SHRINIVAS & Co.
Chartered Accountants

Nagpur: 278, Laxmi Nagar, Beside West High Court Road, Nagpur – 440 022. Mob: 9422183121

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:16/01/2025

To,
KIRTISAGAR REALTY PVT LTD
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 *P50500055129* being developed by KIRTISAGAR REALTY PVT LTD.

Sir,
This certificate is being issued for RERA compliance for the Work of Mauli Town - 21 Project having MahaRERA Registration Number *P50500055129* being developed by KIRTISAGAR REALTY PVT LTD 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).	526,982,089
	(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.	15,024,187
	(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	26,377,611
	(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	-

(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.	**568,383,886**
	ii) Development Cost / Cost of Construction:		
	(a)	Estimated Cost of Construction as certified by Engineer	317,671,400
	(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.	**317,671,400**
		Total Cost of the Project (Estimated)	**886,055,286**

* 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).	526,982,089
	(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.	15,024,187
	(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	26,377,611
	(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	**568,383,886**

(1)		(2)	(3)
2.	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) or (b) to be considered	132,980,096
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	132,980,096
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	132,980,096
	(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	**132,980,096**
3.		**Total Cost of the Project (Actual incurred as on date of certificate)**	**701,363,982**
4.		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	79.16%
5.		Amount which can be withdrawn from the Designated Account	490,954,787
6.		Less: Amount withdrawn till date of this certificate from designated bank account	465,323,164
7.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	25,631,623

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

Table C

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

Sold Inventory

Sr No	Plot No. / Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment*	Received Amount*	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	1	652.16	10,535,500	10,535,500	-
2	3	201.1	3,636,000	3,636,000	-
3	4	120	2,196,000	2,196,000	-
4	5	120	1,596,000	1,596,000	-
5	6	120.00	2,286,000	2,286,000	-
6	8	206.19	2,200,000	2,200,000	-
7	9	112.00	2,170,000	2,170,000	-
8	10	112	2,362,918	2,362,918	-
9	11	112.00	2,050,000	2,050,000	-
10	12	112	2,320,700	2,320,700	-
11	13.00	215.86	2,800,000	2,800,000	-
12	14	207.92	3,133,000	3,133,000	-
13	15	112	2,134,000	2,134,000	-
14	16 & 17	224	4,220,000	4,220,000	-
15	18	112.00	2,121,000	2,121,000	-
16	19	112.00	1,273,500	1,273,500	-
17	20	190.62	3,940,000	3,940,000	-
18	22	120	2,519,000	2,519,000	-
19	23	120	2,305,000	2,305,000	-
20	24	120	1,808,000	1,808,000	-
21	25	120	1,808,000	1,808,000	-
22	26	120.00	2,493,000	2,493,000	-
23	27	120	2,196,000	2,196,000	-
24	28	210.19	4,185,400	4,185,400	-
25	29	202.61	2,617,800	2,617,800	-
26	31	120	2,454,000	2,454,000	-
27	32	120	1,396,000	1,396,000	-
28	33.00	120.00	2,519,000	2,519,000	-
29	34	120.00	2,049,000	2,049,000	-
30	35	120	2,312,000	2,312,000	-
31	36	112	2,110,000	2,110,000	-
32	47	647.53	9,301,000	9,301,000	-
33	48	652.12	10,000,000	10,000,000	-
34	49	655.95	7,426,700	7,426,700	-
35	50 & 51	328.79	6,158,000	6,158,000	-
36	52	130	1,540,001	1,540,001	-
37	53	191.12	3,630,000	3,630,000	-
38	54	131.66	2,550,000	2,550,000	-
39	56	143.11	2,156,800	2,156,800	-
40	57	157.95	2,380,000	2,380,000	-
41	58	200.7	4,225,000	4,225,000	-
42	60	112	2,128,000	2,128,000	-
43	61	112	2,128,000	2,128,000	-
44	62	112	2,121,000	2,121,000	-
45	63	112	2,110,000	2,110,000	-
46	64	140	2,652,000	2,652,000	-

