RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE QUARTER ENDED 31st DECEMBER 2023

ELITE JASMINE – Project Registration No. P50500053515

Date: 24th April 2024

To,

Shri Narendra Shivajirao Wagh
Plot No. 238, Shivajirao Wagh, Trimurti Ring Road,
Bhausaheb Survey Nagar, Nagpur - 440022

Subject: **Certificate of Financial Progress of Work of "ELITE JASMINE", at** S. No. 127, 128, 129, 130, 131, 134, P.H. No. 67, Mouza – Hardoli, Tah. – Katol, Distt. – Nagpur; total admeasuring 41418.53 Sq. Mtrs.; **being developed by Shri Narendra Shivajirao Wagh.**

Sir,

This certificate is being issued for RERA compliance for the project **"ELITE JASMINE", at** S. No. 127, 128, 129, 130, 131, 134, P.H. No. 67, Mouza – Hardoli, Tah. – Katol, Distt. – Nagpur; total admeasuring 41418.53 Sq. Mtrs.; **being developed by Shri Narendra Shivajirao Wagh** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 2,22,99,133/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other	NIL

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

	incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	
c.	Acquisition of Cost of TDR (if any)	NIL
d.	Estimated Amounts payable to State Government / UT Administration or Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.	Rs. 20,11,444/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(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.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		**Rs. 2,43,10,577/-**

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(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 4,90,40,000/-
b.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	NIL
c.	Estimated expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	NIL
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 95,14,398/-
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 5,85,54,398/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		**Rs. 8,28,64,975/-**

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	**LAND COST**	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 2,22,99,133/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
d.	Amounts paid to State Government / UT Administration or	Rs. 20,11,444/-

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

	Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.	
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered. (a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer. (b) Incurred Expenditure for constriction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(iii) Incurred expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		**Rs. 2,43,10,577/-**



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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 C.A.	Rs. 1,47,94,729/-
ii.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
iii.	Incurred expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	NIL
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 95,14,398/-
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	NIL
Sub – Total of DEVELOPMENT COST		**Rs. 2,43,09,127/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 4,86,19,704/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**58.67%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 4,86,19,704/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**NIL**
7.	Net Amount which can be withdrawn from the Designated Account.	**Rs. 4,86,19,704/-**

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TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No. (1)	Plot No. (2)	Area (in Sq. Mtrs.) (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	1	1168.70	56,48,369	1,02,000	55,46,369
2	2	247.33	12,64,574	4,25,000	8,39,574
3	3	170.00	8,60,044	2,63,502	5,96,542
4	4	261.35	12,94,059	8,47,000	4,47,059
5	5	262.00	13,53,681	7,02,000	6,51,681
6	6	120.00	5,43,797	2,77,000	2,66,797
7	7	120.00	5,55,422	2,02,000	3,53,422
8	8	120.00	6,20,006	1,55,000	4,65,006
9	9	120.00	5,79,964	3,80,350	1,99,614
10	10	120.00	5,55,422	2,76,024	2,79,398
11	11	217.76	11,13,334	5,30,000	5,83,334
12	12	221.50	11,32,507	9,09,310	2,23,197
13	13	135.00	6,24,850	2,56,212	3,68,638
14	14	135.00	6,32,116	2,99,000	3,33,116
15	15	135.00	6,24,850	5,95,800	29,050
16	16	135.00	5,81,256	5,81,256	NIL
17	17	135.00	6,97,507	1,97,000	5,00,507
18	18	135.00	6,97,507	1,97,000	5,00,507
19	19	135.00	6,24,850	3,62,000	2,62,850
20	20	272.13	13,18,143	3,46,612	9,71,531
21	21	277.55	13,89,210	8,43,826	5,45,384
22	22	278.10	11,97,387	6,52,000	5,45,387
23	23	267.98	12,98,042	4,00,000	8,98,042
24	24	266.35	12,18,471	6,52,000	5,66,471



