Umesh Adhau
Chartered Accountant

CA INDIA

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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

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

Date:22/12/2023

To,
M/S KIRTISAGAR REALTY
Prince Castle, Plot No.105,
Gajanan Nagar, Opposite Madhav Netralay,
Wardha Road, Nagpur - 440015.

Subject: Certificate of Financial Progress of Work of MAULI TOWN - 21 Project having MahaRERA Registration Number *(unregistered)* (Only Applicable after project Registration) being developed by M/S KIRTISAGAR REALTY.

Sir,

This certificate is being issued for RERA compliance for the Work of Mauli Town - 21 Project having MahaRERA Registration Number *(unregistered)* (Only Applicable after project Registration) being developed by M/S KIRTISAGAR REALTY 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. (1)		Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1.	**i) Land Cost:**		
	(a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	52,69,82,089
	(b)	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	1,24,81,189
	(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, resgistration fees etc; and	2,63,77,611
	(e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment 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	-

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(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 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 whtsoever payable to any authorities towards and in project of rehabilitation.	-
	iv.	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs.	**56,58,40,888**
ii) Development Cost / Cost of Construction:			
	(a)	Estimated Cost of Construction as certified by Engineer	31,76,71,400
	(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, cost of services (including water, electricity, swerage, 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, interst etc. payable to any Statutory Authority.	-
	(e)	Interst 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 Rs.	**31,76,71,400**
		Total Cost of the Project (Estimated)	88,35,12,288

* Pass through charges or indirect taxes not included in estimated cost of project.
** Estimated cost shall be revised through correction application.



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

Sr No.		Particulars	Amount (Rs.) Incurred
(1)		(2)	(3)
1.	**i) Land Cost:**		
	(a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	52,69,82,089
	(b)	Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	1,24,81,189
	(c)	Incurred Acquisition cost 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, resgistration fees etc; and	2,63,77,611
	(e)	Land Premium paid payable for development 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 payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on.	-
	iii.	Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever paid to any authorities towards and in project of rehabilitation.	-
	iv.	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**56,58,40,888**
(1)		(2)	(3)

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2.	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) or (b) to be considered	-
		(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(ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, swerage, 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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc. to any Statutory Authority.	-
	(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;	-
		Sub Total of DEVELOPMENT COST Rs	-
3.		**Total Cost of the Project (Actual incurred as on date of certificate)**	**56,58,40,888**
4.		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	64.04%
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

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

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Table C

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

Sold Inventory

Sr No (1)	Plot No. / Flat No. (2)	Carpet Area (in Sq. mts) (3)	Unit Consideration as per Agreement / Letter of Allotment* (4)	Received Amount* (5)	Balance Receivable (6)
1	NA	NA	NA	NA	NA
	Total	-	-	-	-

*Unit Consideration as per Agreement / Letter of Allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory

Sr No (1)	Plot No. / Flat No. (2)	Carpet Area (in Sq. mts) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	652.160	30,97,760
2	2	712.140	33,82,665
3	3	201.100	9,55,225
4	4	120.000	5,70,000
5	5	120.000	5,70,000
6	6	120.000	5,70,000
7	7	171.500	8,14,625
8	8	206.190	9,79,403
9	9	112.000	5,32,000
10	10	112.000	5,32,000
11	11	112.000	5,32,000
12	12	112.000	5,32,000
13	13	215.860	10,25,335
14	14	207.920	9,87,620
15	15	112.000	5,32,000
16	16	112.000	5,32,000
17	17	112.000	5,32,000
18	18	112.000	5,32,000
19	19	112.000	5,32,000
20	20	190.620	9,05,445
21	21	165.280	7,85,080
22	22	120.000	5,70,000
23	23	120.000	5,70,000
24	24	120.000	5,70,000
25	25	120.000	5,70,000
26	26	120.000	5,70,000
27	27	120.000	5,70,000
28	28	210.190	9,98,403
29	29	202.610	9,62,398
30	30	120.000	5,70,000
31	31	120.000	5,70,000
32	32	120.000	5,70,000
33	33	120.000	5,70,000
34	34	120.000	5,70,000
35	35	120.000	5,70,000
36	36	112.000	5,32,000
37	37	149.710	7,11,123



