98, Sindhi Colony
Nanak Nagar, Bhusawal- 425201
Dist - Jalgaon (M.H)
Email: casumitchandwani1@gmail.com

CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Date: 20-01-2025

To: Neevstone Builders, House No. 3474, Satya Sai Apartments, Khamla Road, Khamla, Nagpur, Nagpur, 440025

Subject: Certificate of Financial Progress of Work of INDUS PARK having MahaRERA Registration Number P50500053610 being developed by Neevstone Builders

Sir,

This certificate is being issued for RERA compliance for the **INUDS PARK** having MahaRERA Registration Number P50500053610 being developed by Neevstone Builders and is based on the records and documents produced before me and explainations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)			
Sr No.		Particulars	Estimated Cost (At the time of registration of Project)(INR)
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	4,02,80,000
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Adminstration or any Statutory Authority.	26,22,080
	c)	Estimated Acquisition cost of TDR (if any)	-
	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; and	
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
	f)	Under Rehabilitation scheme:	-
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	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.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost	**4,29,02,080**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	25,75,00,000
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	2,50,00,000
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	1,00,97,920
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	1,50,00,000
		Sub Total of Development Cost	**30,75,97,920**
		Total Cost of the Project (Estimated)	**35,05,00,000**

SUMIT R. CHANDWANI M. No. 616078 CHARTERED ACCOUNTANT

Table B - Actual Cost Incurred on the Project till the quarter ending December 2024			
Sr No.		Particulars	Amount (INR) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	4,02,80,000
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	26,22,080
	c)	Incurred Expensditure for Acquisition of TDR (if any)	-
	d)	Amounts paid 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; and	-
	e)	Land premium paid for redevelopment of land owned by public authorities.	-
	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) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
	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 accomodation or rent in lieu of Transit accomodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	-
	iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land cost	4,29,02,080
2	Development Cost / Cost of Construction:		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	14,41,91,614
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
	(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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	40,99,298
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	1,07,20,290
		Sub Total of Development Cost	15,90,11,201
		Total Cost of the Project (Incurred)	20,19,13,281

3		Total Cost of the Project (Actual incurred as on date of certificate)	20,19,13,281
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	57.61%
5		Amount which can be withdrawn from the Designated Account	20,19,13,281
6		Less: Amount withdrawn till date of this certificate from Designated Account	4,42,75,071
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	15,76,38,210

*Pass through charges or indirect taxes not included in incurred cost of the project



Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	Floor No.	Carpet Area (Sq. Mtrs)	Unit Conisderation as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	A-203	52.24	32,25,000.00	24,57,250.00	7,67,750.00
2	A-213	52.24	34,00,000.00	11,00,000.00	23,00,000.00
3	A-301	52.24	25,00,000.00	13,50,000.00	11,50,000.00
4	A-302	52.24	33,50,000.00	1,00,000.00	32,50,000.00
5	A-308	52.24	33,50,000.00	2,21,000.00	31,29,000.00
6	A-313	52.24	33,00,000.00	25,80,000.00	7,20,000.00
7	A-315	52.24	37,50,000.00	4,00,000.00	33,50,000.00
8	A-403	52.24	28,00,000.00	10,78,000.00	17,22,000.00
9	A-405	52.24	33,00,000.00	3,33,000.00	29,67,000.00
10	A-414	52.24	33,00,000.00	4,00,000.00	29,00,000.00
11	A-415	52.24	30,00,000.00	20,10,000.00	9,90,000.00
12	A-501	52.24	25,00,000.00	7,00,000.00	18,00,000.00
13	A-503	52.24	25,00,000.00	15,00,000.00	10,00,000.00
14	A-515	52.24	25,00,000.00	2,50,000.00	22,50,000.00
15	A-603	52.24	25,00,000.00	1,99,000.00	23,01,000.00
16	A-604	52.24	25,00,000.00	1,99,000.00	23,01,000.00
17	A-612	52.24	33,50,000.00	3,50,000.00	30,00,000.00
18	A-613	52.24	33,50,000.00	3,50,000.00	30,00,000.00
19	A-614	52.24	33,75,000.00	24,00,500.00	9,74,500.00
20	A-615	52.24	33,50,000.00	22,11,000.00	11,39,000.00
21	A-703	52.24	25,00,000.00	15,25,000.00	9,75,000.00
22	A-713	52.24	33,50,000.00	23,45,000.00	10,05,000.00
23	A-714	52.24	32,00,000.00	9,50,000.00	22,50,000.00
24	A-814	52.24	25,00,000.00	18,50,000.00	6,50,000.00
25	A-815	52.24	25,00,000.00	18,50,000.00	6,50,000.00
26	A-901	52.24	25,00,000.00	7,50,000.00	17,50,000.00
27	A-902	52.24	25,00,000.00	2,50,000.00	22,50,000.00
28	A-903	52.24	37,00,000.00	26,27,000.00	10,73,000.00
29	B-110	27.99	14,87,000.00	10,92,620.00	3,94,380.00
30	B-114	27.99	14,87,000.00	3,40,000.00	11,47,000.00
31	B-117	27.99	11,24,000.00	7,24,000.00	4,00,000.00
32	B-118	27.99	14,87,000.00	13,02,000.00	1,85,000.00
33	B-120	27.99	11,24,000.00	5,00,000.00	6,24,000.00
34	B-123	27.99	14,87,000.00	2,00,000.00	12,87,000.00
35	B-205	27.99	14,87,000.00	87,000.00	14,00,000.00
36	B-208	27.99	14,87,000.00	12,40,000.00	2,47,000.00
37	B-209	27.99	14,87,000.00	12,29,000.00	2,58,000.00
38	B-213	27.99	14,87,000.00	3,00,000.00	11,87,000.00
39	B-217	27.99	14,87,000.00	1,01,900.00	13,85,100.00
40	B-219	27.99	14,87,000.00	1,57,000.00	13,30,000.00
41	B-220	27.99	14,87,000.00	10,000.00	14,77,000.00
42	B-221	27.99	14,87,000.00	13,91,900.00	95,100.00
43	B-222	27.99	11,24,000.00	9,71,240.00	1,52,760.00
44	B-223	27.99	14,87,000.00	5,00,000.00	9,87,000.00
45	B-304	27.99	11,24,000.00	10,11,600.00	1,12,400.00
46	B-305	27.99	14,87,000.00	6,87,000.00	8,00,000.00
47	B-317	27.99	14,87,000.00	50,001.00	14,36,999.00
48	B-318	27.99	14,87,000.00	12,37,000.00	2,50,000.00
49	B-319	27.99	14,87,000.00	2,50,000.00	12,37,000.00
50	B-320	27.99	14,87,000.00	2,50,000.00	12,37,000.00
51	B-321	27.99	14,87,000.00	87,000.00	14,00,000.00
52	B-404	27.99	14,87,000.00	2,02,000.00	12,85,000.00
53	B-414	27.99	14,87,000.00	14,07,000.00	80,000.00
54	B-417	27.99	14,87,000.00	12,15,000.00	2,72,000.00
55	B-421	27.99	14,87,000.00	1,66,000.00	13,21,000.00
56	B-422	27.99	14,87,000.00	10,000.00	14,77,000.00
57	B-423	27.99	14,87,000.00	10,96,870.00	3,90,130.00
58	B-505	27.99	14,87,000.00	5,00,000.00	9,87,000.00
59	B-514	27.99	14,87,000.00	11,74,870.00	3,12,130.00
60	B-520	27.99	14,87,000.00	87,000.00	14,00,000.00
61	B-521	27.99	14,87,000.00	11,87,000.00	3,00,000.00
62	B-605	27.99	14,87,000.00	11,67,000.00	3,20,000.00
63	B-609	27.99	14,87,000.00	11,14,071.00	3,72,929.00
64	B-618	27.99	11,24,000.00	7,80,000.00	3,44,000.00
65	B-620	27.99	14,87,000.00	11,01,900.00	3,85,100.00
66	B-622	27.99	14,87,000.00	87,000.00	14,00,000.00
67	B-705	27.99	14,87,000.00	11,00,000.00	3,87,000.00
68	B-709	27.99	14,87,000.00	2,00,000.00	12,87,000.00
69	B-719	27.99	14,87,000.00	7,00,000.00	7,87,000.00
70	B-720	27.99	14,87,000.00	11,77,000.00	3,10,000.00
71	B-721	27.99	14,87,000.00	11,77,000.00	3,10,000.00



