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 SEPTEMBER 2024

ELITE JASMINE – Project Registration No. P50500053515

Date: 4th December 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 ACCOUNTANT

	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/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

	(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/-**

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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

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. 3,37,88,089/-
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. 4,33,02,487/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 6,76,13,064/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**81.59%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 6,76,13,064/-**
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. 6,76,13,064/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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

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	2	247.33	13,31,130	6,66,000	6,65,130
2	3	170	8,60,044	3,62,922	4,97,122
3	4	261.35	12,94,059	9,97,000	2,97,059
4	5	262	13,53,681	8,64,000	4,89,681
5	6	120	5,43,797	5,43,797	-
6	7	120	5,55,422	4,02,000	1,53,422
7	8	120	7,10,424	2,00,000	5,10,424
8	9	120	5,79,964	5,00,350	79,614
9	10	120	5,55,422	3,62,230	1,93,192
10	11	217.76	11,13,334	8,30,000	2,83,334
11	12	221.5	11,32,507	11,32,507	-
12	13	135	6,24,850	4,16,212	2,08,638
13	14	135	6,32,116	4,19,000	2,13,116
14	15	135	6,24,850	5,95,800	29,050
15	16	135	5,81,256	5,81,256	-
16	17	135	6,97,507	3,07,000	3,90,507
17	18	135	6,97,507	3,07,000	3,90,507
18	19	135	6,24,850	6,24,850	-
19	20	272.13	13,18,143	5,79,701	7,38,442
20	21	277.55	13,89,210	10,50,826	3,38,384
21	22	278.1	11,97,387	9,52,000	2,45,387
22	23	267.98	12,98,042	6,07,895	6,90,147
23	24	266.35	12,18,471	9,52,000	2,66,471
24	25	254.45	10,93,728	10,93,728	-

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

25	26	242.55	10,44,323	10,44,323	-
26	27	232.4	10,75,668	10,38,000	37,668
27	28	241.98	12,37,220	12,37,220	-
28	29	201.24	10,18,089	7,80,000	2,38,089
29	30	132	6,55,000	6,55,000	-
30	31	132	6,10,965	3,79,001	2,31,964
31	32	132	6,10,965	5,82,548	28,417
32	33	132	6,10,965	3,22,000	2,88,965
33	34	132	5,68,339	5,66,000	2,339
34	35	132	6,10,965	3,14,650	2,96,315
35	36	132	6,03,860	6,03,860	-
36	37	132	6,37,961	4,10,000	2,27,961
37	38	132	7,09,003	4,22,000	2,87,003
38	39	132	6,10,965	3,64,000	2,46,965
39	40	132	6,10,965	4,80,000	1,30,965
40	41	163.83	8,37,646	4,37,646	4,00,000
41	42	147.7	7,47,226	6,77,000	70,226
42	43	123.75	5,72,779	3,46,000	2,26,779
43	44	123.75	5,72,779	3,76,688	1,96,091
44	45	123.75	5,72,779	4,02,000	1,70,779
45	46	123.75	5,72,779	4,02,000	1,70,779
46	47	123.75	5,66,119	3,62,000	2,04,119
47	48	123.75	5,98,088	2,40,000	3,58,088
48	49	123.75	5,98,088	3,25,000	2,73,088
49	50	266.79	15,50,733	3,13,985	12,36,748
50	51	188.63	10,13,176	3,90,000	6,23,176
51	52	123.75	5,59,459	3,15,000	2,44,459
52	53	123.75	5,59,459	4,53,641	1,05,818
53	54	123.75	5,66,119	3,17,000	2,49,119
54	55	123.75	5,66,119	3,30,000	2,36,119
55	56	123.75	5,72,779	3,31,000	2,41,779
56	57	123.75	5,72,779	5,72,000	779

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

57	58	123.75	5,72,779	5,11,299	61,480
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	7,37,000	1,06,804
61	62	127.88	5,91,895	3,63,000	2,28,895
62	63	127.88	5,91,895	4,12,000	1,79,895
63	64	127.88	5,91,895	4,12,000	1,79,895
64	65	127.88	5,91,895	5,10,700	81,195
65	66	127.88	5,98,778	4,19,000	1,79,778
66	67	127.88	5,98,778	4,14,999	1,83,779
67	68	127.88	5,91,895	3,89,000	2,02,895
68	69	127.88	5,78,130	5,78,130	-
69	70	127.88	6,88,250	2,04,000	4,84,250
70	71	127.88	6,05,660	3,79,000	2,26,660
71	72	214.74	10,37,846	8,07,000	2,30,846
72	73	218.79	10,57,420	6,82,000	3,75,420
73	74	130.8	6,32,161	4,42,000	1,90,161
74	75	130.8	6,05,410	3,10,000	2,95,410
75	76	130.8	5,91,331	4,97,500	93,831
76	77	130.8	5,91,331	4,97,500	93,831
77	78	130.8	5,98,371	4,22,000	1,76,371
78	79	130.8	6,75,807	2,64,000	4,11,807
79	80	130.8	6,32,161	4,82,000	1,50,161
80	81	130.8	5,91,331	3,40,000	2,51,331
81	82	130.8	5,98,371	4,00,000	1,98,371
82	83	130.8	6,32,161	4,71,636	1,60,525
83	84	130.8	5,63,172	4,80,000	83,172
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	2,51,000	7,11,705
87	89	145.35	7,35,337	2,62,000	4,73,337
88	90	106.84	4,88,761	4,02,000	86,761



89	91	104.99	4,85,948	2,77,652	2,08,296
90	92	103.14	4,77,386	1,61,000	3,16,386
91	93	106.76	4,94,141	2,25,000	2,69,141
92	94	104.81	4,79,474	1,82,000	2,97,474
93	95	104.72	4,95,971	4,21,000	74,971
94	96	100.41	4,53,941	3,18,500	1,35,441
95	97	106.75	5,45,802	5,45,802	-
96	98	112.88	5,83,219	2,50,001	3,33,218
97	99	115.81	5,98,358	5,98,358	-
98	100	121.98	6,30,237	5,02,559	1,27,678
99	101	128.14	6,62,064	6,62,064	-
100	102	145.66	7,21,227	3,95,000	3,26,227
101	103	138.65	6,86,517	4,57,828	2,28,689
102	104	107.25	5,19,498	2,62,000	2,57,498
103	105	107.25	5,18,343	2,59,000	2,59,343
104	106	107.25	5,18,343	2,75,000	2,43,343
105	107	107.25	4,96,409	3,11,094	1,85,315
106	108	138.65	6,71,593	6,71,593	-
107	109	138.65	6,71,593	6,71,593	-
108	110	109.2	5,05,434	3,37,000	1,68,434
109	111	109.2	5,64,206	2,82,000	2,82,206
110	112	109.2	4,99,557	3,32,000	1,67,557
111	113	109.2	5,27,768	5,27,768	-
112	114	140.28	7,24,788	4,99,865	2,24,923
113	115	148.4	7,49,512	6,66,800	82,712
114	116	110.5	5,69,968	3,30,000	2,39,968
115	117	110.5	5,11,451	5,11,451	-
116	118	110.5	5,11,451	3,58,500	1,52,951
117	119	110.5	4,99,557	2,96,100	2,03,457
118	120	141.9	4,58,224	1,95,000	2,63,224
119	121	210.25	10,13,883	9,68,610	45,273
120	122	210	9,60,687	5,32,000	4,28,687

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

121	123	210	9,71,989	5,15,000	4,56,989
122	124	222.25	10,52,612	10,52,612	-
123	125	215.03	10,41,562	6,90,000	3,51,562
124	126	204	9,33,239	5,92,000	3,41,239
125	127	204	8,34,425	8,34,425	-
126	128	204	8,78,342	8,78,342	-
127	129	204	9,66,177	6,92,000	2,74,177
128	130	204	9,85,939	9,85,939	-
129	131	204	9,85,939	9,85,939	-
130	132	204	9,85,939	9,83,939	2,000
131	133	204	9,33,239	9,33,239	-
132	134	204	10,54,011	5,26,800	5,27,211
133	135	209.54	10,60,586	9,22,000	1,38,586
134	136	152.5	7,71,510	5,77,000	1,94,510
135	137	114.8	5,25,175	3,05,000	2,20,175
136	138	114.8	5,93,139	2,22,000	3,71,139
137	139	114.8	5,54,832	3,42,000	2,12,832
138	140	114.8	5,25,175	4,28,000	97,175
139	141	114.8	5,43,711	3,29,378	2,14,333
140	142	114.8	5,25,175	4,66,000	59,175
141	143	114.8	5,43,711	3,62,500	1,81,211
142	144	114.8	5,86,961	3,94,000	1,92,961
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	2,67,000	3,19,961
148	150	141.95	7,02,857	3,80,010	3,22,847
149	151	148.26	7,34,101	5,04,825	2,29,276
150	152	117.45	5,30,977	3,12,000	2,18,977
151	153	117.45	6,30,852	2,57,000	3,73,852
152	154	117.45	6,00,510	2,82,127	3,18,383

RISHI LASHKHARE * NAGPUR * CHARTERED ACCOUNTANT

153	155	117.45	6,30,852	3,29,001	3,01,851
154	156	117.45	6,06,831	3,23,831	2,83,000
155	157	117.45	5,43,620	1,77,000	3,66,620
156	158	117.45	5,56,262	3,81,000	1,75,262
157	159	117.45	5,43,620	3,87,904	1,55,716
158	160	117.45	5,49,941	4,05,000	1,44,941
159	161	117.45	5,43,620	3,42,000	2,01,620
160	162	117.45	5,43,620	5,43,620	-
161	163	117.45	6,00,510	3,26,464	2,74,046
162	164	152.73	8,20,349	5,55,100	2,65,249
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	3,47,000	2,31,176
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	2,57,000	2,90,271
169	172	119.63	5,53,710	1,70,000	3,83,710
170	173	119.63	6,05,218	2,77,530	3,27,688
171	174	119.63	6,95,356	-	6,95,356
172	176	119.63	5,40,833	3,51,175	1,89,658
173	177	152.36	7,70,801	5,42,000	2,28,801
174	178	154.08	7,79,503	3,80,000	3,99,503
175	179	132	6,39,382	4,00,000	2,39,382
176	180	132	6,67,799	3,38,000	3,29,799
177	181	132	6,10,965	2,03,000	4,07,965
178	182	132	6,82,007	3,54,000	3,28,007
179	183	132	6,03,860	2,52,000	3,51,860
180	184	209.13	10,58,005	7,62,000	2,96,005
181	185	220.38	10,67,477	10,67,477	-
182	186	120	5,79,964	1,73,500	4,06,464
183	187	120	5,79,964	3,83,000	1,96,964
184	188	120	5,79,964	3,00,000	2,79,964

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

185	189	120	5,55,422	4,53,100	1,02,322
186	190	120	5,55,422	2,43,000	3,12,422
187	191	120	5,55,422	2,75,000	2,80,422
188	192	120	5,55,422	2,01,000	3,54,422
189	193	120	7,10,424	1,90,000	5,20,424
190	194	158.25	7,83,565	4,05,000	3,78,565
191	195	157.88	8,49,710	3,22,500	5,27,210
192	196	122.25	6,44,791	2,05,328	4,39,463
193	197	122.25	5,65,837	5,65,837	-
194	198	122.25	6,18,473	2,03,000	4,15,473
195	199	122.25	6,31,632	6,31,500	132
196	200	122.25	6,31,632	2,52,000	3,79,632
197	201	122.25	6,31,632	3,21,631	3,10,001
198	202	122.25	6,25,052	3,00,000	3,25,052
199	203	122.25	6,25,052	3,00,000	3,25,052
200	204	217.97	10,55,803	10,55,803	-
201	206	132	7,09,003	3,20,000	3,89,003
202	207	132	6,82,007	2,52,000	4,30,007
203	208	132	6,60,694	4,02,000	2,58,694
204	209	132	6,67,799	2,84,000	3,83,799
205	210	132	7,80,046	7,80,046	-
206	211	152.38	7,54,500	3,48,700	4,05,800
207	212	221.72	10,71,581	6,03,105	4,68,476
208	213	225	10,41,417	5,17,000	5,24,417
209	214	225	11,50,403	6,06,847	5,43,556
210	215	225	11,50,403	8,16,210	3,34,193
211	216	225	11,50,403	5,25,000	6,25,403
212	217	225	8,20,109	5,60,889	2,59,220
213	218	225	11,46,770	5,35,688	6,11,082
214	219	225	10,26,886	4,86,690	5,40,196
215	220	225	10,83,935	5,64,500	5,19,435
216	221	225	10,83,935	5,64,500	5,19,435

