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 MARCH 2025)

ELITE JASMINE – Project Registration No. P50500053515

Date: 19th April 2025

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/-



	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. 4,27,42,685/-
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. 5,22,57,083/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 7,65,67,660/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**92.40%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 7,65,67,660/-**
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. 7,65,67,660/-**

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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	2	247.33	13,31,130	8,66,000	4,65,130
2	3	170.00	8,60,044	4,62,342	3,97,702
3	4	261.35	12,94,059	10,70,000	2,24,059
4	5	262.00	13,53,681	9,72,000	3,81,681
5	6	120.00	5,43,797	5,43,797	-
6	7	120.00	5,55,422	5,55,422	-
7	8	120.00	7,10,424	2,85,068	4,25,356
8	9	120.00	5,79,964	5,20,350	59,614
9	10	120.00	5,55,422	4,19,230	1,36,192
10	11	217.75	11,13,334	9,80,000	1,33,334
11	12	221.50	11,32,507	11,32,507	-
12	13	135.00	6,24,850	4,16,212	2,08,638
13	14	135.00	6,32,116	4,76,000	1,56,116
14	15	135.00	6,24,850	5,95,800	29,050
15	16	135.00	5,81,256	5,81,256	-
16	17	135.00	6,97,507	3,07,000	3,90,507
17	18	135.00	6,97,507	3,07,000	3,90,507
18	19	135.00	6,24,850	6,24,850	-
19	20	272.13	13,18,143	7,49,702	5,68,441
20	21	277.55	13,89,210	12,65,826	1,23,384
21	22	278.10	11,97,387	10,27,000	1,70,387
22	23	267.98	12,98,042	7,45,499	5,52,543
23	24	266.35	12,18,471	9,52,000	2,66,471
24	25	254.03	10,93,728	10,93,728	-

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25	26	242.55	10,44,323	10,44,323	-
26	27	232.40	10,75,668	10,75,668	-
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	132.00	6,55,000	6,55,000	-
30	31	132.00	6,10,965	5,04,001	1,06,964
31	32	132.00	6,10,965	6,10,965	-
32	33	132.00	6,10,965	6,10,965	-
33	34	132.00	*5,66,000*	*5,66,000*	-
34	35	132.00	6,10,965	4,34,650	1,76,315
35	36	132.00	6,03,860	6,03,860	-
36	37	132.00	6,37,961	4,10,000	2,27,961
37	38	132.00	7,09,003	4,72,000	2,37,003
38	39	132.00	6,10,965	4,18,000	1,92,965
39	40	132.00	6,10,965	4,80,000	1,30,965
40	41	163.83	8,37,646	5,07,646	3,30,000
41	42	147.70	7,47,226	7,02,000	45,226
42	43	123.75	5,72,779	3,76,000	1,96,779
43	44	123.75	5,72,779	4,42,688	1,30,091
44	45	123.75	5,72,779	4,02,000	1,70,779
45	46	123.75	5,72,779	4,52,000	1,20,779
46	47	123.75	5,66,119	4,07,000	1,59,119
47	48	123.75	5,98,088	2,65,000	3,33,088
48	49	123.75	5,98,088	4,03,000	1,95,088
49	50	266.79	15,50,733	3,13,985	12,36,748
50	51	188.63	10,13,176	4,33,000	5,80,176
51	52	123.75	5,59,459	3,59,000	2,00,459
52	53	123.75	5,59,459	4,83,881	75,578
53	54	123.75	5,66,119	3,17,000	2,49,119
54	55	123.75	5,66,119	3,43,000	2,23,119
55	56	123.75	5,72,779	3,76,000	1,96,779
56	57	123.75	5,72,779	5,72,779	-

