NA
231	295	22.29	NA	75,000	NA
232	296	22.29	NA	25,000	NA
233	297	22.29	NA	25,000	NA
234	307	22.29	NA	25,000	NA
235	308	22.29	NA	25,000	NA
236	309	22.29	NA	1,25,000	NA
237	310	22.29	NA	25,000	NA
238	311	22.29	NA	1,25,000	NA
239	313	22.29	NA	1,05,000	NA
240	314	22.29	NA	1,25,000	NA
241	315	22.29	NA	2,21,000	NA
242	316	22.29	NA	2,25,000	NA
243	317	22.29	NA	61,000	NA
244	318	22.29	NA	25,000	NA
245	319	22.29	NA	21,000	NA
246	320	22.29	NA	1,10,000	NA
247	321	22.29	NA	20,000	NA
248	322	22.29	NA	51,000	NA
249	323	22.29	NA	25,000	NA
250	324	22.29	NA	40,000	NA
251	325	22.29	NA	1,25,000	NA
252	326	22.29	NA	2,25,000	NA
253	327	22.29	NA	25,000	NA
254	328	22.29	NA	3,45,300	NA
255	329	22.29	NA	75,000	NA
256	330	22.29	NA	60,000	NA
257	331	22.29	NA	5,000	NA
258	332	22.29	NA	81,000	NA
259	333	22.29	NA	75,000	NA
260	334	22.29	NA	25,000	NA
261	336	22.29	NA	25,000	NA
262	339	22.29	NA	1,05,000	NA
263	340	22.29	NA	25,000	NA



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264	341	22.29	NA	1,25,000	NA
265	342	22.29	NA	70,000	NA
266	343	22.29	NA	2,00,000	NA
267	344	22.29	NA	25,000	NA
268	346	22.29	NA	21,000	NA
269	355	22.29	NA	25,000	NA
270	356	22.29	NA	25,000	NA
271	357	22.29	NA	2,000	NA
272	358	22.29	NA	23,000	NA
273	359	22.29	NA	21,000	NA
274	360	22.29	NA	79,000	NA
275	361	22.29	NA	79,000	NA
276	362	22.29	NA	25,000	NA
277	363	22.29	NA	21,000	NA
278	366	22.29	NA	21,000	NA
279	367	22.29	NA	25,000	NA
280	368	22.29	NA	3,00,000	NA
281	369	22.29	NA	3,62,600	NA
282	370	22.29	NA	21,000	NA
283	371	22.29	NA	4,25,000	NA
284	376	22.29	NA	3,96,900	NA
285	377	22.29	NA	21,000	NA
286	379	22.29	NA	21,000	NA
287	380	22.29	NA	21,000	NA
288	381	22.29	NA	21,000	NA
289	382	22.29	NA	2,00,000	NA
290	383	22.29	NA	21,000	NA
291	384	22.29	NA	6,000	NA
292	385	22.29	NA	5,000	NA
293	386	22.29	NA	21,000	NA
294	389	22.29	NA	21,000	NA
295	390	22.29	NA	16,000	NA
296	391	22.29	NA	20,000	NA
297	393	22.29	NA	21,000	NA
298	396	25.94	NA	25,000	NA
299	397	25.09	NA	1,00,000	NA
300	398	25.09	NA	1,70,000	NA
	Total	7155.45	-	3,52,03,391	-

Unsold Inventory

Sr.No	Flat No /Shop No	Carpet Area In Sq.Mtrs	Unit Consideration as per Readyrecknor Rate
(1)	(2)	(3)	(4)
1	10	25.09	1,21,706
2	32	25.09	1,21,706
3	40	25.09	1,21,706
4	72	25.09	1,21,706
5	88	25.09	1,21,706
6	100	25.09	1,21,706
7	102	25.09	1,21,706
8	106	25.09	1,21,706
9	110	25.09	1,21,706