25	25	254.45	10,93,728	10,93,728	NIL
26	26	242.55	10,44,323	10,44,323	NIL
27	27	232.40	10,75,668	10,38,001	37,667
28	28	241.98	12,24,196	5,00,000	7,24,196
29	29	201.24	7,12,662	6,97,976	14,686
30	30	132.00	6,37,961	1,80,000	4,57,961
31	31	132.00	6,10,965	5,82,548	28,417
32	32	132.00	6,10,965	1,82,056	4,28,909
33	33	132.00	6,10,965	2,30,000	3,80,965
34	34	132.00	5,68,339	5,66,000	2,339
35	35	132.00	6,10,965	2,77,651	3,33,314
36	36	132.00	6,03,860	5,87,000	16,860
37	37	132.00	6,37,961	2,10,000	4,27,961
38	38	132.00	7,09,003	1,57,001	5,52,002
39	39	132.00	6,10,965	2,30,000	3,80,965
40	40	132.00	6,10,965	4,00,000	2,10,965
41	41	163.83	8,37,646	2,97,000	5,40,646
42	42	147.70	7,47,226	4,97,000	2,50,226
43	43	123.75	5,72,779	2,12,000	3,60,779
44	44	123.75	5,72,779	2,77,688	2,95,091
45	45	123.75	5,72,779	3,52,000	2,20,779
46	46	123.75	5,72,779	3,52,000	2,20,779
47	47	123.75	5,66,119	2,42,000	3,24,119
48	48	123.75	6,64,690	1,63,000	5,01,690
49	49	123.75	5,98,088	2,57,000	3,41,088
50	52	123.75	5,59,459	2,05,000	3,54,459
51	53	123.75	5,59,459	3,70,482	1,88,977
52	54	123.75	5,66,119	2,28,000	3,38,119
53	55	123.75	5,66,119	2,82,000	2,84,119
54	56	123.75	5,72,779	2,32,000	3,40,779
55	57	123.75	5,72,779	3,62,000	2,10,779
56	58	123.75	5,72,779	3,38,900	2,33,879



57	59	123.75	5,66,119	3,82,000	1,84,119
58	60	155.58	7,51,924	7,51,924	NIL
59	61	166.79	8,43,804	5,57,000	2,86,804
60	62	127.88	5,91,895	2,33,000	3,58,895
61	63	127.88	5,91,895	3,32,000	2,59,895
62	64	127.88	5,91,895	3,32,000	2,59,895
63	65	127.88	5,91,895	3,80,700	2,11,195
64	66	127.88	5,98,778	2,86,000	3,12,778
65	67	127.88	5,98,778	2,94,000	3,04,778
66	68	127.88	5,91,895	3,29,000	2,62,895
67	69	127.88	5,78,130	5,78,130	NIL
68	70	127.88	5,98,778	2,57,000	3,41,778
69	71	127.88	6,05,660	2,24,000	3,81,660
70	72	214.74	10,37,846	6,57,000	3,80,846
71	73	218.79	10,57,420	4,92,000	5,65,420
72	74	130.80	6,32,161	3,12,000	3,20,161
73	75	130.80	6,05,410	3,10,000	2,95,410
74	76	130.80	5,91,331	4,38,000	1,53,331
75	77	130.80	5,91,331	3,78,500	2,12,831
76	78	130.80	5,98,371	3,70,000	2,28,371
77	79	130.80	6,75,807	1,02,000	5,73,807
78	80	130.80	6,32,161	2,22,000	4,10,161
79	81	130.80	5,91,331	2,40,000	3,51,331
80	82	130.80	5,98,371	3,00,000	2,98,371
81	83	130.80	6,32,161	3,33,636	2,98,525
82	84	130.80	6,05,410	2,04,000	4,01,410
83	85	166.51	8,04,749	8,00,000	4,749
84	87	165.53	8,49,902	3,50,000	4,99,902
85	88	198.75	9,62,705	1,52,000	8,10,705
86	89	145.35	7,35,337	1,72,000	5,63,337
87	90	106.84	4,88,761	4,02,000	86,761
88	91	104.99	4,85,948	2,24,656	2,61,292