38	38	309.880	14,71,930
39	39	325.610	15,46,648
40	40	325.610	15,46,648
41	41	325.610	15,46,648
42	42	325.610	15,46,648
43	43	325.610	15,46,648
44	44	326.510	15,50,923
45	45	835.120	39,66,820
46	46	634.490	30,13,828
47	47	647.530	30,75,768
48	48	652.120	30,97,570
49	49	655.950	31,15,763
50	50	198.790	9,44,253
51	51	130.000	6,17,500
52	52	130.000	6,17,500
53	53	191.120	9,07,820
54	54	131.660	6,25,385
55	55	135.900	6,45,525
56	56	143.110	6,79,773
57	57	157.950	7,50,263
58	58	200.700	9,53,325
59	59	145.740	6,92,265
60	60	112.000	5,32,000
61	61	112.000	5,32,000
62	62	112.000	5,32,000
63	63	112.000	5,32,000
64	64	140.000	6,65,000
65	65	140.000	6,65,000
66	66	120.000	5,70,000
67	67	120.000	5,70,000
68	68	120.000	5,70,000
69	69	120.000	5,70,000
70	70	120.000	5,70,000
71	71	120.000	5,70,000
72	72	144.000	6,84,000
73	73	201.620	9,57,695
74	74	209.420	9,94,745
75	75	144.000	6,84,000
76	76	120.000	5,70,000
77	77	120.000	5,70,000
78	78	120.000	5,70,000
79	79	120.000	5,70,000
80	80	120.000	5,70,000
81	81	120.000	5,70,000
82	82	140.000	6,65,000
83	83	140.000	6,65,000
84	84	112.000	5,32,000
85	85	112.000	5,32,000
86	86	112.000	5,32,000
87	87	112.000	5,32,000
88	88	112.000	5,32,000
89	89	127.510	6,05,673
90	90	154.400	7,33,400
91	91	120.000	5,70,000
92	92	120.000	5,70,000
93	93	120.000	5,70,000
94	94	120.000	5,70,000
95	95	120.000	5,70,000
96	96	120.000	5,70,000
97	97	120.000	5,70,000
98	98	120.000	5,70,000



99	99	144.000	6,84,000
100	100	144.000	6,84,000
101	101	144.000	6,84,000
102	102	144.000	6,84,000
103	103	144.000	6,84,000
104	104	144.000	6,84,000
105	105	199.040	9,45,440
106	106	206.870	9,82,633
107	107	144.000	6,84,000
108	108	144.000	6,84,000
109	109	144.000	6,84,000
110	110	144.000	6,84,000
111	111	144.000	6,84,000
112	112	144.000	6,84,000
113	113	120.000	5,70,000
114	114	120.000	5,70,000
115	115	120.000	5,70,000
116	116	120.000	5,70,000
117	117	120.000	5,70,000
118	118	120.000	5,70,000
119	119	112.000	5,32,000
120	120	112.000	5,32,000
121	121	112.000	5,32,000
122	122	129.450	6,14,888
123	123	138.770	6,59,158
124	124	105.000	4,98,750
125	125	105.000	4,98,750
126	126	112.500	5,34,375
127	127	112.500	5,34,375
128	128	112.500	5,34,375
129	129	112.500	5,34,375
130	130	112.500	5,34,375
131	131	112.500	5,34,375
132	132	112.500	5,34,375
133	133	135.000	6,41,250
134	134	135.000	6,41,250
135	135	135.000	6,41,250
136	136	135.000	6,41,250
137	137	199.230	9,46,343
138	138	205.950	9,78,263
139	139	135.000	6,41,250
140	140	135.000	6,41,250
141	141	135.000	6,41,250
142	142	135.000	6,41,250
143	143	112.500	5,34,375
144	144	112.500	5,34,375
145	145	112.500	5,34,375
146	146	112.500	5,34,375
147	147	112.500	5,34,375
148	148	112.500	5,34,375
149	149	112.500	5,34,375
150	150	105.000	4,98,750
151	151	105.000	4,98,750
152	152	138.770	6,59,158
153	153	141.770	6,73,408
154	154	112.500	5,34,375
155	155	112.500	5,34,375
156	156	112.500	5,34,375
157	157	112.500	5,34,375
158	158	112.500	5,34,375
159	159	112.500	5,34,375