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57	58	123.75	5,72,779	5,72,779	-
58	59	123.75	5,66,119	4,34,000	1,32,119
59	60	155.58	7,51,924	7,51,924	-
60	61	155.58	7,87,089	7,87,089	-
61	62	127.88	5,91,895	3,88,000	2,03,895
62	63	127.88	5,91,895	5,02,000	89,895
63	64	127.88	5,91,895	5,02,000	89,895
64	65	127.88	5,91,895	5,91,895	-
65	66	127.88	5,98,778	4,91,000	1,07,778
66	67	127.88	5,98,778	4,86,999	1,11,779
67	68	127.88	5,91,895	4,39,000	1,52,895
68	69	127.88	5,78,130	5,78,130	-
69	70	127.88	6,88,250	4,04,000	2,84,250
70	71	127.88	6,59,000	6,59,000	-
71	72	214.74	10,37,846	8,32,000	2,05,846
72	73	218.79	10,57,420	7,02,000	3,55,420
73	74	130.80	6,32,161	4,67,000	1,65,161
74	75	130.80	6,05,410	4,30,000	1,75,410
75	76	130.80	5,91,331	5,40,000	51,331
76	77	130.80	5,91,331	5,40,000	51,331
77	78	130.80	5,98,371	4,58,000	1,40,371
78	79	130.80	6,75,807	2,94,000	3,81,807
79	80	130.80	6,32,161	5,22,000	1,10,161
80	81	130.80	5,91,331	4,20,000	1,71,331
81	82	130.80	5,98,371	4,50,000	1,48,371
82	83	130.80	6,32,161	5,21,636	1,10,525
83	84	130.80	5,63,172	5,30,001	33,171
84	85	166.51	8,04,749	8,00,000	4,749
85	87	165.53	8,49,902	7,50,000	99,902
86	88	198.75	9,62,705	2,91,000	6,71,705
87	89	145.35	7,35,337	3,22,000	4,13,337
88	90	106.84	4,88,761	4,88,761	-

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89	91	104.99	4,85,948	2,77,652	2,08,296
90	92	103.14	4,77,386	1,71,000	3,06,386
91	93	106.76	4,94,141	2,55,000	2,39,141
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	3,68,500	85,441
95	97	106.75	5,45,802	5,45,802	-
96	98	112.88	5,83,219	3,00,001	2,83,218
97	99	115.81	5,98,358	5,98,358	-
98	100	121.98	6,30,237	5,12,559	1,17,678
99	101	128.14	6,62,064	6,62,064	-
100	102	145.66	7,21,227	4,85,000	2,36,227
101	103	138.65	6,86,517	4,57,828	2,28,689
102	104	107.25	5,19,498	3,07,000	2,12,498
103	105	107.25	5,18,343	3,09,000	2,09,343
104	106	107.25	5,18,343	3,40,001	1,78,342
105	107	107.25	4,96,409	3,48,094	1,48,315
106	108	138.65	6,71,593	6,71,593	-
107	109	138.65	6,71,593	6,71,593	-
108	110	109.20	5,05,434	3,67,000	1,38,434
109	111	109.20	5,64,206	2,90,000	2,74,206
110	112	109.20	4,99,557	3,52,000	1,47,557
111	113	109.20	5,27,768	5,27,768	-
112	114	140.28	7,24,788	5,74,840	1,49,948
113	115	148.15	7,49,512	6,66,800	82,712
114	116	110.32	5,69,968	4,50,000	1,19,968
115	117	110.50	5,11,451	5,11,451	-
116	118	110.50	5,11,451	4,28,500	82,951
117	119	110.50	4,99,557	3,34,699	1,64,858
118	120	141.90	4,58,224	2,37,000	2,21,224
119	121	210.25	10,13,883	9,68,610	45,273
120	122	210.00	9,60,687	6,12,000	3,48,687

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121	123	210.00	9,71,989	6,40,000	3,31,989
122	124	222.25	10,52,612	10,52,612	-
123	125	215.03	10,41,562	7,30,000	3,11,562
124	126	204.00	9,33,239	7,17,000	2,16,239
125	127	204.00	8,34,425	8,34,425	-
126	128	204.00	8,78,342	8,78,342	-
127	129	204.00	9,66,177	8,12,000	1,54,177
128	130	204.00	9,85,939	9,85,939	-
129	131	204.00	9,85,939	9,85,939	-
130	132	204.00	9,85,939	9,83,939	2,000
131	133	204.00	9,33,239	9,33,239	-
132	134	204.00	10,54,011	6,36,300	4,17,711
133	135	209.64	10,60,586	10,02,000	58,586
134	136	152.50	7,71,510	6,57,000	1,14,510
135	137	114.80	5,25,175	3,40,000	1,85,175
136	138	114.80	5,93,139	2,70,000	3,23,139
137	139	114.80	5,54,832	3,82,000	1,72,832
138	140	114.80	5,25,175	4,48,000	77,175
139	141	114.80	5,43,711	3,84,998	1,58,713
140	142	114.80	5,25,175	4,66,000	59,175
141	143	114.80	5,43,711	3,85,150	1,58,561
142	144	114.80	5,86,961	4,68,000	1,18,961
143	146	114.80	5,80,782	3,37,091	2,43,691
144	147	114.80	5,56,068	5,56,068	-
145	148	114.80	5,81,482	4,20,000	1,61,482
146	149	114.80	5,86,961	3,27,001	2,59,960
147	150	141.95	7,02,857	4,60,010	2,42,847
148	151	148.26	7,34,101	5,44,825	1,89,276
149	152	117.45	5,30,977	3,52,000	1,78,977
150	153	117.45	6,30,852	3,76,400	2,54,452
151	154	117.45	6,00,510	2,82,127	3,18,383
152	155	117.45	6,30,852	3,99,001	2,31,851

