AAQUIB I. PATEL & CO.
CHARTERED ACCOUNTANTS

CA AAQUIB PATEL
77091 08816 | 76665 06446
aaquibipatel.ca@gmail.com

		Form-3	Date : 01/11/2023
		(See Regulation-3)	
		CHARTERED ACCOUNTANT CERTIFICATE	

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

To: L7 Media Private Limited

Subject: Certificate of Financial Progress of Work of **Shri Khatu Shyam Ji** having MahaRERA Registration Number _____NA_____ (Only Applicable after project Registration) being developed by **L7 Media Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A - Estimated Cost of the Project (at the time of registration of Project)

Sr. No.		Particulars	Estimated Cost (Rs.)
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	12,15,76,000.00
	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 or any Statutory Authority.	0.00
	c)	Estimated Acquisition cost of TDR (if any)	0.00
	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	0.00
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0.00
	f)	Under Rehabilitation scheme:	0.00
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0.00
	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 refundable and so on	0.00
	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.	0.00
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0.00
		Sub Total of Land Cost	**12,15,76,000.00**
2	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	7,00,00,000.00

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	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	0.00
	(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc to any Statutory Authority.	0.00
	(e)	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0.00
		Sub Total of Development Cost	**7,00,00,000.00**
3		**Total Cost of the Project (Estimated)**	**19,15,76,000.00**

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr No.		Particulars	Amount Incurred (Rs.)
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	12,15,76,000.00
	b)	Incurred 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 or any Statutory Authority.	0.00
	c)	Incurred Acquisition cost of TDR (if any)	0.00
	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, resgistration fees etc; and	0.00
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	0.00
	f)	Under Rehabilitation scheme:	0.00
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	0.00
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	0.00
	ii)	Incurred 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 refundable and so on	0.00
	iii)	Incurred 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.	0.00
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0.00

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		Sub Total of Land Cost	**12,15,76,000.00**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	0.00
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	0.00
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	0.00
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0.00
	(iii)	Incurred expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), 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.	0.00
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any Statutory Authority.	0.00
	(v)	Incurred Expenditure towards Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0.00
		Sub Total of Development Cost	-
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**12,15,76,000.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)		63.46%
5	Amount which can be withdrawn from the Designated Account		12,15,76,000.00
6	Less: Amount withdrawn till date of this certificate from designated bank account		-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		12,15,76,000.00

Yours Faithfully,

For AAQUIB I. PATEL & CO.
CHARTERED ACCOUNTANTS
(FRN : 155191W)

AAQUIB I. PATEL & CO. FRN 155191W MRN 603759 Chartered Accountants

CA AAQUIB PATEL
(MRN : 603759)

UDIN: 23603759BGVHBX1296
Place: PUNE

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Table C
Statement for calculation of Receivables from the sales of the Real Estate Project

Sold Inventory:

Sr No	Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	NA	NA	NA	NA	NA

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Unsold Inventory:

Sr No	Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR) (Rs.)
1	Plot No 1	482.67	8,78,459.40
2	Plot No 2	352.27	6,41,131.40
3	Plot No 3	309.45	5,63,199.00
4	Plot No 4	266.55	4,85,121.00
5	Plot No 5	270.00	4,91,400.00
6	Plot No 16	270.00	4,91,400.00
7	Plot No 17	270.00	4,91,400.00
8	Plot No 28	270.00	4,91,400.00
9	Plot No 29	270.00	4,91,400.00
10	Plot No 40	270.00	4,91,400.00
11	Plot No 41	270.00	4,91,400.00
12	Plot No 06	180.00	3,27,600.00
13	Plot No 07	180.00	3,27,600.00
14	Plot No 08	180.00	3,27,600.00
15	Plot No 09	180.00	3,27,600.00
16	Plot No 12	180.00	3,27,600.00
17	Plot No 13	180.00	3,27,600.00
18	Plot No 14	180.00	3,27,600.00
19	Plot No 15	180.00	3,27,600.00
20	Plot No 18	180.00	3,27,600.00
21	Plot No 19	180.00	3,27,600.00
22	Plot No 20	180.00	3,27,600.00
23	Plot No 21	180.00	3,27,600.00
24	Plot No 24	180.00	3,27,600.00
25	Plot No 25	180.00	3,27,600.00
26	Plot No 26	180.00	3,27,600.00
27	Plot No 27	180.00	3,27,600.00
28	Plot No 30	180.00	3,27,600.00
29	Plot No 31	180.00	3,27,600.00
30	Plot No 32	180.00	3,27,600.00
31	Plot No 33	180.00	3,27,600.00
32	Plot No 36	180.00	3,27,600.00
33	Plot No 37	180.00	3,27,600.00
34	Plot No 38	180.00	3,27,600.00
35	Plot No 39	180.00	3,27,600.00
36	Plot No 42	180.00	3,27,600.00
37	Plot No 43	180.00	3,27,600.00
38	Plot No 44	180.00	3,27,600.00
39	Plot No 45	180.00	3,27,600.00
40	Plot No 105	180.00	3,27,600.00
41	Plot No 106	180.00	3,27,600.00