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160	160	112.500	5,34,375
161	161	112.500	5,34,375
162	162	112.500	5,34,375
163	163	135.000	6,41,250
164	164	135.000	6,41,250
165	165	135.000	6,41,250
166	166	135.000	6,41,250
167	167	199.800	9,49,050
168	168	221.680	10,52,980
169	169	144.000	6,84,000
170	170	144.000	6,84,000
171	171	144.000	6,84,000
172	172	144.000	6,84,000
173	173	120.000	5,70,000
174	174	120.000	5,70,000
175	175	120.000	5,70,000
176	176	120.000	5,70,000
177	177	120.000	5,70,000
178	178	120.000	5,70,000
179	179	120.000	5,70,000
180	180	120.000	5,70,000
181	181	120.000	5,70,000
182	182	120.000	5,70,000
183	183	157.600	7,48,600
184	184	157.460	7,47,935
185	185	120.000	5,70,000
186	186	117.380	5,57,555
187	187	127.580	6,06,005
188	188	254.510	12,08,923
189	189	168.280	7,99,330
190	190	160.000	7,60,000
191	191	160.000	7,60,000
192	192	160.000	7,60,000
193	193	160.000	7,60,000
194	194	160.000	7,60,000
195	195	178.320	8,47,020
196	196	144.000	6,84,000
197	197	144.000	6,84,000
198	198	144.000	6,84,000
199	199	144.000	6,84,000
200	200	144.000	6,84,000
201	201	144.000	6,84,000
202	202	144.000	6,84,000
203	203	144.000	6,84,000
204	204	144.000	6,84,000
205	205	144.000	6,84,000
206	206	144.000	6,84,000
207	207	204.190	9,69,903
208	208	204.190	9,69,903
209	209	144.000	6,84,000
210	210	144.000	6,84,000
211	211	144.000	6,84,000
212	212	144.000	6,84,000
213	213	144.000	6,84,000
214	214	144.000	6,84,000
215	215	144.000	6,84,000
216	216	144.000	6,84,000
217	217	144.000	6,84,000
218	218	144.000	6,84,000
219	219	144.000	6,84,000
220	220	211.350	10,03,913



221	221	167.630	7,96,243
222	222	120.000	5,70,000
223	223	120.000	5,70,000
224	224	120.000	5,70,000
225	225	120.000	5,70,000
226	226	120.000	5,70,000
227	227	120.000	5,70,000
228	228	144.000	6,84,000
229	229	144.000	6,84,000
230	230	120.000	5,70,000
231	231	120.000	5,70,000
232	232	120.000	5,70,000
233	233	120.000	5,70,000
234	234	120.000	5,70,000
235	235	120.000	5,70,000
236	236	152.280	7,23,330
237	237	152.280	7,23,330
238	238	120.000	5,70,000
239	239	120.000	5,70,000
240	240	120.000	5,70,000
241	241	120.000	5,70,000
242	242	120.000	5,70,000
243	243	120.000	5,70,000
244	244	144.000	6,84,000
245	245	144.000	6,84,000
246	246	120.000	5,70,000
247	247	120.000	5,70,000
248	248	120.000	5,70,000
249	249	120.000	5,70,000
250	250	120.000	5,70,000
251	251	120.000	5,70,000
252	252	192.830	9,15,943
253	253	123.760	5,87,860
254	254	108.500	5,15,375
255	255	108.500	5,15,375
256	256	116.250	5,52,188
257	257	116.250	5,52,188
258	258	116.250	5,52,188
259	259	116.250	5,52,188
260	260	116.250	5,52,188
261	261	139.500	6,62,625
262	262	139.500	6,62,625
263	263	116.250	5,52,188
264	264	116.250	5,52,188
265	265	116.250	5,52,188
266	266	116.250	5,52,188
267	267	116.250	5,52,188
268	268	116.250	5,52,188
269	269	147.280	6,99,580
270	270	147.280	6,99,580
271	271	116.250	5,52,188
272	272	116.250	5,52,188
273	273	116.250	5,52,188
274	274	116.250	5,52,188
275	275	116.250	5,52,188
276	276	116.250	5,52,188
277	277	139.500	6,62,625
278	278	139.500	6,62,625
279	279	116.250	5,52,188
280	280	116.250	5,52,188
281	281	116.250	5,52,188