47	65	140	2,652,000	2,652,000	-
48	66	120	1,162,600	1,162,600	-
49	67	120	1,752,000	1,752,000	-
50	68	120	2,279,800	2,279,800	-
51	69	120	1,628,000	1,628,000	-
52	70	120	2,500,000	2,500,000	-
53	71	120	2,518,776	2,518,776	-
54	72	144	3,069,000	3,069,000	-
55	73	201.62	4,232,000	4,232,000	-
56	74	209.42	4,463,000	4,463,000	-
57	75	144	2,200,000	2,200,000	-
58	76	120	1,246,000	1,246,000	-
59	77	120	1,130,000	1,130,000	-
60	78	120	1,300,000	1,300,000	-
61	79	120	2,293,000	2,293,000	-
62	80	120	1,680,000	1,680,000	-
63	81	120	2,299,000	2,299,000	-
64	82	140	1,900,000	1,900,000	-
65	83	140	1,882,000	1,882,000	-
66	84	112	2,073,500	2,073,500	-
67	85	112	2,073,500	2,073,500	-
68	87	112	1,532,000	1,532,000	-
69	88	112	2,361,800	2,361,800	-
70	91	120	1,600,000	1,600,000	-
71	92	120	1,291,700	1,291,700	-
72	93	120	2,493,000	2,493,000	-
73	94	120	2,493,000	2,493,000	-
74	95	120	1,560,000	1,560,000	-
75	96	120	2,260,000	2,260,000	-
76	97	120	2,260,000	2,260,000	-
77	98	120	1,760,000	1,760,000	-
78	99	144	2,730,000	905,000	1,825,000
79	100	144	2,697,000	2,697,000	-
80	101	144	2,697,000	2,697,000	-
81	102	144	2,666,000	2,666,000	-
82	103	144	2,790,000	2,790,000	-
83	104	144	1,500,000	1,500,000	-
84	105	199.04	3,963,000	3,963,000	-
85	106	206.87	4,119,000	4,119,000	-
86	107	144	2,790,000	2,790,000	-
87	108	144	2,775,000	2,775,000	-
88	109	144	2,712,500	2,712,500	-
89	110	144	2,712,500	2,712,500	-
90	113.00	120	1,300,000	1,300,000	-
91	114	120	1,300,000	1,300,000	-
92	115	120	2,293,000	2,293,000	-
93	116	120	2,293,000	2,293,000	-
94	117	120	2,299,000	2,299,000	-
95	118	120	2,311,000	2,311,000	-
96	119	112	2,110,000	2,110,000	-
97	121	112	2,111,000	2,111,000	-
98	122	129.45	2,717,000	2,717,000	-
99	123	137.27	2,874,000	2,874,000	-
100	124	105	2,034,000	2,034,000	-
101	126	112.5	1,600,000	1,600,000	-
102	127	112.5	2,350,000	2,350,000	-
103	128	112.5	2,349,000	2,349,000	-

104	129 & 130	225	2,943,000	2,943,000	-
105	131	112.5	2,155,000	2,155,000	-
106	132	112.5	2,095,000	2,095,000	-
107	133	135.00	2,543,000	2,543,000	-
108	134	135	2,543,000	2,543,000	-
109	135	135	2,514,000	2,514,000	-
110	136	135	2,616,000	2,616,000	-
111	137	199.23	3,645,000	3,645,000	-
112	139	135	2,572,000	2,572,000	-
113	140	135	2,543,000	2,543,000	-
114	142	135	2,572,000	2,572,000	-
115	143	112.5	2,179,000	2,179,000	-
116	144	112.5	1,348,200	1,348,200	-
117	145	112.5	2,119,000	2,119,000	-
118	146	112.50	1,695,330	1,695,330	-
119	147	112.5	1,695,330	1,695,330	-
120	148	112.5	2,361,000	2,361,000	-
121	149	112.5	2,361,300	2,361,300	-
122	150	105.00	2,215,000	2,215,000	-
123	152	137.27	1,500,000	1,500,000	-
124	153	141.77	2,671,000	2,671,000	-
125	154	112.5	2,361,000	2,361,000	-
126	155	112.5	2,361,300	2,361,300	-
127	156	112.5	2,361,300	2,361,300	-
128	157	112.50	2,076,800	2,076,800	-
129	158	112.50	1,615,000	1,615,000	-
130	159	112.5	2,076,800	2,076,800	-
131	160	112.5	1,400,000	1,400,000	-
132	161	112.5	2,179,000	2,179,000	-
133	162	112.50	2,095,000	2,095,000	-
134	163	135	1,600,000	1,600,000	-
135	164	135	1,930,000	1,930,000	-
136	165	135	2,419,500	2,419,500	-
137	166	135	2,542,000	2,542,000	-
138	169	144	2,867,000	2,867,000	-
139	170	144	2,090,000	2,090,000	-
140	171	144	2,170,000	2,170,000	-
141	172	144	2,171,000	2,171,000	-
142	173 & 174	240	3,616,000	3,616,000	-
143	175 & 176	240	3,617,000	3,617,000	-
144	178	120	1,291,700	1,291,700	-
145	179	120.00	2,100,000	2,100,000	-
146	180	120	1,300,000	1,300,000	-
147	181	120	1,800,000	1,800,000	-
148	182	120	2,312,000	2,312,000	-
149	183	157.6	2,075,000	2,075,000	-
150	184	157.46	2,966,300	2,966,300	-
151	185	120.00	1,300,000	1,300,000	-
152	186	117.38	2,275,200	2,275,200	-
153	187	127.58	2,490,000	2,490,000	-
154	189	168.28	3,134,000	3,134,000	-
155	190	160.00	3,048,500	3,048,500	-
156	191	160.00	3,100,000	3,100,000	-
157	192	160	3,143,000	3,143,000	-
158	193	160	3,186,000	3,186,000	-
159	196	144.00	2,170,000	2,170,000	-
160	197	144	3,053,800	3,053,800	-

161	198	144.00	3,100,000	3,100,000	-
162	199	144	3,100,000	3,100,000	-
163	200	144.00	3,100,000	3,100,000	-
164	201	144	2,821,000	2,821,000	-
165	202	144	2,790,000	2,790,000	-
166	203	144	1,550,000	1,550,000	-
167	204	144	1,550,000	1,550,000	-
168	205	144	3,069,000	3,069,000	-
169	207	204.19	4,286,000	4,286,000	-
170	208	204.19	3,847,000	3,847,000	-
171	209	144.00	2,470,000	2,470,000	-
172	211	144.00	2,051,000	2,051,000	-
173	212	144.00	1,860,000	1,860,000	-
174	213	144.00	1,783,000	1,783,000	-
175	214	144	1,860,000	1,860,000	-
176	215	144	3,022,500	3,022,500	-
177	217	144	3,061,000	3,061,000	-
178	218	144	3,061,000	3,061,000	-
179	232	120	1,901,000	1,901,000	-
180	233	120.00	2,500,000	2,500,000	-
181	234	120	1,972,000	1,972,000	-
182	236	152.28	2,836,000	2,836,000	-
183	237	152.28	3,008,000	3,008,000	-
184	238	120	2,518,000	338,000	2,180,000
185	239	120.00	1,400,000	1,400,000	-
186	240	120	1,400,000	1,400,000	-
187	241	120	1,400,000	1,400,000	-
188	242	120.00	1,937,600	1,937,600	-
189	269	147.28	2,467,400	2,467,400	-
190	270	147.28	2,853,000	2,853,000	-
191	271	116.25	1,751,800	1,751,800	-
192	303	157.28	3,005,000	3,005,000	-
193	304	157.28	3,125,000	3,125,000	-
194	305	123.75	2,331,000	2,331,000	-
195	306	123.75	2,331,000	2,331,000	-
196	311	148.5	3,117,000	3,117,000	-
197	312	148.5	2,000,000	2,000,000	-
198	321	142.5	2,991,000	2,991,000	-
199	322	142.5	1,533,800	1,533,800	-
200	325	206.18	3,050,000	3,050,000	-
201	326	180	2,126,000	2,126,000	-
202	332	200.91	4,282,000	4,282,000	-
203	333	158.39	3,333,820	3,333,820	-
204	334	157.57	2,590,000	2,590,000	-
205	335	154.31	2,989,000	2,989,000	-
206	336	120	2,325,000	2,325,000	-
207	337	120	2,375,000	2,375,000	-
208	338	120	2,558,000	2,558,000	-
209	339	120	2,571,000	2,571,000	-
210	340	120	1,300,000	1,300,000	-
211	341	120	2,375,000	2,375,000	-
212	342	120	2,325,000	2,325,000	-
213	343	120	2,647,900	2,647,900	-
214	344 & 345	264	3,126,000	3,126,000	-
215	346	144	3,131,000	3,131,000	-
216	348	144	3,119,500	3,119,500	-
217	349	144	2,712,500	2,712,500	-

