



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

M/s Kirtisagar Realty (Prince Castle, Plot No.105,
Galanan Nagar, Opposite Madhav Netralay,
Wardha Road, Nagpur - 440015.)

Sub.- Certificate of Financial Progress of Work of MAULI TOWN-21 MahaRERA Registration Number P50500055129 being developed by M/s M/s Kirtisagar Realty

Sir,

This certificate is being issued for RERA compliance for the MAULI TOWN-21 having MahaRERA Registration Number P50500055129 being developed by M/s M/s Kirtisagar Realty and is based on the records and documents produced before me and explanations provided to me by the Proprietor of the Project.

For Quarter Ending 30th SEPTEMBER 2024

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost (At the time of Registration of project)
1	Land Cost	
	a) Value of the 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.	1,50,24,187
	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, registration 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.	-
	(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 of 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	56,83,83,887
	Development Cost/ Cost of Construction of Building:	
	(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, consultant 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	31,76,71,400
	Total Cost of The project (Estimated)	88,60,55,287

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M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

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

Sr. No.	Particulars	Amount in Rs. Incurred
1	Land Cost	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	52,69,82,089
b)	Incurred expenditure on Premiums 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.	1,50,24,187
c)	Incurred Expenditure for 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, registration fees etc ; and	2,63,77,611
e)	Land Premium paid for redevelopment 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)	Incurred Expenditure for construction of rehab building as per the 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 accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
(iii)	Incurred Expenditure towards 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	56,83,83,887
	Development Cost/ Cost of Construction of Building:	
(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	
(a)	Construction cost incurred including site development and infrastructure for the Estimated Cost of Construction as certified by Engineer	-
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	11,34,81,349
(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 (i) above, i.e. salaries, consultant 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.	-
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
(v)	Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	11,34,81,349
3	Total Cost of The project (Actual Incurred as on date of certificate)	68,18,65,236
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	76.96
5	Amount which can be withdrawn from the Designated Account.	68,18,65,236
6	Less: Amount withdrawn till date of this certificate from the Designated Account	32,71,79,852
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	35,46,85,385

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Talreja
Nagpur
24 October 2024
UDIN:24177608BKBJMP8433



Date:- 24-10-2024
Place:-Nagpur



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

Table C

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

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	1	652	1,05,35,500	1,05,35,500	-
2	4	120	21,96,000	21,96,000	-
3	6	120	22,86,000	22,86,000	-
4	9	112	21,70,000	21,70,000	-
5	10	112	23,62,918	23,62,918	-
6	11	112	20,50,000	20,50,000	-
7	12	112	23,20,700	23,20,700	-
8	13	216	28,00,000	28,00,000	-
9	14	208	31,33,000	31,33,000	-
10	15	112	21,34,000	21,34,000	-
11	16 & 17	224	42,20,000	42,20,000	-
12	18	112	21,21,000	21,21,000	-
13	19	112	12,73,500	12,73,500	-
14	20	191	39,40,000	7,88,000	31,52,000
15	22	120	25,19,000	25,19,000	-
16	23	120	23,05,000	23,05,000	-
17	24	120	18,08,000	18,08,000	-
18	25	120	18,08,000	18,08,000	-
19	26	120	24,93,000	24,93,000	-
20	27	120	21,96,000	21,96,000	-
21	28	210	41,85,400	16,87,000	24,98,400
22	29	203	26,17,800	26,17,800	-
23	31	120	24,54,000	24,54,000	-
24	32	120	13,96,000	13,96,000	-
25	33	120	25,19,000	25,19,000	-
26	35	120	23,12,000	23,12,000	-
27	49	656	74,26,700	74,26,700	-
28	50 & 51	329	61,58,000	61,58,000	-
29	52	130	15,40,001	15,40,001	-
30	53	191	36,30,000	36,30,000	-
31	54	132	25,50,000	25,50,000	-
32	56	143	21,56,800	21,56,800	-
33	57	158	23,80,000	23,80,000	-
34	58	201	42,25,000	42,25,000	-
35	60	112	21,28,000	21,28,000	-
36	61	112	21,28,000	21,28,000	-
37	62	112	21,21,000	21,21,000	-
38	63	112	21,10,000	21,10,000	-
39	64	140	26,52,000	26,52,000	-
40	65	140	26,52,000	26,52,000	-
41	66	120	11,62,600	11,62,600	-
42	67	120	17,52,000	17,52,000	-
43	68	120	22,79,800	22,79,800	-
44	69	120	16,28,000	16,28,000	-

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M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

45	71	120	25,18,776	25,18,776	-
46	72	144	30,69,000	3,07,000	27,62,000
47	76	120	12,46,000	12,46,000	-
48	77	120	11,30,000	11,30,000	-
49	78	120	13,00,000	13,00,000	-
50	79	120	22,93,000	22,93,000	-
51	80	120	16,80,000	16,80,000	-
52	81	120	22,99,000	22,99,000	-
53	82	140	19,00,000	19,00,000	-
54	83	140	18,82,000	18,82,000	-
55	84	112	20,73,500	20,73,500	-
56	85	112	20,73,500	20,73,500	-
57	87	112	15,32,000	15,32,000	-
58	88	112	23,61,800	23,61,800	-
59	92	120	12,91,700	12,91,700	-
60	93	120	24,93,000	24,93,000	-
61	94	120	24,93,000	24,93,000	-
62	95	120	15,60,000	15,60,000	-
63	96	120	22,60,000	22,60,000	-
64	97	120	22,60,000	22,60,000	-
65	98	120	17,60,000	17,60,000	-
66	100	144	26,97,000	26,97,000	-
67	101	144	26,97,000	26,97,000	-
68	102	144	26,66,000	26,66,000	-
69	103	144	27,90,000	27,90,000	-
70	105	199	39,63,000	39,63,000	-
71	106	207	41,19,000	41,19,000	-
72	107	144	27,90,000	27,90,000	-
73	108	144	27,75,000	27,75,000	-
74	109	144	27,12,500	27,12,500	-
75	110	144	27,12,500	27,12,500	-
76	113	120	13,00,000	13,00,000	-
77	114	120	13,00,000	13,00,000	-
78	115	120	22,93,000	22,93,000	-
79	116	120	22,93,000	22,93,000	-
80	117	120	22,99,000	22,99,000	-
81	118	120	23,11,000	23,11,000	-
82	119	112	21,10,000	21,10,000	-
83	121	112	21,11,000	21,11,000	-
84	122	129	27,17,000	27,17,000	-
85	123	137	28,74,000	28,74,000	-
86	124	105	20,34,000	20,34,000	-
87	126	113	16,00,000	16,00,000	-
88	127	113	23,50,000	23,50,000	-
89	128	113	23,49,000	23,49,000	-
90	129&130	225	29,43,000	29,43,000	-
91	131	113	21,55,000	21,55,000	-
92	132	113	20,95,000	20,95,000	-
93	133	135	25,43,000	25,43,000	-
94	134	135	25,43,000	25,43,000	-
95	135	135	25,14,000	25,14,000	-
96	139	135	25,72,000	25,72,000	-
97	140	135	25,43,000	25,43,000	-
98	142	135	25,72,000	25,72,000	-





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

99	143	113	21,79,000	21,79,000	-
100	144	113	13,48,200	13,48,200	-
101	145	113	21,19,000	21,19,000	-
102	146	113	16,95,330	16,95,330	-
103	147	113	16,95,330	16,95,330	-
104	148	113	23,61,000	23,61,000	-
105	149	113	23,61,300	23,61,300	-
106	150	105	22,15,000	1,11,000	21,04,000
107	152	137	15,00,000	15,00,000	-
108	154	113	23,61,000	23,61,000	-
109	155	113	23,61,300	23,61,300	-
110	156	113	23,61,300	23,61,300	-
111	157	113	20,76,800	20,76,800	-
112	158	113	16,15,000	16,15,000	-
113	161	113	21,79,000	21,79,000	-
114	162	113	20,95,000	20,95,000	-
115	164	135	19,30,000	19,30,000	-
116	165	135	24,19,500	24,19,500	-
117	166	135	25,42,000	25,42,000	-
118	169	144	28,67,000	28,67,000	-
119	170	144	20,90,000	20,90,000	-
120	171	144	21,70,000	21,70,000	-
121	172	144	21,71,000	21,71,000	-
122	173&174	240	36,16,000	36,16,000	-
123	175&176	240	36,17,000	36,17,000	-
124	178	120	12,91,700	12,91,700	-
125	179	120	21,00,000	21,00,000	-
126	180	120	13,00,000	13,00,000	-
127	182	120	23,12,000	23,12,000	-
128	183	157	20,75,000	20,75,000	-
129	184	157	29,66,300	29,66,300	-
130	185	120	13,00,000	13,00,000	-
131	186	118	22,75,200	22,75,200	-
132	187	128	24,90,000	24,90,000	-
133	190	160	30,48,500	30,48,500	-
134	192	160	31,43,000	31,43,000	-
135	193	160	31,86,000	31,86,000	-
136	196	144	21,70,000	21,70,000	-
137	197	144	30,53,800	30,53,800	-
138	198	144	31,00,000	31,00,000	-
139	199	144	31,00,000	31,00,000	-
140	200	144	31,00,000	31,00,000	-
141	201	144	28,21,000	28,21,000	-
142	202	144	27,90,000	27,90,000	-
143	203	144	15,50,000	15,50,000	-
144	204	144	15,50,000	15,50,000	-
145	208	204	38,47,000	38,47,000	-
146	209	144	24,70,000	24,70,000	-
147	211	144	20,51,000	20,51,000	-
148	212	144	18,60,000	18,60,000	-
149	213	144	17,83,000	17,83,000	-
150	215	144	30,22,500	30,22,500	-
151	233	120	25,00,000	25,00,000	-
152	237	152	30,08,000	30,08,000	-