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42	Plot No 107	180.00	3,27,600.00
43	Plot No 108	180.00	3,27,600.00
44	Plot No 109	180.00	3,27,600.00
45	Plot No 110	180.00	3,27,600.00
46	Plot No 111	180.00	3,27,600.00
47	Plot No 114	180.00	3,27,600.00
48	Plot No 115	180.00	3,27,600.00
49	Plot No 116	180.00	3,27,600.00
50	Plot No 117	180.00	3,27,600.00
51	Plot No 118	180.00	3,27,600.00
52	Plot No 119	180.00	3,27,600.00
53	Plot No 120	180.00	3,27,600.00
54	Plot No 123	180.00	3,27,600.00
55	Plot No 124	180.00	3,27,600.00
56	Plot No 125	180.00	3,27,600.00
57	Plot No 126	180.00	3,27,600.00
58	Plot No 127	180.00	3,27,600.00
59	Plot No 128	180.00	3,27,600.00
60	Plot No 129	180.00	3,27,600.00
61	Plot No 132	180.00	3,27,600.00
62	Plot No 133	180.00	3,27,600.00
63	Plot No 134	180.00	3,27,600.00
64	Plot No 135	180.00	3,27,600.00
65	Plot No 136	180.00	3,27,600.00
66	Plot No 137	180.00	3,27,600.00
67	Plot No 138	180.00	3,27,600.00
68	Plot No 143	180.00	3,27,600.00
69	Plot No 144	180.00	3,27,600.00
70	Plot No 145	180.00	3,27,600.00
71	Plot No 146	180.00	3,27,600.00
72	Plot No 147	180.00	3,27,600.00
73	Plot No 148	180.00	3,27,600.00
74	Plot No 149	180.00	3,27,600.00
75	Plot No 150	180.00	3,27,600.00
76	Plot No 157	180.00	3,27,600.00
77	Plot No 158	180.00	3,27,600.00
78	Plot No 159	180.00	3,27,600.00
79	Plot No 160	180.00	3,27,600.00
80	Plot No 161	180.00	3,27,600.00
81	Plot No 162	180.00	3,27,600.00
82	Plot No 163	145.53	2,64,864.60
83	Plot No 10	153.81	2,79,934.20
84	Plot No 11	159.30	2,89,926.00
85	Plot No 22	167.67	3,05,159.40
86	Plot No 23	173.16	3,15,151.20
87	Plot No 34	181.44	3,30,220.80
88	Plot No 35	186.93	3,40,212.60
89	Plot No 46	603.50	10,98,370.00
90	Plot No 47	432.06	7,86,349.20
91	Plot No 48	433.73	7,89,388.60
92	Plot No 49		

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93	Plot No 50	447.97	8,15,305.40
94	Plot No 51	462.22	8,41,240.40
95	Plot No 52	476.46	8,67,157.20
96	Plot No 53	490.80	8,93,256.00
97	Plot No 54	556.91	10,13,576.20
98	Plot No 55	346.86	6,31,285.20
99	Plot No 56	235.98	4,29,483.60
100	Plot No 57	240.36	4,37,455.20
101	Plot No 58	242.34	4,41,058.80
102	Plot No 59	241.68	4,39,857.60
103	Plot No 60	240.60	4,37,892.00
104	Plot No 61	316.96	5,76,867.20
105	Plot No 62	274.81	5,00,154.20
106	Plot No 63	222.00	4,04,040.00
107	Plot No 64	222.00	4,04,040.00
108	Plot No 65	222.00	4,04,040.00
109	Plot No 66	222.00	4,04,040.00
110	Plot No 67	222.00	4,04,040.00
111	Plot No 70	222.00	4,04,040.00
112	Plot No 71	222.00	4,04,040.00
113	Plot No 72	222.00	4,04,040.00
114	Plot No 73	222.00	4,04,040.00
115	Plot No 74	222.00	4,04,040.00
116	Plot No 77	222.00	4,04,040.00
117	Plot No 78	222.00	4,04,040.00
118	Plot No 79	222.00	4,04,040.00
119	Plot No 80	222.00	4,04,040.00
120	Plot No 81	222.00	4,04,040.00
121	Plot No 84	222.00	4,04,040.00
122	Plot No 85	222.00	4,04,040.00
123	Plot No 86	222.00	4,04,040.00
124	Plot No 87	222.00	4,04,040.00
125	Plot No 88	222.00	4,04,040.00
126	Plot No 91	222.00	4,04,040.00
127	Plot No 92	222.00	4,04,040.00
128	Plot No 93	222.00	4,04,040.00
129	Plot No 94	222.00	4,04,040.00
130	Plot No 95	222.00	4,04,040.00
131	Plot No 98	222.00	4,04,040.00
132	Plot No 99	222.00	4,04,040.00
133	Plot No 100	222.00	4,04,040.00
134	Plot No 101	222.00	4,04,040.00
135	Plot No 102	333.00	6,06,060.00
136	Plot No 68	333.00	6,06,060.00
137	Plot No 69	333.00	6,06,060.00
138	Plot No 82	333.00	6,06,060.00
139	Plot No 83	333.00	6,06,060.00
140	Plot No 96	333.00	6,06,060.00
141	Plot No 97	262.05	4,76,931.00
142	Plot No 75	242.35	4,41,077.00
143	Plot No 76		

