Sanawadwala & Associates
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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

For Quarter 04 of Year 2023 - 31.12.2023 Date: 18/04/2025

To: **L7 Media Private Limited**

Subject: Certificate of Financial Progress of Work of **Shri Khatu Shyam Ji** having MahaRERA Registration Number **P50500053783** being developed by **L7 Media Private Limited** and is based on the records and documents produced before me and explainations 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	: (At the time of registra
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	121576000
	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
	c)	Estimated Acquisition cost of TDR (if any)	0
	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, resgistration fees etc; and	0
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0
	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	0
			0
	iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**121576000**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	70000000
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(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
	(d)	Estimated Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	0
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	**70000000**
2		**Total Cost of the Project (Estimated)**	191576000
Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		**Particulars**	**Amount (Rs.) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	121576000
	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
	c)	Incurred Acquisition cost of TDR (if any)	0
	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
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	0
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	0
	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 refunable and so on	0
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**121576000**

ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	68000000
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	68000000
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	NA
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0
	(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
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	0
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	**68000000**
3		Total Cost of the Project (Actual incurred as on date of certificate)	189576000
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	98.96
5		Amount which can be withdrawn from the Designated Account	NA
6		Less: Amount withdrawn till date of this certificate from designated bank account	NA
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NA

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	Plot No 120	180	13,19,778.00	13,19,778.00	0
2	Plot No 22	159.3	6,87,594.00	6,87,594.00	0
3	Plot No 110	180	7,76,939.00	7,76,939.00	0
4	Plot No 97	333	14,00,000.00	14,00,000.00	0
5	Plot No 67	222	9,58,225.00	9,58,225.00	0
6	Plot No 95	222	11,97,781.00	11,97,781.00	0
7	Plot No 96	333	11,97,781.00	11,97,781.00	0
8	Plot No 71	222	9,58,225.00	9,58,225.00	0
9	Plot No 72	222	9,58,225.00	9,58,225.00	0
10	Plot No 100	222	9,58,235.00	9,58,235.00	0
11	Plot No 126	180	7,76,938.00	7,76,938.00	0
12	Plot No 127	180	7,76,938.00	7,76,938.00	0
13	Plot No 128	180	7,76,938.00	7,76,938.00	0
14	Plot No 129	180	7,76,938.00	7,76,938.00	0
15	Plot No 130	324	13,55,460	13,55,460	0
16	Plot No 03	309.45	13,35,701	13,35,701	0
17	Plot No 140	161.18	6,33,275	6,33,275	0
18	Plot No 141	139.99	6,33,275	6,33,275	0
19	Plot No 14	180	7,77,000	7,77,000	0
20	Plot No 108	180	7,76,938	7,76,938	0
21	Plot No 62	274.81	11,86,158	11,86,158	0
22	Plot No 101	222	16,72,720	16,72,720	0
23	Plot No 27	180	17,43,768	17,43,768	0
24	Plot No 26	180	17,43,768	17,43,768	0
	Total	5166.73	25378598	25378598	0

(Unsold Inventory Valuation)

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	Plot No 1	482.67	878459
2	Plot No 2	352.27	641131
3	Plot No 4	266.55	485121
4	Plot No 5	270	491400
5	Plot No 16	270	491400
6	Plot No 17	270	491400
7	Plot No 28	270	491400
8	Plot No 29	270	491400
9	Plot No 40	270	491400
10	Plot No 41	270	491400
11	Plot No 06	180	327600
12	Plot No 07	180	327600
13	Plot No 08	180	327600
14	Plot No 09	180	327600
15	Plot No 12	180	327600
16	Plot No 13	180	327600
17	Plot No 15	180	327600
18	Plot No 18	180	327600
19	Plot No 19	180	327600
20	Plot No 20	180	327600
21	Plot No 21	180	327600
22	Plot No 24	180	327600
23	Plot No 25	180	327600
24	Plot No 30	180	327600
25	Plot No 31	180	327600
26	Plot No 32	180	327600
27	Plot No 33	180	327600
28	Plot No 36	180	327600
29	Plot No 37	180	327600
30	Plot No 38	180	327600
31	Plot No 39	180	327600
32	Plot No 42	180	327600
33	Plot No 43	180	327600
34	Plot No 44	180	327600
35	Plot No 45	180	327600
36	Plot No 105	180	327600
37	Plot No 106	180	327600
38	Plot No 107	180	327600
39	Plot No 109	180	327600
40	Plot No 111	180	327600
41	Plot No 114	180	327600
42	Plot No 115	180	327600
43	Plot No 116	180	327600
44	Plot No 117	180	327600
45	Plot No 118	180	327600
46	Plot No 119	180	327600
47	Plot No 123	180	327600
48	Plot No 124	180	327600
49	Plot No 125	180	327600
50	Plot No 132	180	327600
51	Plot No 133	180	327600
52	Plot No 134	180	327600
53	Plot No 135	180	327600
54	Plot No 136	180	327600
55	Plot No 137	180	327600
56	Plot No 138	180	327600
57	Plot No 143	180	327600
58	Plot No 144	180	327600
59	Plot No 145	180	327600
60	Plot No 146	180	327600
61	Plot No 147	180	327600
62	Plot No 148	180	327600
63	Plot No 149	180	327600
64	Plot No 150	180	327600
65	Plot No 157	180	327600
66	Plot No 158	180	327600
67	Plot No 159	180	327600
68	Plot No 160	180	327600
69	Plot No 161	180	327600
70	Plot No 162	180	327600