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

153	239	120	14,00,000	3,00,000	11,00,000
154	240	120	14,00,000	4,00,000	10,00,000
155	241	120	14,00,000	14,00,000	-
156	303	157	30,05,000	30,05,000	-
157	304	157	31,25,000	31,25,000	-
158	306	124	23,31,000	23,31,000	-
159	321	143	29,91,000	29,91,000	-
160	325	206	30,50,000	30,50,000	-
161	326	180	21,26,000	21,26,000	-
162	334	158	25,90,000	25,90,000	-
163	335	154	29,89,000	29,89,000	-
164	336	120	23,25,000	23,25,000	-
165	337	120	23,75,000	23,75,000	-
166	338	120	25,58,000	25,58,000	-
167	339	120	25,71,000	25,71,000	-
168	340	120	13,00,000	13,00,000	-
169	341	120	23,75,000	23,75,000	-
170	343	120	26,47,900	26,47,900	-
171	344&345	264	31,26,000	31,26,000	-
172	348	144	31,19,500	31,19,500	-
173	349	144	27,12,500	27,12,500	-
174	351	150	28,26,000	28,26,000	-
175	352	150	29,07,000	29,07,000	-
176	354	144	26,35,000	26,35,000	-
177	356	144	29,76,000	29,76,000	-
178	357	144	31,00,000	31,00,000	-
179	358	144	30,22,540	30,22,540	-
180	360	120	25,00,000	25,00,000	-
181	362	120	23,11,000	23,11,000	-
182	363	120	25,18,000	25,18,000	-
183	375	112	16,83,000	16,83,000	-
184	383	120	25,18,800	5,03,800	20,15,000
185	384	120	25,06,000	25,06,000	-
186	385	152	29,50,500	29,50,500	-
187	386	152	21,00,000	21,00,000	-
188	387	120	25,31,000	25,31,000	-
189	388	120	25,00,000	25,00,000	-
190	418	147	23,53,000	23,53,000	-
191	444	157	25,47,000	25,47,000	-
192	445	157	25,51,000	25,51,000	-
193	469	132	25,51,000	25,51,000	-
194	470	132	25,63,000	25,63,000	-
195	485	132	25,53,000	25,53,000	-
TOTAL		27730.19	48,20,84,795.00	46,74,53,395	1,46,31,400

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the
Layout/Plotting Project at Plot Area is Rs. 2600/-

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)

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M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