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144	Plot No 89	232.32	4,22,822.40
145	Plot No 90	274.44	4,99,480.80
146	Plot No 103	326.89	5,94,939.80
147	Plot No 104	190.62	3,46,928.40
148	Plot No 112	324.00	5,89,680.00
149	Plot No 113	324.00	5,89,680.00
150	Plot No 130	324.00	5,89,680.00
151	Plot No 121	215.73	3,92,628.60
152	Plot No 122	222.66	4,05,241.20
153	Plot No 131	324.00	5,89,680.00
154	Plot No 139	216.72	3,94,430.40
155	Plot No 140	161.18	2,93,347.60
156	Plot No 141	139.99	2,54,781.80
157	Plot No 142	180.00	3,27,600.00
158	Plot No 151	239.40	4,35,708.00
159	Plot No 152	270.00	4,91,400.00
160	Plot No 153	150.00	2,73,000.00
161	Plot No 154	150.00	2,73,000.00
162	Plot No 155	195.00	3,54,900.00
163	Plot No 156	239.40	4,35,708.00
164	Plot No 164	227.70	4,14,414.00
165	Plot No 165	153.73	2,79,788.60
166	Plot No 166	141.57	2,57,657.40
167	Plot No 167	300.00	5,46,000.00
168	Plot No 168	240.00	4,36,800.00
169	Plot No 169	240.00	4,36,800.00
170	Plot No 170	240.00	4,36,800.00
171	Plot No 171	441.02	8,02,656.40
	TOTAL	**38,678.44**	**7,12,32,597.80**

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Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars		Amount
1	Estimated balance cost to complete the real estate Project		**7,00,00,000.00**
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)		0.00
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	sq. mtrs.	**38,678.44**
	(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.		**7,12,32,597.80**
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]		**7,12,32,597.80**
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account		NA

Table E

Designated Bank Account Details

Sr. No	Particulars		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance		NA
2	Deposits		NA
3	Withdrawals		NA
4	Closing Balance		NA

I hereby certify that required proportion of money(if any), 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 L7 Media Private Limited has utilized the required proportion of money(if any), as specified in the act, collected from allottees for this project only for land and construction of this project.



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Table F
Means Of Finance

Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	15,00,00,000.00	15,00,00,000.00	12,15,76,000.00
2	Total Borrowed Funds (secured) -Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	-	-	-
4	Customer Receipts Used For The Project	4,15,76,000.00	4,15,76,000.00	-
5	Total Fund For The Project	19,15,76,000.00	19,15,76,000.00	12,15,76,000.00
6	Total Estimated Cost (As per Table A)	19,15,76,000.00	19,15,76,000.00	19,15,76,000.00

Table G
Any Comments / observations of CA

Sr.	Comments
1	Total Estimated Project Cost is based on Engineer's Certificate provided by the client.
2	Land Cost is based on documents provided(including ASR rate confirmation).
3	Site construction Details (including carpet area) is based on Corporation Commencement Certificate.
4	Latest ASR rates have been taken for Consideration calculation.
5	Bank details are not updated in absence of bank records.
6	Means of finance is prepared on basis of explanations provided by the client.

Yours Faithfully,

For **AAQUIB I. PATEL & CO.**
CHARTERED ACCOUNTANTS
(FRN : 155191W)

AAQUIB I. PATEL & CO. FRN 155191W MRN 603759 Chartered Accountants

CA AAQUIB PATEL
(MRN : 603759)

UDIN: **23603759BGVHBX1296**
Place: **PUNE**

L7 MEDIA PVT. LTD.

DIRECTOR

Promoter Acceptance: