

(1)	(2)	(3)
	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, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable 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:	11050550
	ii. Development Cost/Cost of Construction of Building (a) Estimated Cost of Construction as certified by Engineer. (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. (d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. (e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. Sub-total of Development Cost :	11500000 2500000 14000000
	Total Cost of the Project (Estimated)	25050550

*Pass through charges or indirect taxes not included in estimated cost of project.

** Estimated cost shall be revised through correction application.



भाग चार-क-५५-३

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project Sold
Inventory

S. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment...	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1					
2					
3					
4					
	Total				

NO INVENTORY SALE TILL THE DATE

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

NO. OF UNIT	PLOT AREA IN SQ. MT	PLOT NO	PLOT AREA IN SQ. MT	Unit Consideration as per Ready Reckoner Rate(@RS. 900)
1	819.84	1	819.84	7,37,856.00
2	728.19	1	728.19	6,55,371.00
3	136.25	1	136.25	1,22,625.00
4 to 9	100.00	6	600.00	5,40,000.00
10	128.55	1	128.55	1,15,695.00
11	133.05	1	133.05	1,19,745.00
12 to 17	100.00	6	600.00	5,40,000.00
18	128.52	1	128.52	1,15,668.00
19	680.28	1	680.28	6,12,252.00
20	187.50	1	187.50	1,68,750.00
21	184.42	1	184.42	1,65,978.00
		21	4,326.60	38,93,940.00

Table D
Comparison between Balance Cost and Receivables

S.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)	8978185.
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)	Nil
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	4326.62 sq. mtr 3893940
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	3893940
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	—



Table E

Designated Bank Account Details

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	Nil
2.	Deposits	Nil
3.	Withdrawals	Nil
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 (Name of Promoter) 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.

Table F

Means of Finance

S.No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	25050550	25050550	16072365
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0	0	0
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0	0	
4.	Customer Receipts used for Project	0	0	
5.	Total Funds for Project	25050550	25050550	16072365
6.	Total Estimated Cost (As per Table A)	25050550	25050550	16072365

Table F



Table G

Any Comments/Observations of CA

1.	NA
2.	NA
3.	NA
4.	NA

UDI-25140708BMIX883222 Yours Faithfully,

Signature of Chartered Accountant

(UDIN..... and Membership Number 40702

Name Ankur Ashok Agrawal

Agreed and accepted by:



Signature of Promoter

Name:

Anish Naidu

Date:

15/10/2024