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153	156	117.45	6,06,831	3,93,831	2,13,000
154	157	117.45	5,43,620	2,77,000	2,66,620
155	158	117.45	5,56,262	4,30,000	1,26,262
156	159	117.45	5,43,620	4,57,904	85,716
157	160	117.45	5,49,941	5,08,000	41,941
158	161	117.45	5,43,620	4,97,620	46,000
159	162	117.45	5,43,620	5,43,620	-
160	163	117.45	6,00,510	4,01,189	1,99,321
161	164	152.73	8,20,349	6,04,100	2,16,249
162	165	151.03	7,96,587	4,30,975	3,65,612
163	166	119.63	5,40,833	5,02,000	38,833
164	167	119.63	5,78,176	4,07,000	1,71,176
165	168	119.63	5,15,079	5,15,079	-
166	169	119.63	5,15,079	5,15,079	-
167	171	119.63	5,47,271	3,28,000	2,19,271
168	172	119.63	5,53,710	2,00,000	3,53,710
169	173	119.63	6,05,218	3,27,942	2,77,276
170	174	119.63	6,95,356	4,21,950	2,73,406
171	176	119.63	5,40,833	3,71,175	1,69,658
172	177	152.36	7,70,801	6,47,000	1,23,801
173	178	154.08	7,79,503	4,00,000	3,79,503
174	179	132.00	6,39,382	4,70,000	1,69,382
175	180	132.00	6,67,799	3,88,000	2,79,799
176	181	132.00	6,10,965	3,23,000	2,87,965
177	182	132.00	6,82,007	4,14,000	2,68,007
178	183	132.00	6,03,860	2,52,000	3,51,860
179	184	209.13	10,58,005	8,46,000	2,12,005
180	185	220.38	10,67,477	10,67,477	-
181	186	120.00	5,79,964	1,92,000	3,87,964
182	187	120.00	5,79,964	4,13,000	1,66,964
183	188	120.00	5,79,964	3,80,000	1,99,964
184	189	120.00	5,55,422	4,67,100	88,322

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185	190	120.00	5,55,422	3,45,000	2,10,422
186	191	120.00	5,55,422	3,45,000	2,10,422
187	192	120.00	5,55,422	2,51,000	3,04,422
188	193	120.00	7,10,424	2,50,000	4,60,424
189	194	158.25	7,83,565	4,66,000	3,17,565
190	195	157.88	8,49,710	4,62,500	3,87,210
191	196	122.25	6,44,791	2,05,328	4,39,463
192	197	122.25	5,65,837	5,65,837	-
193	198	122.25	6,18,473	2,43,000	3,75,473
194	199	122.25	6,31,632	6,31,632	-
195	200	122.25	6,31,632	3,03,000	3,28,632
196	201	122.25	6,31,632	3,31,631	3,00,001
197	202	122.25	6,25,052	3,60,000	2,65,052
198	203	122.25	6,25,052	3,60,000	2,65,052
199	204	217.97	10,55,803	10,55,803	-
200	206	132.00	7,09,003	3,60,000	3,49,003
201	207	132.00	6,82,007	3,02,000	3,80,007
202	208	132.00	6,60,694	4,02,000	2,58,694
203	209	132.00	6,67,799	3,74,000	2,93,799
204	210	132.00	7,80,046	7,80,046	-
205	211	152.38	7,54,500	5,01,001	2,53,499
206	212	221.72	10,71,581	7,59,254	3,12,327
207	213	225.00	10,41,417	7,02,000	3,39,417
208	214	225.00	11,50,403	7,52,161	3,98,242
209	215	225.00	11,50,403	8,48,210	3,02,193
210	216	225.00	11,50,403	6,45,000	5,05,403
211	217	152.38	8,20,109	6,29,889	1,90,220
212	218	236.75	11,46,770	11,46,770	-
213	219	212.00	10,26,886	6,24,504	4,02,382
214	220	212.00	10,83,935	10,83,935	-
215	221	212.00	10,83,935	10,83,935	-
216	222	212.00	9,81,246	7,57,000	2,24,246