1	2	712.14	33,82,665
2	3	201.10	9,55,225
3	5	120.00	5,70,000
4	7	171.50	8,14,625
5	8	206.19	9,79,403
6	21	165.28	7,85,080
7	30	120.00	5,70,000
8	34	120.00	5,70,000
9	36	112.00	5,32,000
10	37	149.71	7,11,123
11	38	309.88	14,71,930
12	39	325.61	15,46,648
13	40	325.61	15,46,648
14	41	325.61	15,46,648
15	42	325.61	15,46,648
16	43	325.61	15,46,648
17	44	326.51	15,50,923
18	45	835.12	39,66,820
19	46	634.49	30,13,828
20	47	647.53	30,75,768
21	48	652.12	30,97,570
22	55	135.90	6,45,525
23	59	145.74	6,92,265
24	70	120.00	5,70,000
25	73	201.62	9,57,695
26	74	209.42	9,94,745
27	75	144.00	6,84,000
28	86	112.00	5,32,000
29	89	127.51	6,05,673
30	90	154.40	7,33,400
31	91	120.00	5,70,000
32	99	144.00	6,84,000
33	104	144.00	6,84,000
34	111	144.00	6,84,000
35	112	144.00	6,84,000
36	120	112.00	5,32,000
37	125	105.00	4,98,750
38	136	135.00	6,41,250
39	137	199.23	9,46,343
40	138	205.95	9,78,263
41	141	135.00	6,41,250
42	151	105.00	4,98,750
43	153	141.77	6,73,408
44	159	112.50	5,34,375
45	160	112.50	5,34,375
46	163	135.00	6,41,250
47	167	199.80	9,49,050
48	168	221.68	10,52,980
49	177	120.00	5,70,000
50	181	120.00	5,70,000
51	188	254.51	12,08,923
52	189	168.28	7,99,330
53	191	160.00	7,60,000
54	194	160.00	7,60,000
55	195	178.32	8,47,020
56	205	144.00	6,84,000





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

57	206	144.00	6,84,000
58	207	204.19	9,69,903
59	210	144.00	6,84,000
60	214	144.00	6,84,000
61	216	144.00	6,84,000
62	217	144.00	6,84,000
63	218	144.00	6,84,000
64	219	144.00	6,84,000
65	220	211.35	10,03,913
66	221	167.63	7,96,243
67	222	120.00	5,70,000
68	223	120.00	5,70,000
69	224	120.00	5,70,000
70	225	120.00	5,70,000
71	226	120.00	5,70,000
72	227	120.00	5,70,000
73	228	144.00	6,84,000
74	229	144.00	6,84,000
75	230	120.00	5,70,000
76	231	120.00	5,70,000
77	232	120.00	5,70,000
78	234	120.00	5,70,000
79	235	120.00	5,70,000
80	236	152.28	7,23,330
81	238	120.00	5,70,000
82	242	120.00	5,70,000
83	243	120.00	5,70,000
84	244	144.00	6,84,000
85	245	144.00	6,84,000
86	246	120.00	5,70,000
87	247	120.00	5,70,000
88	248	120.00	5,70,000
89	249	120.00	5,70,000
90	250	120.00	5,70,000
91	251	120.00	5,70,000
92	252	192.83	9,15,943
93	253	123.76	5,87,860
94	254	108.50	5,15,375
95	255	108.50	5,15,375
96	256	116.25	5,52,188
97	257	116.25	5,52,188
98	258	116.25	5,52,188
99	259	116.25	5,52,188
100	260	116.25	5,52,188
101	261	139.50	6,62,625
102	262	139.50	6,62,625
103	263	116.25	5,52,188
104	264	116.25	5,52,188
105	265	116.25	5,52,188
106	266	116.25	5,52,188
107	267	116.25	5,52,188
108	268	116.25	5,52,188
109	269	147.28	6,99,580
110	270	147.28	6,99,580
111	271	116.25	5,52,188
112	272	116.25	5,52,188





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

113	273	116.25	5,52,188
114	274	116.25	5,52,188
115	275	116.25	5,52,188
116	276	116.25	5,52,188
117	277	139.50	6,62,625
118	278	139.50	6,62,625
119	279	116.25	5,52,188
120	280	116.25	5,52,188
121	281	116.25	5,52,188
122	282	116.25	5,52,188
123	283	116.25	5,52,188
124	284	108.50	5,15,375
125	285	108.50	5,15,375
126	286	147.52	7,00,720
127	287	181.73	8,63,218
128	288	123.75	5,87,813
129	289	123.75	5,87,813
130	290	123.75	5,87,813
131	291	123.75	5,87,813
132	292	123.75	5,87,813
133	293	123.75	5,87,813
134	294	123.75	5,87,813
135	295	148.50	7,05,375
136	296	148.50	7,05,375
137	297	123.75	5,87,813
138	298	123.75	5,87,813
139	299	123.75	5,87,813
140	300	123.75	5,87,813
141	301	123.75	5,87,813
142	302	123.75	5,87,813
143	305	123.75	5,87,813
144	307	123.75	5,87,813
145	308	123.75	5,87,813
146	309	123.75	5,87,813
147	310	123.75	5,87,813
148	311	148.50	7,05,375
149	312	148.50	7,05,375
150	313	123.75	5,87,813
151	314	123.75	5,87,813
152	315	123.75	5,87,813
153	316	123.75	5,87,813
154	317	123.75	5,87,813
155	318	123.75	5,87,813
156	319	123.75	5,87,813
157	320	219.71	10,43,623
158	322	142.50	6,76,875
159	323	142.50	6,76,875
160	324	142.50	6,76,875
161	327	180.00	8,55,000
162	328	180.00	8,55,000
163	329	180.00	8,55,000
164	330	180.00	8,55,000
165	331	189.95	9,02,263
166	332	200.91	9,54,323
167	333	158.39	7,52,353
168	342	120.00	5,70,000