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89	92	103.14	4,77,386	21,000	4,56,386
90	93	106.76	4,94,141	1,25,000	3,69,141
91	94	104.81	4,79,474	1,62,000	3,17,474
92	95	104.72	4,95,971	2,29,000	2,66,971
93	96	100.41	4,53,941	2,08,501	2,45,440
94	97	106.75	5,45,802	89,000	4,56,802
95	98	112.88	5,83,219	1,70,000	4,13,219
96	99	115.81	5,98,358	4,00,000	1,98,358
97	100	121.98	6,30,237	3,12,559	3,17,678
98	101	128.14	6,62,064	4,00,000	2,62,064
99	102	145.66	7,21,227	2,90,000	4,31,227
100	103	138.65	6,86,517	3,16,828	3,69,689
101	104	107.25	5,07,953	1,27,000	3,80,953
102	105	107.25	5,18,343	1,90,000	3,28,343
103	106	107.25	5,18,343	1,87,001	3,31,342
104	107	107.25	4,96,409	1,87,744	3,08,665
105	108	138.65	6,71,593	19,593	6,52,000
106	109	138.65	6,71,593	19,593	6,52,000
107	110	109.20	5,05,434	2,32,000	2,73,434
108	111	109.20	5,64,206	2,52,000	3,12,206
109	112	109.20	4,99,557	2,22,000	2,77,557
110	113	109.20	5,27,768	3,65,826	1,61,942
111	114	140.28	7,24,788	3,49,917	3,74,871
112	115	148.40	7,49,512	6,06,801	1,42,711
113	116	110.50	5,69,968	2,48,000	3,21,968
114	117	110.50	5,11,451	3,82,000	1,29,451
115	118	110.50	5,11,451	2,22,000	2,89,451
116	119	110.50	4,99,557	2,23,000	2,76,557
117	120	141.90	4,58,224	1,41,000	3,17,224
118	121	210.25	10,13,883	9,68,610	45,273
119	122	210.00	9,60,687	3,22,000	6,38,687
120	123	210.00	9,71,989	3,80,000	5,91,989



121	124	222.25	10,52,612	10,52,612	NIL
122	125	215.03	10,41,562	5,60,000	4,81,562
123	126	204.00	9,33,239	3,67,000	5,66,239
124	127	204.00	8,34,425	8,34,425	NIL
125	128	204.00	8,78,342	8,78,342	NIL
126	129	204.00	9,66,177	5,12,000	4,54,177
127	130	204.00	9,85,939	1,80,000	8,05,939
128	131	204.00	9,85,939	9,85,939	NIL
129	132	204.00	9,85,939	9,85,939	NIL
130	133	204.00	9,33,239	9,33,239	NIL
131	134	204.00	10,54,011	3,07,800	7,46,211
132	135	209.54	10,60,586	6,52,000	4,08,586
133	136	152.50	7,71,510	3,67,000	4,04,510
134	137	114.80	5,25,175	2,25,000	3,00,175
135	138	114.80	5,93,139	1,48,000	4,45,139
136	139	114.80	5,54,832	2,42,000	3,12,832
137	140	114.80	5,25,175	3,24,000	2,01,175
138	141	114.80	5,43,711	2,40,386	3,03,325
139	142	114.80	5,25,175	1,72,001	3,53,174
140	143	114.80	5,43,711	2,49,251	2,94,460
141	144	114.80	5,86,961	2,08,000	3,78,961
142	145	114.80	5,86,961	4,00,000	1,86,961
143	146	114.80	5,80,782	1,96,200	3,84,582
144	147	114.80	5,56,068	5,56,068	NIL
145	148	114.80	5,81,482	2,00,000	3,81,482
146	149	114.80	5,86,961	1,77,000	4,09,961
147	150	141.95	7,02,857	2,40,010	4,62,847
148	151	148.26	7,34,101	4,54,825	2,79,276
149	152	117.45	5,30,977	2,22,000	3,08,977
150	153	117.45	6,30,852	1,58,000	4,72,852
151	154	117.45	6,00,510	1,52,127	4,48,383
152	155	117.45	6,30,852	2,29,000	4,01,852