71	Plot No 163	180	327600
72	Plot No 10	145.53	264865
73	Plot No 11	153.81	279934
74	Plot No 23	167.67	305159
75	Plot No 34	173.16	315151
76	Plot No 35	181.44	330221
77	Plot No 46	186.93	340213
78	Plot No 47	603.5	1098370
79	Plot No 48	432.06	786349
80	Plot No 49	433.73	789389
81	Plot No 50	447.97	815305
82	Plot No 51	462.22	841240
83	Plot No 52	476.46	867157
84	Plot No 53	490.8	893256
85	Plot No 54	556.91	1013576
86	Plot No 55	346.86	631285
87	Plot No 56	235.98	429484
88	Plot No 57	240.36	437455
89	Plot No 58	242.34	441059
90	Plot No 59	241.68	439858
91	Plot No 60	240.6	437892
92	Plot No 61	316.96	576867
93	Plot No 63	222	404040
94	Plot No 64	222	404040
95	Plot No 65	222	404040
96	Plot No 66	222	404040
97	Plot No 70	222	404040
98	Plot No 73	222	404040
99	Plot No 74	222	404040
100	Plot No 77	222	404040
101	Plot No 78	222	404040
102	Plot No 79	222	404040
103	Plot No 80	222	404040
104	Plot No 81	222	404040
105	Plot No 84	222	404040
106	Plot No 85	222	404040
107	Plot No 86	222	404040
108	Plot No 87	222	404040
109	Plot No 88	222	404040
110	Plot No 91	222	404040
111	Plot No 92	222	404040
112	Plot No 93	222	404040
113	Plot No 94	222	404040
114	Plot No 98	222	404040
115	Plot No 99	222	404040
116	Plot No 102	222	404040
117	Plot No 68	333	606060
118	Plot No 69	333	606060
119	Plot No 82	333	606060
120	Plot No 83	333	606060
121	Plot No 75	262.05	476931
122	Plot No 76	242.35	441077
123	Plot No 89	232.32	422822
124	Plot No 90	274.44	499481
125	Plot No 103	326.89	594940
126	Plot No 104	190.62	346928
127	Plot No 112	324	589680
128	Plot No 113	324	589680
129	Plot No 121	215.73	392629
130	Plot No 122	222.66	405241
131	Plot No 131	324	589680
132	Plot No 139	216.72	394430
133	Plot No 142	180	327600
134	Plot No 151	239.4	435708
135	Plot No 152	270	491400
136	Plot No 153	150	273000
137	Plot No 154	150	273000
138	Plot No 155	195	354900
139	Plot No 156	239.4	435708
140	Plot No 164	227.7	414414
141	Plot No 165	153.73	279789
142	Plot No 166	141.57	257657
143	Plot No 167	300	546000
144	Plot No 168	240	436800
145	Plot No 169	240	436800
146	Plot No 170	240	436800
147	Plot No 171	441.02	802656
	Total	**38678.44**	**61829149**

Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	2000000
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	38678.44
	(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.	61829149.2
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	61829149.2
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	0

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	0
2	Deposits	25378598
3	Withdrawals	25378598
4	Closing Balance	0

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 **L7 Media Private Limited** has utilized the required poportion 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)	Proposed (As on da	Actual (As on date of this certificate)
1	Own Funds	150000000	150000000	164197402
2	Total Borrowed Funds (secured) - Drawdown availed tilldate	0	0	0
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	0	0	0
4	Customer Receipts Used For The Project	41576000	41576000	25378598
5	Total Fund For The Project	191576000	191576000	189576000
6	Total Estimated Cost (As per Table A)	191576000	191576000	191576000

Table G

AnyComments / observations of CA

Sr.	Comments
1	
2	
3	
4	

For, Sanawadwala & Associates
Chartered Accountants
FRN No: 133245W

Huzaifa Shabbir Sanawadwala

Huzaifa S. Sanawadwala
Mem No: 131158
UDIN: 25131158BMIUZY9761

L7 MEDIA PVT. LTD.

DIRECTOR

Agreed and Accepted: 20/04/2025