Amir



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

169	346	144.00	6,84,000
170	347	144.00	6,84,000
171	350	144.00	6,84,000
172	353	144.00	6,84,000
173	355	144.00	6,84,000
174	359	120.00	5,70,000
175	361	120.00	5,70,000
176	364	120.00	5,70,000
177	365	120.00	5,70,000
178	366	120.00	5,70,000
179	367	120.00	5,70,000
180	368	131.46	6,24,435
181	369	186.90	8,87,775
182	370	112.00	5,32,000
183	371	112.00	5,32,000
184	372	112.00	5,32,000
185	373	112.00	5,32,000
186	374	112.00	5,32,000
187	376	144.00	6,84,000
188	377	144.00	6,84,000
189	378	120.00	5,70,000
190	379	120.00	5,70,000
191	380	120.00	5,70,000
192	381	120.00	5,70,000
193	382	120.00	5,70,000
194	389	120.00	5,70,000
195	390	120.00	5,70,000
196	391	120.00	5,70,000
197	392	120.00	5,70,000
198	393	120.00	5,70,000
199	394	144.00	6,84,000
200	395	144.00	6,84,000
201	396	112.00	5,32,000
202	397	112.00	5,32,000
203	398	112.00	5,32,000
204	399	112.00	5,32,000
205	400	112.00	5,32,000
206	401	112.00	5,32,000
207	402	131.52	6,24,720
208	403	191.67	9,10,433
209	404	108.50	5,15,375
210	405	108.50	5,15,375
211	406	108.50	5,15,375
212	407	108.50	5,15,375
213	408	108.50	5,15,375
214	409	108.50	5,15,375
215	410	108.50	5,15,375
216	411	139.50	6,62,625
217	412	139.50	6,62,625
218	413	139.50	6,62,625
219	414	139.50	6,62,625
220	415	139.50	6,62,625
221	416	139.50	6,62,625
222	417	147.28	6,99,580
223	419	139.50	6,62,625
224	420	139.50	6,62,625





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

225	421	139.50	6,62,625
226	422	139.50	6,62,625
227	423	139.50	6,62,625
228	424	139.50	6,62,625
229	425	108.50	5,15,375
230	426	108.50	5,15,375
231	427	108.50	5,15,375
232	428	108.50	5,15,375
233	429	108.50	5,15,375
234	430	108.50	5,15,375
235	431	108.50	5,15,375
236	432	139.69	6,63,528
237	433	137.97	6,55,358
238	434	123.75	5,87,813
239	435	123.75	5,87,813
240	436	123.75	5,87,813
241	437	123.75	5,87,813
242	438	123.75	5,87,813
243	439	123.75	5,87,813
244	440	123.75	5,87,813
245	441	123.75	5,87,813
246	442	123.75	5,87,813
247	443	123.75	5,87,813
248	446	123.75	5,87,813
249	447	123.75	5,87,813
250	448	123.75	5,87,813
251	449	123.75	5,87,813
252	450	123.75	5,87,813
253	451	123.75	5,87,813
254	452	123.75	5,87,813
255	453	123.75	5,87,813
256	454	123.75	5,87,813
257	455	123.75	5,87,813
258	456	137.97	6,55,358
259	457	170.78	8,11,205
260	458	105.00	4,98,750
261	459	105.00	4,98,750
262	460	105.00	4,98,750
263	461	105.00	4,98,750
264	462	126.00	5,98,500
265	463	126.00	5,98,500
266	464	105.00	4,98,750
267	465	105.00	4,98,750
268	466	105.00	4,98,750
269	467	105.00	4,98,750
270	468	105.00	4,98,750
271	471	105.00	4,98,750
272	472	105.00	4,98,750
273	473	105.00	4,98,750
274	474	105.00	4,98,750
275	475	105.00	4,98,750
276	476	126.00	5,98,500
277	477	126.00	5,98,500
278	478	105.00	4,98,750
279	479	105.00	4,98,750
280	480	105.00	4,98,750



Ambedkar



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

281	481	105.00	4,98,750
282	482	133.08	6,32,130
283	483	253.77	12,05,408
284	484	284.58	13,51,755
285	486	108.50	5,15,375
286	487	135.58	6,44,005
287	488	172.28	8,18,330
288	489	180.00	8,55,000
289	490	180.00	8,55,000
290	491	182.24	8,65,640
291	492	138.29	6,56,878
292	493	112.00	5,32,000
293	494	120.00	5,70,000
294	495	120.00	5,70,000
295	496	120.00	5,70,000
296	497	160.28	7,61,330
297	498	160.28	7,61,330
298	499	120.00	5,70,000
299	500	120.00	5,70,000
300	501	120.00	5,70,000
301	502	201.04	9,54,940
302	503	136.95	6,50,513
303	504	120.00	5,70,000
304	505	120.00	5,70,000
305	506	120.00	5,70,000
306	507	186.88	8,87,680
307	508	186.04	8,83,690
308	509	120.00	5,70,000
309	510	120.00	5,70,000
310	511	120.00	5,70,000
311	512	162.25	7,70,688
312	513	154.68	7,34,730
313	514	103.07	4,89,583
314	515	103.85	4,93,288
315	516	103.85	4,93,288
316	517	103.85	4,93,288
317	518	151.11	7,17,773
318	519	199.36	9,46,960
319	520	148.50	7,05,375
320	521	148.50	7,05,375
321	522	144.37	6,85,758
322	523	150.06	7,12,785
323	524	163.20	7,75,200
324	525	144.00	6,84,000
325	526	144.00	6,84,000
326	527	144.00	6,84,000
327	528	208.18	9,88,855
328	529	144.65	6,87,088
329	530	105.00	4,98,750
330	531	105.00	4,98,750
331	532	105.00	4,98,750
332	533	105.00	4,98,750
333	534	135.21	6,42,248
334	535	138.29	6,56,878
335	536	101.50	4,82,125
336	537	101.50	4,82,125





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

337	538	101.50	4,82,125
338	539	101.50	4,82,125
339	540	159.47	7,57,483
340	541	164.41	7,80,948
341	542	101.50	4,82,125
342	543	101.50	4,82,125
343	544	101.50	4,82,125
344	545	101.50	4,82,125
345	546	134.70	6,39,825
346	547	143.46	6,81,435
347	548	133.32	6,33,270
348	549	127.74	6,06,765
349	550	139.41	6,62,198
350	551	131.59	6,25,053
351	552	149.53	7,10,268
		50964.95	24,20,83,512.50





M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	20,41,90,051
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)	1,46,31,400
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	50,964.95
	(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	24,20,83,513
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	25,67,14,913
5	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)	17,97,00,439

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details HDFC BANK- IFSC CODE-HDFC0002818 Acc No.99909822488587 Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	32,72,17,377
3	Withdrawals	32,71,79,852
4	Closing Balance	37,525

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.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Talreja
Nagpur
24 October 2024

UDIN:24177608BKBMP8433



Date:- 24-10-2024
Place:-Nagpur



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	56,58,40,889.00	56,58,40,889.00	21,44,49,366.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	31,76,71,400.00	70,95,36,907.50	46,74,15,870.00
5	Total Funds for Project	88,35,12,289.00	1,27,53,77,796.50	68,18,65,236.00
6	Total Estimated Cost (As per Table A)	88,35,12,289.00	88,60,55,287.00	68,18,65,236.00

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
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Yours Faithfully,
For G A D & Associates
FRN - 146550W

Ankit

CA. Ankit Talreja
Partner

M. no. 177608

UDIN:24177608BKBJMP8433



Agreed and accepted by:



ASHWIN SIDDHARTH VAIRAGADE

M/s Kirtisagar Realty
Place:-Nagpur
Date:- 24-10-2024