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

217	222	212	9,81,246	6,27,000	3,54,246
218	223	205.54	10,39,844	5,18,064	5,21,780
219	224	137.58	6,96,028	3,35,330	3,60,698
220	225	105	4,85,995	2,43,121	2,42,874
221	227	105	6,44,225	-	6,44,225
222	228	105	5,65,110	5,42,506	22,604
223	229	105	5,42,506	2,23,000	3,19,506
224	230	105	5,42,506	1,59,000	3,83,506
225	231	105	5,42,506	2,60,904	2,81,602
226	232	105	5,42,506	2,60,904	2,81,602
227	233	105	5,65,110	3,41,500	2,23,610
228	234	134.03	6,49,215	6,49,000	215
229	235	143.03	7,54,392	3,60,000	3,94,392
230	236	131.25	6,78,132	3,60,000	3,18,132
231	237	131.25	7,04,975	2,96,830	4,08,145
232	238	131.25	6,21,621	6,21,621	-
233	239	131.25	6,35,749	6,35,749	-
234	240	131.25	7,41,707	3,26,176	4,15,531
235	241	131.25	7,41,707	3,07,000	4,34,707
236	242	131.25	6,71,068	3,52,000	3,19,068
237	243	157.83	7,49,149	4,73,200	2,75,949
238	244	148.08	7,49,149	4,73,200	2,75,949
239	245	116.25	5,63,092	2,96,000	2,67,092
240	246	116.25	5,63,092	4,46,950	1,16,142
241	247	116.25	5,94,375	2,74,880	3,19,495
242	248	116.25	6,00,631	6,00,631	-
243	249	116.25	6,00,631	6,00,631	-
244	250	116.25	6,00,631	6,00,631	-
245	251	116.57	6,02,284	2,37,284	3,65,000
246	252	127.1	6,15,647	1,95,000	4,20,647
247	253	172.51	8,89,820	3,27,000	5,62,820
248	254	155.05	8,76,203	5,17,600	3,58,603

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

249	255	115.5	6,20,378	3,36,300	2,84,078
250	256	119.42	5,91,301	2,51,888	3,39,413
251	257	123.34	6,37,263	2,07,500	4,29,763
252	258	127.26	5,23,274	59,937	4,63,337
253	259	131.18	6,77,771	2,41,000	4,36,771
254	260	135.30	6,55,366	2,32,250	4,23,116
255	262	154.78	8,33,026	3,00,000	5,33,026
Total		**37,139.24 Sq. Mtrs.**	**Rs. 18,09,16,844/-**	**Rs. 11,72,00,001/-**	**Rs. 6,37,16,843/-**

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	86	206.50	394415.00
2	170	119.63	228493.30
3	175	119.63	228493.30
4	205	206.72	394835.20
5	226	105.00	200550.00
6	261	133.32	254641.20
7	263	485.03	926407.30
8	264	400.40	764764.00
9	265	375.70	717587.00
10	266	351.33	671040.30
11	267	326.95	624474.50
12	268	307.81	587917.10
		3138.02 Sq. Mtrs.	**Rs. 59,93,618.20/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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

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. 1,52,51,911/-**
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. 6,37,16,843/-**
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	**3138.02 Sq. Mtrs.** **Rs. 59,93,618.20/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 6,97,10,461.20/-**
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

CHARTERED ACCOUNTANTS

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

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

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. 11,72,00,001/-
3	Withdrawals	Rs. 11,72,00,001/-
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
CHARTERED ACCOUNTANTS
Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001
M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

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. 11,72,00,001/-
5	Total Funds for Project	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 6,76,13,064/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 6,76,13,064/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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

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: 24130169BKAAKY8987)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:
Signature of Promoter

Shri Narendra Shivajirao Wagh
Date: 4th December 2024
Place: Nagpur