153	156	117.45	6,06,831	1,83,831	4,23,000
154	157	117.45	5,43,620	1,52,000	3,91,620
155	158	117.45	5,56,262	3,09,000	2,47,262
156	159	117.45	5,43,620	2,35,904	3,07,716
157	160	117.45	5,49,941	3,06,000	2,43,941
158	161	117.45	5,43,620	2,97,000	2,46,620
159	162	117.45	5,43,620	3,67,000	1,76,620
160	163	117.45	6,00,510	2,14,375	3,86,135
161	164	152.73	8,20,349	3,55,100	4,65,249
162	165	151.03	7,96,587	2,43,853	5,52,734
163	166	119.63	5,40,833	5,02,000	38,833
164	167	119.63	5,78,176	2,40,000	3,38,176
165	168	119.63	5,15,079	5,15,079	NIL
166	169	119.63	5,15,079	5,15,079	NIL
167	171	119.63	5,47,271	1,85,000	3,62,271
168	172	119.63	5,53,710	1,30,000	4,23,710
169	173	119.63	6,05,218	1,89,309	4,15,909
170	174	119.63	5,92,341	1,80,000	4,12,341
171	176	119.63	5,40,833	3,11,175	2,29,658
172	177	152.36	7,70,801	3,12,000	4,58,801
173	178	154.08	7,79,503	2,20,000	5,59,503
174	179	132.00	6,39,382	3,50,000	2,89,382
175	180	132.00	6,67,799	2,22,000	4,45,799
176	181	132.00	6,10,965	1,53,000	4,57,965
177	182	132.00	6,82,007	2,31,000	4,51,007
178	183	132.00	6,03,860	1,52,000	4,51,860
179	184	209.13	10,58,005	5,42,000	5,16,005
180	185	220.38	10,67,477	10,67,477	NIL
179	186	120.00	5,79,964	1,45,000	4,34,964
180	187	120.00	5,79,964	1,79,001	4,00,963
181	188	120.00	5,79,964	1,85,000	3,94,964
182	189	120.00	5,55,422	3,63,100	1,92,322

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

183	190	120.00	5,55,422	1,73,000	3,82,422
184	191	120.00	5,55,422	1,48,000	4,07,422
185	192	120.00	5,55,422	1,56,000	3,99,422
186	193	120.00	6,44,548	1,64,000	4,80,548
187	194	158.25	7,83,565	2,62,001	5,21,564
188	195	157.88	8,49,710	2,000	8,47,710
189	196	122.25	6,44,791	2,000	6,42,791
190	197	122.25	5,65,837	5,65,837	NIL
191	199	122.25	6,31,632	1,60,000	4,71,632
192	200	122.25	6,31,632	1,62,000	4,69,632
193	201	122.25	6,44,791	2,30,000	4,14,791
194	202	122.25	6,25,052	2,25,000	4,00,052
195	203	122.25	6,25,052	2,25,000	4,00,052
196	204	217.97	10,55,803	10,55,803	NIL
197	206	132.00	7,09,003	2,20,000	4,89,003
198	207	132.00	6,82,007	1,72,000	5,10,007
199	208	132.00	6,60,694	2,52,000	4,08,694
200	209	132.00	6,67,799	1,02,200	5,65,599
201	210	132.00	7,80,046	7,80,046	NIL
202	211	152.38	7,54,500	2,03,700	5,50,800
203	212	221.72	10,71,581	3,80,035	6,91,546
204	213	225.00	10,41,417	3,02,000	7,39,417
205	214	225.00	11,50,403	3,88,877	7,61,526
206	215	225.00	11,50,403	5,77,000	5,73,403
207	216	225.00	11,50,403	3,67,000	7,83,403
208	217	225.00	8,20,109	4,57,389	3,62,720
209	218	236.75	11,46,770	2,87,000	8,59,770
210	219	212.00	10,26,886	3,02,938	7,23,948
211	220	212.00	10,83,935	3,62,000	7,21,935
212	221	212.00	10,83,935	3,62,000	7,21,935
213	222	212.00	9,81,246	3,97,000	5,84,246
214	223	205.54	10,39,844	4,34,852	6,04,992