282	282	116.250	5,52,188
283	283	116.250	5,52,188
284	284	108.500	5,15,375
285	285	108.500	5,15,375
286	286	147.520	7,00,720
287	287	181.730	8,63,218
288	288	123.750	5,87,813
289	289	123.750	5,87,813
290	290	123.750	5,87,813
291	291	123.750	5,87,813
292	292	123.750	5,87,813
293	293	123.750	5,87,813
294	294	123.750	5,87,813
295	295	148.500	7,05,375
296	296	148.500	7,05,375
297	297	123.750	5,87,813
298	298	123.750	5,87,813
299	299	123.750	5,87,813
300	300	123.750	5,87,813
301	301	123.750	5,87,813
302	302	123.750	5,87,813
303	303	157.280	7,47,080
304	304	157.280	7,47,080
305	305	123.750	5,87,813
306	306	123.750	5,87,813
307	307	123.750	5,87,813
308	308	123.750	5,87,813
309	309	123.750	5,87,813
310	310	123.750	5,87,813
311	311	148.500	7,05,375
312	312	148.500	7,05,375
313	313	123.750	5,87,813
314	314	123.750	5,87,813
315	315	123.750	5,87,813
316	316	123.750	5,87,813
317	317	123.750	5,87,813
318	318	123.750	5,87,813
319	319	123.750	5,87,813
320	320	219.710	10,43,623
321	321	142.500	6,76,875
322	322	142.500	6,76,875
323	323	142.500	6,76,875
324	324	142.500	6,76,875
325	325	206.180	9,79,355
326	326	180.000	8,55,000
327	327	180.000	8,55,000
328	328	180.000	8,55,000
329	329	180.000	8,55,000
330	330	180.000	8,55,000
331	331	189.950	9,02,263
332	332	196.720	9,34,420
333	333	158.390	7,52,353
334	334	157.570	7,48,458
335	335	154.310	7,32,973
336	336	120.000	5,70,000
337	337	120.000	5,70,000
338	338	120.000	5,70,000
339	339	120.000	5,70,000
340	340	120.000	5,70,000
341	341	120.000	5,70,000
342	342	120.000	5,70,000



