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 30th JUNE 2024
ELITE JASMINE – Project Registration No. P50500053515

Date: 21st August 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

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	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/-

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	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. 2,66,62,089/-
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. 3,61,76,487/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 6,04,87,064/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**72.99%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 6,04,87,064/-**
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. 6,04,87,064/-**

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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	1168.7	56,48,369	5,19,630	51,28,739
2	2	247.33	12,64,574	5,95,000	6,69,574
3	3	170	8,60,044	3,62,922	4,97,122
4	4	261.35	12,94,059	9,47,000	3,47,059
5	5	262	13,53,681	7,92,000	5,61,681
6	6	120	5,43,797	4,77,000	66,797
7	7	120	5,55,422	4,02,000	1,53,422
8	8	120	6,20,006	1,55,000	4,65,006
9	9	120	5,79,964	4,70,350	1,09,614
10	10	120	5,55,422	3,42,230	2,13,192
11	11	217.76	11,13,334	7,30,000	3,83,334
12	12	221.5	11,32,507	10,81,811	50,696
13	13	135	6,24,850	3,66,212	2,58,638
14	14	135	6,32,116	3,71,000	2,61,116
15	15	135	6,24,850	5,95,800	29,050
16	16	135	5,81,256	5,81,256	-
17	17	135	6,97,507	2,82,000	4,15,507
18	18	135	6,97,507	2,82,000	4,15,507
19	19	135	6,24,850	6,24,850	-
20	20	272.13	13,18,143	4,97,626	8,20,517
21	21	277.55	13,89,210	9,30,826	4,58,384
22	22	278.1	11,97,387	9,52,000	2,45,387
23	23	267.98	12,98,042	5,32,843	7,65,199
24	24	266.35	12,18,471	9,02,000	3,16,471

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25	25	254.45	10,93,728	10,93,728	-
26	26	242.55	10,44,323	10,44,323	-
27	27	232.4	10,38,001	10,38,001	-
28	28	241.98	12,24,196	5,80,000	6,44,196
29	29	201.24	7,12,662	7,11,976	686
30	30	132	6,37,961	2,70,000	3,67,961
31	31	132	6,10,965	2,99,001	3,11,964
32	32	132	6,10,965	5,82,548	28,417
33	33	132	6,10,965	3,10,000	3,00,965
34	34	132	5,68,339	5,66,000	2,339
35	35	132	6,10,965	2,97,651	3,13,314
36	36	132	6,03,860	6,03,860	-
37	37	132	6,37,961	3,60,000	2,77,961
38	38	132	7,09,003	4,02,000	3,07,003
39	39	132	6,10,965	3,34,000	2,76,965
40	40	132	6,10,965	4,30,000	1,80,965
41	41	163.83	8,37,646	3,52,000	4,85,646
42	42	147.7	7,47,226	6,07,000	1,40,226
43	43	123.75	5,72,779	2,94,000	2,78,779
44	44	123.75	5,72,779	3,43,688	2,29,091
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	2,92,000	2,74,119
48	48	123.75	6,64,690	2,08,000	4,56,690
49	49	123.75	5,98,088	2,96,000	3,02,088
50	51	188.63	10,13,176	3,50,000	6,63,176
51	52	123.75	5,59,459	2,75,000	2,84,459
52	53	123.75	5,59,459	4,15,842	1,43,617
53	54	123.75	5,66,119	2,57,000	3,09,119
54	55	123.75	5,66,119	3,30,000	2,36,119
55	56	123.75	5,72,779	2,92,000	2,80,779
56	57	123.75	5,72,779	5,72,000	779