72	B-722	27.99	14,87,000.00	11,57,000.00	3,30,000.00
73	B-814	27.99	14,87,000.00	87,000.00	14,00,000.00
74	B-818	27.99	14,87,000.00	1,87,000.00	13,00,000.00
75	B-820	27.99	14,87,000.00	1,50,000.00	13,37,000.00
76	B-821	27.99	14,87,000.00	50,000.00	14,37,000.00
77	B-822	27.99	14,87,000.00	13,70,000.00	1,17,000.00
78	B-823	27.99	14,87,000.00	13,00,000.00	1,87,000.00
79	B-919	27.99	14,87,000.00	7,50,000.00	7,37,000.00
80	B-923	27.99	14,87,000.00	5,000.00	14,82,000.00
Total		**2918.2**	**15,94,59,000.00**	**6,67,60,722.00**	**9,26,98,278.00**

Unsold Inventory

Sr. No	Flat No.	Carpet Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	SHOP - 001	64.688	45,28,160
2	SHOP - 002	18.975	13,28,250
3	SHOP - 003	17.250	12,07,500
4	SHOP - 004	17.250	12,07,500
5	SHOP - 005	18.975	13,28,250
6	A-101	52.238	29,86,185
7	A-102	52.238	29,86,185
8	A-103	52.238	29,86,185
9	A-104	52.238	29,86,185
10	A-105	52.238	29,86,185
11	A-106	52.238	29,86,185
12	A-107	52.238	29,86,185
13	A-108	52.238	29,86,185
14	A-109	52.238	29,86,185
15	A-110	52.238	29,86,185
16	A-111	52.238	29,86,185
17	A-112	52.238	29,86,185
18	A-113	52.238	29,86,185
19	A-114	52.238	29,86,185
20	A-115	52.238	29,86,185
21	A-201	52.238	29,86,185
22	A-202	52.238	29,86,185
23	A-204	52.238	29,86,185
24	A-205	52.238	29,86,185
25	A-206	52.238	29,86,185
26	A-207	52.238	29,86,185
27	A-208	52.238	29,86,185
28	A-209	52.238	29,86,185
29	A-210	52.238	29,86,185
30	A-211	52.238	29,86,185
31	A-212	52.238	29,86,185
32	A-214	52.238	29,86,185
33	A-215	52.238	29,86,185
34	A-303	52.238	29,86,185
35	A-304	52.238	29,86,185
36	A-305	52.238	29,86,185
37	A-306	52.238	29,86,185
38	A-307	52.238	29,86,185
39	A-309	52.238	29,86,185
40	A-310	52.238	29,86,185
41	A-311	52.238	29,86,185
42	A-312	52.238	29,86,185
43	A-314	52.238	29,86,185
44	A-401	52.238	29,86,185
45	A-402	52.238	29,86,185
46	A-404	52.238	29,86,185
47	A-406	52.238	29,86,185
48	A-407	52.238	29,86,185
49	A-408	52.238	29,86,185
50	A-409	52.238	29,86,185
51	A-410	52.238	29,86,185
52	A-411	52.238	29,86,185
53	A-412	52.238	29,86,185
54	A-413	52.238	29,86,185
55	A-502	52.238	29,86,185
56	A-504	52.238	29,86,185
57	A-505	52.238	29,86,185
58	A-506	52.238	29,86,185
59	A-507	52.238	29,86,185



60	A-508	52.238	29,86,185
61	A-509	52.238	29,86,185
62	A-510	52.238	29,86,185
63	A-511	52.238	29,86,185
64	A-512	52.238	29,86,185
65	A-513	52.238	29,86,185
66	A-514	52.238	29,86,185
67	A-601	52.238	29,86,185
68	A-602	52.238	29,86,185
69	A-605	52.238	29,86,185
70	A-606	52.238	29,86,185
71	A-607	52.238	29,86,185
72	A-608	52.238	29,86,185
73	A-609	52.238	29,86,185
74	A-610	52.238	29,86,185
75	A-611	52.238	29,86,185
76	A-701	52.238	29,86,185
77	A-702	52.238	29,86,185
78	A-704	52.238	29,86,185
79	A-705	52.238	29,86,185
80	A-706	52.238	29,86,185
81	A-707	52.238	29,86,185
82	A-708	52.238	29,86,185
83	A-709	52.238	29,86,185
84	A-710	52.238	29,86,185
85	A-711	52.238	29,86,185
86	A-712	52.238	29,86,185
87	A-715	52.238	29,86,185
88	A-801	52.238	29,86,185
89	A-802	52.238	29,86,185
90	A-803	52.238	29,86,185
91	A-804	52.238	29,86,185
92	A-805	52.238	29,86,185
93	A-806	52.238	29,86,185
94	A-807	52.238	29,86,185
95	A-808	52.238	29,86,185
96	A-809	52.238	29,86,185
97	A-811	52.238	29,86,185
98	A-812	52.238	29,86,185
99	A-813	52.238	29,86,185
100	A-904	52.238	29,86,185
101	A-905	52.238	29,86,185
102	A-906	52.238	29,86,185
103	A-907	52.238	29,86,185
104	A-912	52.238	29,86,185
105	A-913	52.238	29,86,185
106	A-914	52.238	29,86,185
107	A-915	52.238	29,86,185
108	B-101	27.990	16,00,048
109	B-102	27.990	16,00,048
110	B-103	27.990	16,00,048
111	B-104	27.990	16,00,048
112	B-105	27.990	16,00,048
113	B-106	27.990	16,00,048
114	B-107	27.990	16,00,048
115	B-108	27.990	16,00,048
116	B-109	27.990	16,00,048
117	B-111	27.990	16,00,048
118	B-112	27.990	16,00,048
119	B-113	27.990	16,00,048
120	B-115	27.990	16,00,048
121	B-116	27.990	16,00,048
122	B-119	27.990	16,00,048
123	B-121	27.990	16,00,048
124	B-122	27.990	16,00,048
125	B-201	27.990	16,00,048
126	B-202	27.990	16,00,048
127	B-203	27.990	16,00,048
128	B-204	27.990	16,00,048
129	B-206	27.990	16,00,048
130	B-207	27.990	16,00,048
131	B-210	27.990	16,00,048
132	B-211	27.990	16,00,048
133	B-212	27.990	16,00,048
134	B-214	27.990	16,00,048
135	B-215	27.990	16,00,048
136	B-216	27.990	16,00,048

JAITRA CHANDWANI
M. No.
CHARTERED ACCOUNTANT

137	B-218	27,990	16,00,048
138	B-301	27,990	16,00,048
139	B-302	27,990	16,00,048
140	B-303	27,990	16,00,048
141	B-306	27,990	16,00,048
142	B-307	27,990	16,00,048
143	B-308	27,990	16,00,048
144	B-309	27,990	16,00,048
145	B-310	27,990	16,00,048
146	B-311	27,990	16,00,048
147	B-312	27,990	16,00,048
148	B-313	27,990	16,00,048
149	B-314	27,990	16,00,048
150	B-315	27,990	16,00,048
151	B-316	27,990	16,00,048
152	B-322	27,990	16,00,048
153	B-323	27,990	16,00,048
154	B-401	27,990	16,00,048
155	B-402	27,990	16,00,048
156	B-403	27,990	16,00,048
157	B-405	27,990	16,00,048
158	B-406	27,990	16,00,048
159	B-407	27,990	16,00,048
160	B-408	27,990	16,00,048
161	B-409	27,990	16,00,048
162	B-410	27,990	16,00,048
163	B-411	27,990	16,00,048
164	B-412	27,990	16,00,048
165	B-413	27,990	16,00,048
166	B-415	27,990	16,00,048
167	B-416	27,990	16,00,048
168	B-418	27,990	16,00,048
169	B-419	27,990	16,00,048
170	B-420	27,990	16,00,048
171	B-501	27,990	16,00,048
172	B-502	27,990	16,00,048
173	B-503	27,990	16,00,048
174	B-504	27,990	16,00,048
175	B-506	27,990	16,00,048
176	B-507	27,990	16,00,048
177	B-508	27,990	16,00,048
178	B-509	27,990	16,00,048
179	B-510	27,990	16,00,048
180	B-511	27,990	16,00,048
181	B-512	27,990	16,00,048
182	B-513	27,990	16,00,048
183	B-515	27,990	16,00,048
184	B-516	27,990	16,00,048
185	B-517	27,990	16,00,048
186	B-518	27,990	16,00,048
187	B-519	27,990	16,00,048
188	B-522	27,990	16,00,048
189	B-523	27,990	16,00,048
190	B-601	27,990	16,00,048
191	B-602	27,990	16,00,048
192	B-603	27,990	16,00,048
193	B-604	27,990	16,00,048
194	B-606	27,990	16,00,048
195	B-607	27,990	16,00,048
196	B-608	27,990	16,00,048
197	B-610	27,990	16,00,048
198	B-611	27,990	16,00,048
199	B-612	27,990	16,00,048
200	B-613	27,990	16,00,048
201	B-614	27,990	16,00,048
202	B-615	27,990	16,00,048
203	B-616	27,990	16,00,048
204	B-617	27,990	16,00,048
205	B-619	27,990	16,00,048
206	B-621	27,990	16,00,048
207	B-623	27,990	16,00,048
208	B-701	27,990	16,00,048
209	B-702	27,990	16,00,048
210	B-703	27,990	16,00,048
211	B-704	27,990	16,00,048
212	B-706	27,990	16,00,048
213	B-707	27,990	