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10	133	25.09	1,21,706
11	143	25.09	1,21,706
12	152	25.09	1,21,706
13	164	25.09	1,21,706
14	166	25.09	1,21,706
15	172	25.09	1,21,706
16	181	22.29	1,08,082
17	184	22.29	1,08,082
18	192	22.29	1,08,082
19	195	22.29	1,08,082
20	196	22.29	1,08,082
21	197	22.29	1,08,082
22	198	22.29	1,08,082
23	199	22.29	1,08,082
24	200	22.29	1,08,082
25	201	22.29	1,08,082
26	202	22.29	1,08,082
27	203	22.29	1,08,082
28	204	22.29	1,08,082
29	205	22.29	1,08,082
30	206	22.29	1,08,082
31	207	22.29	1,08,082
32	208	22.29	1,08,082
33	209	22.29	1,08,082
34	210	22.29	1,08,082
35	211	22.29	1,08,082
36	212	22.29	1,08,082
37	213	22.29	1,08,082
38	214	22.29	1,08,082
39	215	22.29	1,08,082
40	216	22.29	1,08,082
41	217	22.29	1,08,082
42	227	22.29	1,08,082
43	228	22.29	1,08,082
44	229	22.29	1,08,082
45	230	22.29	1,08,082
46	231	22.29	1,08,082
47	232	22.29	1,08,082
48	233	22.29	1,08,082
49	234	22.29	1,08,082
50	235	22.29	1,08,082
51	236	22.29	1,08,082
52	237	22.29	1,08,082
53	238	22.29	1,08,082
54	239	22.29	1,08,082
55	242	22.29	1,08,082
56	243	22.29	1,08,082
57	258	22.29	1,08,082
58	259	22.29	1,08,082
59	260	22.29	1,08,082
60	269	22.29	1,08,082
61	270	22.29	1,08,082
62	291	22.29	1,08,082
63	298	22.29	1,08,082



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64	299	22.29	1,08,082
65	300	22.29	1,08,082
66	301	22.29	1,08,082
67	302	22.29	1,08,082
68	303	22.29	1,08,082
69	304	22.29	1,08,082
70	305	22.29	1,08,082
71	306	22.29	1,08,082
72	312	22.29	1,08,082
73	335	22.29	1,08,082
74	337	22.29	1,08,082
75	338	22.29	1,08,082
76	345	22.29	1,08,082
77	347	22.29	1,08,082
78	348	22.29	1,08,082
79	349	22.29	1,08,082
80	350	22.29	1,08,082
81	351	22.29	1,08,082
82	352	22.29	1,08,082
83	353	22.29	1,08,082
84	354	22.29	1,08,082
85	364	22.29	1,08,082
86	365	22.29	1,08,082
87	372	22.29	1,08,082
88	373	22.29	1,08,082
89	374	22.29	1,08,082
90	375	22.29	1,08,082
91	378	22.29	1,08,082
92	387	22.29	1,08,082
93	388	22.29	1,08,082
94	392	22.29	1,08,082
95	394	22.29	1,08,082
96	395	22.29	1,08,082
97	Shop -1	15.39	3,94,446
98	Shop-2	15.39	3,94,446
99	Shop -3	15.39	3,94,446
100	Shop -4	15.39	3,94,446
101	Shop -5	10.31	2,64,309
102	Shop-6	10.31	2,64,309
103	Shop -7	10.31	2,64,309
104	Shop -8	10.31	2,64,309
105	Shop-9	10.31	2,64,309
106	Shop-10	10.31	2,64,309
	Total	2304.93	1,37,43,890



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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).	31,94,57,847
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)	2304.93
	(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	1,37,43,890
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	1,37,43,890
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	6,71,48,668
2	Total Borrowed Funds(Secured) - Drawdown Aailed till date	-	-	-
3	Total Borrowed Funds(Unsecured) - Drawdown Aailed till date	-	-	-
4	Customer Receipts used for Project	25,30,85,944	25,30,85,944	3,52,03,391
5	Total Funds for Project	42,18,09,906	42,18,09,906	10,23,52,059
6	Total Estimated Cost (As per Table A)	42,18,09,906	42,18,09,906	10,23,52,059



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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
10:22:09 +05'30'

CA Rutuja Narsingh
CA Rutuja Narsingh & Associates
M.No. 188808
UDIN :- 25188808BMICGR8032

Agreed and accepted by:

M/s. S R Infra,

S. R. Infra

Partner's

Authorised Signatory
Date:17-02-2025