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57	58	123.75	5,72,779	3,90,400	1,82,379
58	59	123.75	5,66,119	3,82,000	1,84,119
59	60	155.58	7,51,924	7,51,924	-
60	61	166.79	8,43,804	6,17,000	2,26,804
61	62	127.88	5,91,895	2,53,000	3,38,895
62	63	127.88	5,91,895	3,82,000	2,09,895
63	64	127.88	5,91,895	3,82,000	2,09,895
64	65	127.88	5,91,895	4,70,700	1,21,195
65	66	127.88	5,98,778	3,58,000	2,40,778
66	67	127.88	5,98,778	3,79,000	2,19,778
67	68	127.88	5,91,895	3,69,000	2,22,895
68	69	127.88	5,78,130	5,78,130	-
69	70	127.88	5,98,778	2,57,000	3,41,778
70	71	127.88	6,05,660	3,44,000	2,61,660
71	72	214.74	10,37,846	6,97,000	3,40,846
72	73	218.79	10,57,420	5,82,000	4,75,420
73	74	130.8	6,32,161	3,52,000	2,80,161
74	75	130.8	6,05,410	3,10,000	2,95,410
75	76	130.8	5,91,331	4,89,001	1,02,330
76	77	130.8	5,91,331	4,29,500	1,61,831
77	78	130.8	5,98,371	4,06,000	1,92,371
78	79	130.8	6,75,807	1,92,000	4,83,807
79	80	130.8	6,32,161	3,92,000	2,40,161
80	81	130.8	5,91,331	3,40,000	2,51,331
81	82	130.8	5,98,371	3,50,000	2,48,371
82	83	130.8	6,32,161	4,22,636	2,09,525
83	84	130.8	6,05,410	2,68,000	3,37,410
84	85	166.51	8,04,749	8,00,000	4,749
85	87	165.53	8,49,902	4,50,000	3,99,902
86	88	198.75	9,62,705	2,41,000	7,21,705
87	89	145.35	7,35,337	2,37,000	4,98,337
88	90	106.84	4,88,761	4,02,000	86,761

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

89	91	104.99	4,85,948	2,52,652	2,33,296
90	92	103.14	4,77,386	51,000	4,26,386
91	93	106.76	4,94,141	1,65,000	3,29,141
92	94	104.81	4,79,474	1,62,000	3,17,474
93	95	104.72	4,95,971	4,19,000	76,971
94	96	100.41	4,53,941	2,78,501	1,75,440
95	97	106.75	5,45,802	5,45,802	-
96	98	112.88	5,83,219	2,30,001	3,53,218
97	99	115.81	5,98,358	5,98,358	-
98	100	121.98	6,30,237	4,42,559	1,87,678
99	101	128.14	6,62,064	6,62,064	-
100	102	145.66	7,21,227	3,50,000	3,71,227
101	103	138.65	6,86,517	3,72,828	3,13,689
102	104	107.25	5,07,953	1,70,000	3,37,953
103	105	107.25	5,18,343	2,29,000	2,89,343
104	106	107.25	5,18,343	2,45,001	2,73,342
105	107	107.25	4,96,409	2,78,794	2,17,615
106	108	138.65	6,71,593	19,593	6,52,000
107	109	138.65	6,71,593	19,593	6,52,000
108	110	109.2	5,05,434	2,92,000	2,13,434
109	111	109.2	5,64,206	2,72,000	2,92,206
110	112	109.2	4,99,557	2,82,001	2,17,556
111	113	109.2	5,27,768	5,27,768	-
112	114	140.28	7,24,788	4,39,887	2,84,901
113	115	148.4	7,49,512	6,26,801	1,22,711
114	116	110.5	5,69,968	2,98,000	2,71,968
115	117	110.5	5,11,451	4,72,000	39,451
116	118	110.5	5,11,451	3,03,000	2,08,451
117	119	110.5	4,99,557	2,52,000	2,47,557
118	120	141.9	4,58,224	1,77,000	2,81,224
119	121	210.25	10,13,883	9,68,610	45,273
120	122	210	9,60,687	4,02,000	5,58,687

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

121	123	210	9,71,989	4,70,000	5,01,989
122	124	222.25	10,52,612	10,52,612	-
123	125	215.03	10,41,562	6,60,000	3,81,562
124	126	204	9,33,239	5,17,000	4,16,239
125	127	204	8,34,425	8,34,425	-
126	128	204	8,78,342	8,78,342	-
127	129	204	9,66,177	6,32,000	3,34,177
128	130	204	9,85,939	9,85,939	-
129	131	204	9,85,939	2,99,001	6,86,938
130	132	204	9,85,939	9,85,939	-
131	133	204	9,33,239	9,33,239	-
132	134	204	10,54,011	4,39,200	6,14,811
133	135	209.54	10,60,586	8,22,000	2,38,586
134	136	152.5	7,71,510	4,77,000	2,94,510
135	137	114.8	5,25,175	2,65,000	2,60,175
136	138	114.8	5,93,139	1,86,000	4,07,139
137	139	114.8	5,54,832	2,92,000	2,62,832
138	140	114.8	5,25,175	3,94,000	1,31,175
139	141	114.8	5,43,711	2,96,006	2,47,705
140	142	114.8	5,25,175	2,22,001	3,03,174
141	143	114.8	5,43,711	3,17,201	2,26,510
142	144	114.8	5,86,961	3,82,000	2,04,961
143	145	114.8	5,86,961	4,00,000	1,86,961
144	146	114.8	5,80,782	2,76,200	3,04,582
145	147	114.8	5,56,068	5,56,068	-
146	148	114.8	5,81,482	4,20,000	1,61,482
147	149	114.8	5,86,961	2,07,001	3,79,960
148	150	141.95	7,02,857	3,90,010	3,12,847
149	151	148.26	7,34,101	4,74,825	2,59,276
150	152	117.45	5,30,977	2,82,000	2,48,977
151	153	117.45	6,30,852	2,42,000	3,88,852
152	154	117.45	6,00,510	2,82,000	3,18,510