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

217	223	205.54	10,39,844	5,76,397	4,63,447
218	224	137.58	6,96,028	5,68,663	1,27,365
219	225	105.00	4,85,995	3,01,454	1,84,541
220	227	105.00	6,44,225	1,92,000	4,52,225
221	228	105.00	5,65,110	5,42,506	22,604
222	229	105.00	5,42,506	2,47,000	2,95,506
223	230	105.00	5,42,506	1,79,000	3,63,506
224	231	105.00	5,42,506	3,17,224	2,25,282
225	232	105.00	5,42,506	3,39,752	2,02,754
226	233	105.00	5,65,110	4,61,500	1,03,610
227	234	134.03	6,49,215	6,49,215	-
228	235	143.03	7,54,392	4,55,000	2,99,392
229	236	131.25	6,78,132	3,96,000	2,82,132
230	237	131.25	7,04,975	3,46,830	3,58,145
231	238	131.25	6,21,621	6,21,621	-
232	239	131.25	6,35,749	6,35,749	-
233	240	131.25	7,41,707	3,84,032	3,57,675
234	241	131.25	7,41,707	3,92,000	3,49,707
235	242	131.25	6,71,068	4,52,000	2,19,068
236	243	148.08	7,49,149	5,15,700	2,33,449
237	244	148.08	7,49,149	5,15,700	2,33,449
238	245	116.25	5,63,092	3,88,500	1,74,592
239	246	116.25	5,63,092	4,66,450	96,642
240	247	116.25	5,94,375	3,73,184	2,21,191
241	248	116.25	6,00,631	6,00,631	-
242	249	116.25	6,00,631	6,00,631	-
243	250	116.25	6,00,631	6,00,631	-
244	251	116.57	6,02,284	6,02,284	-
245	252	127.10	6,15,647	2,35,000	3,80,647
246	253	172.22	8,89,820	4,57,000	4,32,820
247	254	155.05	8,76,203	5,99,600	2,76,603
248	255	115.50	6,20,378	3,95,300	2,25,078

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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249	256	119.42	5,91,301	3,01,888	2,89,413
250	257	123.34	6,37,263	3,27,000	3,10,263
251	258	127.26	5,23,274	59,937	4,63,337
252	259	131.18	6,77,771	2,90,000	3,87,771
253	260	135.30	6,55,366	3,14,150	3,41,216
254	262	154.78	8,33,026	4,00,000	4,33,026
Total		**36,902.56 Sq. Mtrs.**	**Rs. 18,03,24,169/-**	**Rs. 13,26,26,559/-**	**Rs. 4,76,97,610/-**

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	1	1168.70	22,32,217
2	86	206.50	3,94,415
3	170	119.63	2,28,493
4	175	119.63	2,28,493
5	205	206.72	3,94,835
6	226	105.00	2,00,550
7	261	133.32	2,54,641
8	263	485.03	9,26,407
9	264	400.40	7,64,764
10	265	375.70	7,17,587
11	266	351.33	6,71,040
12	267	326.95	6,24,475
13	268	307.81	5,87,917
		4306.72 Sq. Mtrs.	**Rs. 82,25,834/-**

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

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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. 62,97,315/-**
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. 5,57,83,815/-**
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	**4306.72 Sq. Mtrs.** **Rs. 82,25,834/-**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**Rs. 6,40,09,649/-**
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

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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. 13,26,26,559/-
3	Withdrawals	Rs. 13,26,26,559/-
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 LASHKARE & ASSOCIATES
CHARTERED ACCOUNTANTS
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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. 13,26,26,559/-
5	Total Funds for Project	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 7,65,67,660/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 8,28,64,975/-**	**Rs. 8,28,64,975/-**	**Rs. 7,65,67,660/-**



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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.



Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 25130169BMITTH8366)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully
Agreed and accepted by:
Signature of Promoter

Shri Narendra Shivajirao Wagh
Date: 19th April 2025
Place: Nagpur