218	350	144	2,015,000	2,015,000	-
219	351	150.03	2,826,000	2,826,000	-
220	352	150.03	2,907,000	2,907,000	-
221	353	144	3,022,500	3,022,500	-
222	354	144	2,635,000	2,635,000	-
223	355	144	2,984,000	2,984,000	-
224	356	144	2,976,000	2,976,000	-
225	357	144	3,100,000	3,100,000	-
226	358	144	3,022,540	3,022,540	-
227	359	120	2,493,000	2,493,000	-
228	360	120	2,500,000	2,500,000	-
229	361	120	2,583,000	2,583,000	-
230	362	120	2,311,000	2,311,000	-
231	363	120	2,518,000	2,518,000	-
232	375	112	1,683,000	1,683,000	-
233	377	144	2,589,000	2,589,000	-
234	378 & 379	240	4,973,000	4,973,000	-
235	383	120	2,518,800	2,518,800	-
236	384	120	2,506,000	2,506,000	-
237	385	152.28	2,950,500	2,950,500	-
238	386	152.28	2,100,000	2,100,000	-
239	387	120	2,531,000	2,531,000	-
240	388	120	2,500,000	2,500,000	-
241	394	144	1,073,000	1,073,000	-
242	417	147.28	2,853,500	2,853,500	-
243	418	147.28	2,353,000	2,353,000	-
244	419	139.5	1,500,000	1,500,000	-
245	421	139.5	1,952,000	1,952,000	-
246	422	139.5	1,952,000	1,952,000	-
247	444	157.28	2,547,000	2,547,000	-
248	445	157.28	2,551,000	2,551,000	-
249	469	132.28	2,551,000	2,551,000	-
250	470	132.28	2,563,000	2,563,000	-
251	485	131.77	2,553,000	2,553,000	-
	Total	**36932.06**	**639,862,015**	**635,857,015**	**4,005,000**

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

Unsold Inventory

Sr No	Plot No. / Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (Rs.)
(1)	(2)	(3)	(4)
1	2	712.14	3,382,665
2	7	171.50	814,625
3	21	165.28	785,080
4	30	120.00	570,000
5	37	149.71	711,123
6	38	309.88	1,471,930
7	39	325.61	1,546,648
8	40	325.61	1,546,648
9	41	325.61	1,546,648
10	42	325.61	1,546,648
11	43	325.61	1,546,648
12	44	326.51	1,550,923
13	45	835.12	3,966,820

14	46	634.49	3,013,828
15	55	135.90	645,525
16	59	145.74	692,265
17	86	112.00	532,000
18	89	127.51	605,673
19	90	154.40	733,400
20	111	144.00	684,000
21	112	144.00	684,000
22	120	112.00	532,000
23	125	105.00	498,750
24	138	205.95	978,263
25	141	135.00	641,250
26	151	105.00	498,750
27	167	199.80	949,050
28	168	221.68	1,052,980
29	177	120.00	570,000
30	188	254.51	1,208,923
31	194	160.00	760,000
32	195	178.32	847,020
33	206	144.00	684,000
34	210	144.00	684,000
35	216	144.00	684,000
36	219	144.00	684,000
37	220	211.35	1,003,913
38	221	167.63	796,243
39	222	120.00	570,000
40	223	120.00	570,000
41	224	120.00	570,000
42	225	120.00	570,000
43	226	120.00	570,000
44	227	120.00	570,000
45	228	144.00	684,000
46	229	144.00	684,000
47	230	120.00	570,000
48	231	120.00	570,000
49	235	120.00	570,000
50	238	120.00	570,000
51	243	120.00	570,000
52	244	144.00	684,000
53	245	144.00	684,000
54	246	120.00	570,000
55	247	120.00	570,000
56	248	120.00	570,000
57	249	120.00	570,000
58	250	120.00	570,000
59	251	120.00	570,000
60	252	192.83	915,943
61	253	123.76	587,860
62	254	108.50	515,375
63	255	108.50	515,375
64	256	116.25	552,188
65	257	116.25	552,188
66	258	116.25	552,188
67	259	116.25	552,188
68	260	116.25	552,188
69	261	139.50	662,625
70	262	139.50	662,625
71	263	116.25	552,188
72	264	116.25	552,188