343	343	120.000	5,70,000
344	344	120.000	5,70,000
345	345	144.000	6,84,000
346	346	144.000	6,84,000
347	347	144.000	6,84,000
348	348	144.000	6,84,000
349	349	144.000	6,84,000
350	350	144.000	6,84,000
351	351	150.030	7,12,643
352	352	150.030	7,12,643
353	353	144.000	6,84,000
354	354	144.000	6,84,000
355	355	144.000	6,84,000
356	356	144.000	6,84,000
357	357	144.000	6,84,000
358	358	144.000	6,84,000
359	359	120.000	5,70,000
360	360	120.000	5,70,000
361	361	120.000	5,70,000
362	362	120.000	5,70,000
363	363	120.000	5,70,000
364	364	120.000	5,70,000
365	365	120.000	5,70,000
366	366	120.000	5,70,000
367	367	120.000	5,70,000
368	368	131.460	6,24,435
369	369	186.900	8,87,775
370	370	112.000	5,32,000
371	371	112.000	5,32,000
372	372	112.000	5,32,000
373	373	112.000	5,32,000
374	374	112.000	5,32,000
375	375	112.000	5,32,000
376	376	144.000	6,84,000
377	377	144.000	6,84,000
378	378	120.000	5,70,000
379	379	120.000	5,70,000
380	380	120.000	5,70,000
381	381	120.000	5,70,000
382	382	120.000	5,70,000
383	383	120.000	5,70,000
384	384	120.000	5,70,000
385	385	152.280	7,23,330
386	386	152.280	7,23,330
387	387	120.000	5,70,000
388	388	120.000	5,70,000
389	389	120.000	5,70,000
390	390	120.000	5,70,000
391	391	120.000	5,70,000
392	392	120.000	5,70,000
393	393	120.000	5,70,000
394	394	144.000	6,84,000
395	395	144.000	6,84,000
396	396	112.000	5,32,000
397	397	112.000	5,32,000
398	398	112.000	5,32,000
399	399	112.000	5,32,000
400	400	112.000	5,32,000
401	401	112.000	5,32,000
402	402	131.520	6,24,720
403	403	191.670	9,10,433



404	404	108.500	5,15,375
405	405	108.500	5,15,375
406	406	108.500	5,15,375
407	407	108.500	5,15,375
408	408	108.500	5,15,375
409	409	108.500	5,15,375
410	410	108.500	5,15,375
411	411	139.500	6,62,625
412	412	139.500	6,62,625
413	413	139.500	6,62,625
414	414	139.500	6,62,625
415	415	139.500	6,62,625
416	416	139.500	6,62,625
417	417	147.280	6,99,580
418	418	147.280	6,99,580
419	419	139.500	6,62,625
420	420	139.500	6,62,625
421	421	139.500	6,62,625
422	422	139.500	6,62,625
423	423	139.500	6,62,625
424	424	139.500	6,62,625
425	425	108.500	5,15,375
426	426	108.500	5,15,375
427	427	108.500	5,15,375
428	428	108.500	5,15,375
429	429	108.500	5,15,375
430	430	108.500	5,15,375
431	431	108.500	5,15,375
432	432	139.690	6,63,528
433	433	137.970	6,55,358
434	434	123.750	5,87,813
435	435	123.750	5,87,813
436	436	123.750	5,87,813
437	437	123.750	5,87,813
438	438	123.750	5,87,813
439	439	123.750	5,87,813
440	440	123.750	5,87,813
441	441	123.750	5,87,813
442	442	123.750	5,87,813
443	443	123.750	5,87,813
444	444	157.280	7,47,080
445	445	157.280	7,47,080
446	446	123.750	5,87,813
447	447	123.750	5,87,813
448	448	123.750	5,87,813
449	449	123.750	5,87,813
450	450	123.750	5,87,813
451	451	123.750	5,87,813
452	452	123.750	5,87,813
453	453	123.750	5,87,813
454	454	123.750	5,87,813
455	455	123.750	5,87,813
456	456	137.970	6,55,358
457	457	170.780	8,11,205
458	458	105.000	4,98,750
459	459	105.000	4,98,750
460	460	105.000	4,98,750
461	461	105.000	4,98,750
462	462	126.000	5,98,500
463	463	126.000	5,98,500
464	464	105.000	4,98,750