214	B-708	27.990	16,00,048
215	B-710	27.990	16,00,048
216	B-711	27.990	16,00,048
217	B-712	27.990	16,00,048
218	B-713	27.990	16,00,048
219	B-714	27.990	16,00,048
220	B-715	27.990	16,00,048
221	B-716	27.990	16,00,048
222	B-717	27.990	16,00,048
223	B-718	27.990	16,00,048
224	B-723	27.990	16,00,048
225	B-801	27.990	16,00,048
226	B-802	27.990	16,00,048
227	B-803	27.990	16,00,048
228	B-804	27.990	16,00,048
229	B-805	27.990	16,00,048
230	B-806	27.990	16,00,048
231	B-807	27.990	16,00,048
232	B-808	27.990	16,00,048
233	B-810	27.990	16,00,048
234	B-811	27.990	16,00,048
235	B-812	27.990	16,00,048
236	B-813	27.990	16,00,048
237	B-815	27.990	16,00,048
238	B-816	27.990	16,00,048
239	B-817	27.990	16,00,048
240	B-819	27.990	16,00,048
241	B-901	27.990	16,00,048
242	B-902	27.990	16,00,048
243	B-903	27.990	16,00,048
244	B-904	27.990	16,00,048
245	B-905	27.990	16,00,048
246	B-906	27.990	16,00,048
247	B-907	27.990	16,00,048
248	B-910	27.990	16,00,048
249	B-911	27.990	16,00,048
250	B-912	27.990	16,00,048
251	B-913	27.990	16,00,048
252	B-914	27.990	16,00,048
253	B-915	27.990	16,00,048
254	B-916	27.990	16,00,048
255	B-917	27.990	16,00,048
256	B-918	27.990	16,00,048
257	B-920	27.990	16,00,048
258	B-921	27.990	16,00,048
259	B-922	27.990	16,00,048
Total		9,719.89	55,73,97,906.74

SUMIT R. CHANDWANI
M. NO. 516078
CHARTERED ACCOUNTANT

Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	14,85,86,719
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)	9,26,98,278
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (in Sq Mtrs)	9,719.89
	(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	55,73,97,907
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	65,00,96,185
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account. If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account. If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	70

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date)
1	Opening balance	-
2	Deposits	4,44,90,576
3	Withdrawals	4,42,75,071
4	Closing balance	2,15,505

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

I hereby certify that Neevstone Builders has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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 Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	-	7,14,00,000	4,38,27,026
2	Total borrowed funds (secured) Drawdown availed till date	-	11,25,00,000	9,15,41,038
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	35,05,00,000	16,66,00,000	6,65,45,217
5	Total funds for project	35,05,00,000	35,05,00,000	20,19,13,281
6	Total extimated cost (As per Table A)	35,05,00,000	35,05,00,000	35,05,00,000

Table G - Any Comments/ Observations of CA	
1	For the quarter ending December 2024. This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	The amount from customers is yet to be received in Bank account as no sales are done till the certificate date.
3	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
4	We have relied on management for information provided in Table E.

Yours Faithfully
For, Sumit R.Chandwani
Chartered Accountant

Agreed and Accepted by:

Authorised signatory
Date: 20-01-2025

NEEVSTONE BUILDERS NAGPUR 2282043

SUMIT R. CHANDWANI M. No. 616078 CHARTERED ACCOUNTANT

CA Sumit R.Chandwani
M. No. 616078
UDIN : 25616078BMHWUA5442
Certificate No : 2024-25/091