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215	224	137.58	6,96,028	2,76,390	4,19,638
216	225	105.00	4,85,995	1,90,783	2,95,212
217	227	105.00	5,42,506	1,41,000	4,01,506
218	228	105.00	5,65,110	1,45,300	4,19,810
219	229	105.00	5,42,506	1,00,000	4,42,506
220	230	105.00	5,42,506	1,00,000	4,42,506
221	231	105.00	5,42,506	1,59,528	3,82,978
222	232	105.00	5,42,506	1,82,056	3,60,450
223	233	105.00	5,65,110	3,41,500	2,23,610
224	234	134.03	6,49,215	6,36,000	13,215
225	241	131.25	7,41,707	2,000	7,39,707
226	242	131.25	6,71,068	2,02,000	4,69,068
227	243	157.83	7,49,149	2,93,200	4,55,949
228	244	148.08	7,49,149	2,93,200	4,55,949
229	245	116.25	5,63,092	2,30,000	3,33,092
230	246	116.25	5,63,092	3,84,950	1,78,142
231	247	116.25	5,94,375	1,62,000	4,32,375
232	248	116.25	6,00,631	1,51,000	4,49,631
233	249	116.25	6,00,631	1,51,000	4,49,631
234	254	155.05	8,76,203	3,53,600	5,22,603
235	255	115.50	6,20,378	1,60,003	4,60,375
Total		**35580.03**	**17,18,77,780/-**	**8,03,60,400/-**	**9,15,17,380/-**

UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR) (Rs. 1910/- per Sq. Mtr.)
1	50	266.79	509568.90
2	51	188.63	360283.30
3	86	206.50	394415.00
4	170	119.63	228493.30
5	175	119.63	228493.30

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

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6	198	122.25	233497.50
7	205	206.72	394835.20
8	226	105.00	200550.00
9	235	143.03	273187.30
10	236	131.25	250687.50
11	237	131.25	250687.50
12	238	131.25	250687.50
13	239	131.25	250687.50
14	240	131.25	250687.50
15	250	116.25	222037.50
16	251	116.57	222648.70
17	252	127.10	242761.00
18	253	172.51	329494.10
19	256	119.42	228092.20
20	257	123.34	235579.40
21	258	127.26	243066.60
22	259	131.18	250553.80
23	260	135.30	258423.00
24	261	133.32	254641.20
25	262	154.78	295629.80
26	263	485.03	926407.30
27	264	400.40	764764.00
28	265	375.70	717587.00
29	266	351.33	671040.30
30	267	326.95	624474.50
31	268	307.81	587917.10
		5838.68 Sq. Mtrs.	**Rs. 1,11,51,878.80/-**



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TABLE D
Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	Rs. 3,42,45,271/-
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)	Rs. 9,15,17,380/-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	5838.68 Sq. Mtrs. Rs. 1,11,51,878.80/-
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	Rs. 10,26,69,258.80/-
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designated Account – 70 % or 100%. IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account. IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	70%

RISHI LASHKARE NAGPUR CHARTERED ACCOUNTANT

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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 date)
1	Opening Balance	NIL
2	Deposits	Rs. 8,03,60,400/-
3	Withdrawals	Rs. 8,03,60,400/-
4	Closing Balance	NIL

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank account.

I hereby certify that **Shri Narendra Wagh,** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.



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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 of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 3,96,55,075/-	Rs. 3,96,55,075/-	NIL
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	Rs. 4,32,09,900/-	Rs. 4,32,09,900/-	Rs. 8,03,60,400/-
5	Total Funds for Project	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 4,86,19,704/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 4,86,19,704/-**



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TABLE G
Any Comments / Observations of C.A.

1.	All the above figures are taken as per the limited data provided by the client with respect to the project only
2.	All the above figures are taken from the un-audited books of accounts as provided by the client.

RISHI LASHKARE NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 24130169BKAAFB7793)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:
Signature of Promoter

Shri Narendra Shivajirao Wagh
Date: 24th April 2024
Place: Nagpur