73	265	116.25	552,188
74	266	116.25	552,188
75	267	116.25	552,188
76	268	116.25	552,188
77	272	116.25	552,188
78	273	116.25	552,188
79	274	116.25	552,188
80	275	116.25	552,188
81	276	116.25	552,188
82	277	139.50	662,625
83	278	139.50	662,625
84	279	116.25	552,188
85	280	116.25	552,188
86	281	116.25	552,188
87	282	116.25	552,188
88	283	116.25	552,188
89	284	108.50	515,375
90	285	108.50	515,375
91	286	147.52	700,720
92	287	181.73	863,218
93	288	123.75	587,813
94	289	123.75	587,813
95	290	123.75	587,813
96	291	123.75	587,813
97	292	123.75	587,813
98	293	123.75	587,813
99	294	123.75	587,813
100	295	148.50	705,375
101	296	148.50	705,375
102	297	123.75	587,813
103	298	123.75	587,813
104	299	123.75	587,813
105	300	123.75	587,813
106	301	123.75	587,813
107	302	123.75	587,813
108	307	123.75	587,813
109	308	123.75	587,813
110	309	123.75	587,813
111	310	123.75	587,813
112	312	148.50	705,375
113	313	123.75	587,813
114	314	123.75	587,813
115	315	123.75	587,813
116	316	123.75	587,813
117	317	123.75	587,813
118	318	123.75	587,813
119	319	123.75	587,813
120	320	219.71	1,043,623
121	323	142.50	676,875
122	324	142.50	676,875
123	327	180.00	855,000
124	328	180.00	855,000
125	329	180.00	855,000
126	330	180.00	855,000
127	331	189.95	902,263
128	347	144.00	684,000
129	364	120.00	570,000
130	365	120.00	570,000
131	366	120.00	570,000

132	367	120.00	570,000
133	368	131.46	624,435
134	369	186.90	887,775
135	370	112.00	532,000
136	371	112.00	532,000
137	372	112.00	532,000
138	373	112.00	532,000
139	374	112.00	532,000
140	376	144.00	684,000
141	380	120.00	570,000
142	381	120.00	570,000
143	382	120.00	570,000
144	389	120.00	570,000
145	390	120.00	570,000
146	391	120.00	570,000
147	392	120.00	570,000
148	393	120.00	570,000
149	395	144.00	684,000
150	396	112.00	532,000
151	397	112.00	532,000
152	398	112.00	532,000
153	399	112.00	532,000
154	400	112.00	532,000
155	401	112.00	532,000
156	402	131.52	624,720
157	403	191.67	910,433
158	404	108.50	515,375
159	405	108.50	515,375
160	406	108.50	515,375
161	407	108.50	515,375
162	408	108.50	515,375
163	409	108.50	515,375
164	410	108.50	515,375
165	411	139.50	662,625
166	412	139.50	662,625
167	413	139.50	662,625
168	414	139.50	662,625
169	415	139.50	662,625
170	416	139.50	662,625
171	420	139.50	662,625
172	423	139.50	662,625
173	424	139.50	662,625
174	425	108.50	515,375
175	426	108.50	515,375
176	427	108.50	515,375
177	428	108.50	515,375
178	429	108.50	515,375
179	430	108.50	515,375
180	431	108.50	515,375
181	432	139.69	663,528
182	433	137.97	655,358
183	434	123.75	587,813
184	435	123.75	587,813
185	436	123.75	587,813
186	437	123.75	587,813
187	438	123.75	587,813
188	439	123.75	587,813
189	440	123.75	587,813
190	441	123.75	587,813

