



| (1) | (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (3)                                            |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|     | <p>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.</p> <p>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.</p> <p>iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component</p> <p>Sub - Total of Land Cost:</p>                                                                                                                                                                                                                             | <p>11050550</p>                                |
|     | <p>ii. <b>Development Cost/Cost of Construction of Building</b></p> <p>(a) Estimated Cost of Construction as certified by Engineer.</p> <p>(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)</p> <p>(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.</p> <p>(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.</p> <p>(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.</p> <p>Sub-total of Development Cost :</p> | <p>11500000</p> <p>2500000</p> <p>14000000</p> |
|     | <b>Total Cost of the Project (Estimated)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>25050550</b>                                |

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

\*\* Estimated cost shall be revised through correction application.







**Table C**

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

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

**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<br>UNIT | PLOT AREA IN<br>SQ. MT | PLOT<br>NO | PLOT AREA IN<br>SQ. MT | Unit Consideration as per<br>Ready Reckoner<br>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.<br>(1) | Particulars<br>(2)                                                                                                                                                                                                                                                                                                                                           | Amount<br>(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),<br>(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<br>3893940 |
| 4            | Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]                                                                                                                                                                                                                                                                                                 | 3893940                    |
| 5            | (To Be Filled for Ongoing Projects only)<br>Amount to be deposited in Designated Account - 70% or 100%<br>IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account<br>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 | 0                                                                 |
| 2.    | Deposits        | 0                                                                 |
| 3.    | Withdrawals     | 0                                                                 |
| 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 (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*<br>(At time of<br>Registration)<br>(In Rs.)<br>(proposed and<br>indicative) | Proposed /<br>Estimated<br>(As on the date<br>of the<br>certificate)<br>(In Rs.) | Actual<br>(As on the date<br>of certificate)<br>(In Rs.) |
|-------|------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------|
| 1.    | Own Funds                                                        | 25050550                                                                               | 25050550                                                                         | 16072365                                                 |
| 2.    | Total Borrowed Funds (Secured)<br>- Drawdown availed till date   | -                                                                                      | -                                                                                | -                                                        |
| 3.    | Total Borrowed Funds (Unsecured)<br>- Drawdown availed till date | -                                                                                      | -                                                                                | -                                                        |
| 4.    | Customer Receipts used for Project                               | -                                                                                      | -                                                                                | -                                                        |
| 5.    | Total Funds for Project                                          | 25050550                                                                               | 25050550                                                                         | 16072365                                                 |
| 6.    | Total Estimated Cost ( As per Table A)                           | 25050550                                                                               | 25050550                                                                         | 16072365                                                 |



Table G

Any Comments/Observations of CA

|    |    |
|----|----|
| 1. | NA |
| 2. | NA |
| 3. | NA |
| 4. | NA |

UDI-25140702BMT+QR8622

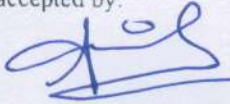
Yours Faithfully,

Signature of Chartered Accountant

(UDIN..... and Membership Number. 140702)

Name. Ankur Ashok Agrawal

Agreed and accepted by:



Signature of Promoter

Name: Anurish Mishra

Date: 20/01/2025