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

153	155	117.45	6,30,852	3,04,000	3,26,852
154	156	117.45	6,06,831	2,75,831	3,31,000
155	157	117.45	5,43,620	1,77,000	3,66,620
156	158	117.45	5,56,262	3,45,000	2,11,262
157	159	117.45	5,43,620	3,05,904	2,37,716
158	160	117.45	5,49,941	3,50,000	1,99,941
159	161	117.45	5,43,620	3,22,000	2,21,620
160	162	117.45	5,43,620	4,17,000	1,26,620
161	163	117.45	6,00,510	2,89,103	3,11,407
162	164	152.73	8,20,349	4,55,100	3,65,249
163	165	151.03	7,96,587	3,35,975	4,60,612
164	166	119.63	5,40,833	5,02,000	38,833
165	167	119.63	5,78,176	3,15,000	2,63,176
166	168	119.63	5,15,079	5,15,079	-
167	169	119.63	5,15,079	5,15,079	-
168	171	119.63	5,47,271	2,22,000	3,25,271
169	172	119.63	5,53,710	1,40,000	4,13,710
170	173	119.63	6,05,218	2,52,324	3,52,894
171	174	119.63	5,92,341	2,00,000	3,92,341
172	176	119.63	5,40,833	3,21,175	2,19,658
173	177	152.36	7,70,801	4,62,000	3,08,801
174	178	154.08	7,79,503	3,10,000	4,69,503
175	179	132	6,39,382	4,00,000	2,39,382
176	180	132	6,67,799	2,97,000	3,70,799
177	181	132	6,10,965	2,03,000	4,07,965
178	182	132	6,82,007	3,24,000	3,58,007
179	183	132	6,03,860	2,27,000	3,76,860
180	184	209.13	10,58,005	6,62,000	3,96,005
179	185	220.38	10,67,477	10,67,477	-
180	186	120	5,79,964	1,83,500	3,96,464
181	187	120	5,79,964	2,37,001	3,42,963
182	188	120	5,79,964	2,54,000	3,25,964

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183	189	120	5,55,422	4,53,100	1,02,322
184	190	120	5,55,422	2,33,000	3,22,422
185	191	120	5,55,422	2,05,000	3,50,422
186	192	120	5,55,422	2,01,000	3,54,422
187	193	120	6,44,548	2,14,000	4,30,548
188	194	158.25	7,83,565	3,58,001	4,25,564
189	195	157.88	8,49,710	2,42,500	6,07,210
190	196	122.25	6,44,791	2,05,000	4,39,791
191	197	122.25	5,65,837	5,65,837	-
192	198	122.25	6,18,473	58,000	5,60,473
193	199	122.25	6,31,632	2,40,000	3,91,632
194	200	122.25	6,31,632	2,12,000	4,19,632
195	201	122.25	6,44,791	1,60,000	4,84,791
196	202	122.25	6,25,052	2,75,000	3,50,052
197	203	122.25	6,25,052	2,75,000	3,50,052
198	204	217.97	10,55,803	1,15,000	9,40,803
199	206	132	7,09,003	3,00,000	4,09,003
200	207	132	6,82,007	2,22,000	4,60,007
201	208	132	6,60,694	4,02,000	2,58,694
202	209	132	6,67,799	2,29,000	4,38,799
203	210	132	7,80,046	7,80,046	-
204	211	152.38	7,54,500	-	7,54,500
205	212	221.72	10,71,581	5,36,184	5,35,397
206	213	225	10,41,417	5,02,000	5,39,417
207	214	225	11,50,403	5,34,192	6,16,211
208	215	225	11,50,403	7,05,000	4,45,403
209	216	225	11,50,403	4,80,000	6,70,403
210	217	225	8,20,109	5,14,889	3,05,220
211	218	236.75	11,46,770	2,93,700	8,53,070
212	219	212	10,26,886	4,45,416	5,81,470
213	220	212	10,83,935	4,97,000	5,86,935
214	221	212	10,83,935	4,97,000	5,86,935

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

215	222	212	9,81,246	5,37,000	4,44,246
216	223	205.54	10,39,844	5,18,064	5,21,780
217	224	137.58	6,96,028	5,14,889	1,81,139
218	225	105	4,85,995	2,41,121	2,44,874
219	227	105	5,42,506	1,92,505	3,50,001
220	228	105	5,65,110	5,42,506	22,604
221	229	105	5,42,506	2,18,000	3,24,506
222	230	105	5,42,506	1,45,000	3,97,506
223	231	105	5,42,506	2,27,112	3,15,394
224	232	105	5,42,506	2,27,112	3,15,394
225	233	105	5,65,110	3,41,500	2,23,610
226	234	134.03	6,49,215	6,49,215	-
227	235	143.03	7,54,392	2,40,000	5,14,392
228	236	131.25	6,78,132	3,22,000	3,56,132
229	237	131.25	7,04,975	2,27,000	4,77,975
230	238	131.25	6,21,621	6,21,621	-
231	239	131.25	6,35,749	6,35,749	-
232	240	131.25	7,41,707	2,60,320	4,81,387
233	241	131.25	7,41,707	2,47,000	4,94,707
234	242	131.25	6,71,068	3,02,000	3,69,068
235	243	157.83	7,49,149	4,58,200	2,90,949
236	244	148.08	7,49,149	3,68,200	3,80,949
237	245	116.25	5,63,092	2,80,000	2,83,092
238	246	116.25	5,63,092	4,30,950	1,32,142
239	247	116.25	5,94,375	2,14,000	3,80,375
240	248	116.25	6,00,631	2,14,000	3,86,631
241	249	116.25	6,00,631	6,00,631	-
242	250	116.25	6,00,631	6,00,631	-
243	251	116.57	6,02,284	1,91,125	4,11,159
244	252	127.1	6,15,647	1,80,000	4,35,647
245	253	172.51	8,89,820	3,27,000	5,62,820
246	254	155.05	8,76,203	4,52,000	4,24,203

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

247	255	115.5	6,20,378	2,08,503	4,11,875
248	256	119.42	5,91,301	2,14,740	3,76,561
249	257	123.34	6,37,263	1,88,000	4,49,263
250	258	127.26	5,23,274	30,979	4,92,295
251	259	131.18	6,77,771	1,92,000	4,85,771
252	260	135.3	7,26,728	1,91,000	5,35,728
253	262	154.78	6,55,366	2,68,000	3,87,366
Total		**38013.90**	**18,41,28,423/-**	**10,32,12,173/-**	**8,09,16,250/-**

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	86	206.50	394415.00
3	170	119.63	228493.30
4	175	119.63	228493.30
5	205	206.72	394835.20
6	226	105.00	200550.00
7	261	133.32	254641.20
8	263	485.03	926407.30
9	264	400.40	764764.00
10	265	375.70	717587.00
11	266	351.33	671040.30
12	267	326.95	624474.50
13	268	307.81	587917.10
		3404.81 Sq. Mtrs.	**Rs. 65,03,187.10/-**



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CHARTERED ACCOUNTANTS
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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. 2,23,77,911/-**
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. 8,09,16,250/-**
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	**3404.81 Sq. Mtrs.** **Rs. 65,03,187.10/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 8,74,19,437.10/-**
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 LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
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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. 10,32,12,173/-
3	Withdrawals	Rs. 10,32,12,173/-
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.

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
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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. 10,32,12,173/-
5	Total Funds for Project	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 6,04,87,064/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 6,04,87,064/-**



RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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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 LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 24130169BKAAKL1628)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:
Signature of Promoter

Shri Narendra Shivajirao Wagh
Date: 21st August 2024
Place: Nagpur