191	442	123.75	587,813
192	443	123.75	587,813
193	446	123.75	587,813
194	447	123.75	587,813
195	448	123.75	587,813
196	449	123.75	587,813
197	450	123.75	587,813
198	451	123.75	587,813
199	452	123.75	587,813
200	453	123.75	587,813
201	454	123.75	587,813
202	455	123.75	587,813
203	456	137.97	655,358
204	457	170.78	811,205
205	458	105.00	498,750
206	459	105.00	498,750
207	460	105.00	498,750
208	461	105.00	498,750
209	462	126.00	598,500
210	463	126.00	598,500
211	464	105.00	498,750
212	465	105.00	498,750
213	466	105.00	498,750
214	467	105.00	498,750
215	468	105.00	498,750
216	471	105.00	498,750
217	472	105.00	498,750
218	473	105.00	498,750
219	474	105.00	498,750
220	475	105.00	498,750
221	476	126.00	598,500
222	477	126.00	598,500
223	478	105.00	498,750
224	479	105.00	498,750
225	480	105.00	498,750
226	481	105.00	498,750
227	482	133.08	632,130
228	483	253.77	1,205,408
229	484	284.58	1,351,755
230	486	108.50	515,375
231	487	135.58	644,005
232	488	172.28	818,330
233	489	180.00	855,000
234	490	180.00	855,000
235	491	182.24	865,640
236	492	138.29	656,878
237	493	112.00	532,000
238	494	120.00	570,000
239	495	120.00	570,000
240	496	120.00	570,000
241	497	160.28	761,330
242	498	160.28	761,330
243	499	120.00	570,000
244	500	120.00	570,000
245	501	120.00	570,000
246	502	201.04	954,940
247	503	136.95	650,513
248	504	120.00	570,000
249	505	120.00	570,000

250	506	120.00	570,000
251	507	186.88	887,680
252	508	186.04	883,690
253	509	120.00	570,000
254	510	120.00	570,000
255	511	120.00	570,000
256	512	162.25	770,688
257	513	154.68	734,730
258	514	103.07	489,583
259	515	103.85	493,288
260	516	103.85	493,288
261	517	103.85	493,288
262	518	151.11	717,773
263	519	199.36	946,960
264	520	148.50	705,375
265	521	148.50	705,375
266	522	144.37	685,758
267	523	150.06	712,785
268	524	163.20	775,200
269	525	144.00	684,000
270	526	144.00	684,000
271	527	144.00	684,000
272	528	208.18	988,855
273	529	144.65	687,088
274	530	105.00	498,750
275	531	105.00	498,750
276	532	105.00	498,750
277	533	105.00	498,750
278	534	135.21	642,248
279	535	138.29	656,878
280	536	101.50	482,125
281	537	101.50	482,125
282	538	101.50	482,125
283	539	101.50	482,125
284	540	159.47	757,483
285	541	164.41	780,948
286	542	101.50	482,125
287	543	101.50	482,125
288	544	101.50	482,125
289	545	101.50	482,125
290	546	134.70	639,825
291	547	143.46	681,435
292	548	133.32	633,270
293	549	127.74	606,765
294	550	139.41	662,198
295	551	131.59	625,053
296	552	149.53	710,268
	Total	**42031.58**	**199,650,005**

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)	184,691,304
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)	4,005,000
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.Mts)	42031.58
	(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)	199,650,005
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	203,655,005
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	142,558,504

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details - HDFC Ac No Ending with 88587
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	471,261,427
3	Withdrawals	465,323,164
4	Closing Balance	5,938,263

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	568,383,886	568,383,886	568,383,886
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	317,671,400	317,671,400	132,980,096
5	Total Fund For The Project	886,055,286	886,055,286	701,363,982
6	Total Estimated Cost (As per Table A)	886,055,286	886,055,286	701,363,982

Table G
Any Comments/Observations of CA

Sr. No.	Comments
1	The calculation of Amount Receivables from unsold inventory is calculated on the basis of Ready Recknor Rate available on the date of the certificate.
2	The information and figures are based on the documents and information produced before us as on the date of certificate.

KIRTISAGAR REALTY PVT. LTD.

Agreed and Accepted by :

M/S Kirtisagar Realty Pvt Ltd.
Nagpur

For Shrinivas & Co.
Chartered Accountants
FRN: 136609W

SHRINIVAS & Co CHARTERED ACCOUNTANTS NAGPUR

CA Shrinivas Panghurwar
Proprietor
Membership No. 153276
UDIN: 25153276BMIXTM2000
Date:16/01/2025