465	465	105.000	4,98,750
466	466	105.000	4,98,750
467	467	105.000	4,98,750
468	468	105.000	4,98,750
469	469	132.280	6,28,330
470	470	132.280	6,28,330
471	471	105.000	4,98,750
472	472	105.000	4,98,750
473	473	105.000	4,98,750
474	474	105.000	4,98,750
475	475	105.000	4,98,750
476	476	126.000	5,98,500
477	477	126.000	5,98,500
478	478	105.000	4,98,750
479	479	105.000	4,98,750
480	480	105.000	4,98,750
481	481	105.000	4,98,750
482	482	133.080	6,32,130
483	483	253.770	12,05,408
484	484	284.580	13,51,755
485	485	131.770	6,25,908
486	486	108.500	5,15,375
487	487	135.580	6,44,005
488	488	172.280	8,18,330
489	489	180.000	8,55,000
490	490	180.000	8,55,000
491	491	182.240	8,65,640
492	492	138.290	6,56,878
493	493	112.000	5,32,000
494	494	120.000	5,70,000
495	495	120.000	5,70,000
496	496	120.000	5,70,000
497	497	160.280	7,61,330
498	498	160.280	7,61,330
499	499	120.000	5,70,000
500	500	120.000	5,70,000
501	501	120.000	5,70,000
502	502	201.040	9,54,940
503	503	136.950	6,50,513
504	504	120.000	5,70,000
505	505	120.000	5,70,000
506	506	120.000	5,70,000
507	507	186.880	8,87,680
508	508	186.040	8,83,690
509	509	120.000	5,70,000
510	510	120.000	5,70,000
511	511	120.000	5,70,000
512	512	162.250	7,70,688
513	513	154.680	7,34,730
514	514	103.070	4,89,583
515	515	103.850	4,93,288
516	516	103.850	4,93,288
517	517	103.850	4,93,288
518	518	151.110	7,17,773
519	519	199.360	9,46,960
520	520	148.500	7,05,375
521	521	148.500	7,05,375
522	522	144.370	6,85,758
523	523	150.060	7,12,785
524	524	163.200	7,75,200
525	525	144.000	6,84,000



526	526	144.000	6,84,000
527	527	144.000	6,84,000
528	528	208.180	9,88,855
529	529	144.650	6,87,088
530	530	105.000	4,98,750
531	531	105.000	4,98,750
532	532	105.000	4,98,750
533	533	105.000	4,98,750
534	534	135.210	6,42,248
535	535	138.290	6,56,878
536	536	101.500	4,82,125
537	537	101.500	4,82,125
538	538	101.500	4,82,125
539	539	101.500	4,82,125
540	540	159.470	7,57,483
541	541	164.410	7,80,948
542	542	101.500	4,82,125
543	543	101.500	4,82,125
544	544	101.500	4,82,125
545	545	101.500	4,82,125
546	546	134.700	6,39,825
547	547	143.460	6,81,435
548	548	133.320	6,33,270
549	549	127.740	6,06,765
550	550	139.410	6,62,198
551	551	131.590	6,25,053
552	552	149.530	7,10,268
	Total	**78693.950**	**37,37,96,263**



Table D
Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	31,76,71,400
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	78,693.950 sq. mtrs.
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiptied to unsold area as on the date of certificate, to be calculated and certified by CA (as per Table C to this certificate)	37,37,96,263
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	37,37,96,263
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	26,16,57,384

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	As informed, designated bank account not yet opened.
2	Deposits	
3	Withdrawals	
4	Closing Balance	

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 M/S Kirtisagar Realty 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 date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	56,58,40,888	56,58,40,888	56,58,40,888
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts Used For The Project	31,76,71,400	31,76,71,400	-
5	Total Fund For The Project	88,35,12,288	88,35,12,288	56,58,40,888
6	Total Estimated Cost (As per Table A)	88,35,12,288	88,35,12,288	56,58,40,888

Table G
Any Comments/Observations of CA

Sr. No.	Comments
1	We have proportionetely reduced the cost of sale deed, because Khasara No.38 and 45/1 are excluded from the tentative sanctioned plan of the said project which amounts to Rs. 7,35,89,440/-.

Kirtisagar Realty Nagpur

Agreed and Accepted by :

CA Umesh Adhau Membership No. 623236 Chartered Accountant

CA Umesh Adhau
Proprietor
Membership No. 623236

UDIN: 23623236BJZVCF4214
Nagpur

M/S Kirtisagar Realty
Date:22/12/2023