M/S G A D & ASSOCIATES

Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041

email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

Kirtisagar Realty Private Limited (Prince Castle, Plot No.105,
Gaianan 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 Kirtisagar Realty Private Limited

Sir,

This certificate is being issued for RERA compliance for the MAULI TOWN-21 having MahaRERA Registration Number P50500055129 being developed by M/s Kirtisagar Realty Private Limited 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 31st March 2025

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 iof 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linked premium, fees, charges artd security deposits ot maittenance 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 (incluindg water, electricity, sewerage, drainage, layout roads etc) aborbed 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



Table B - Actual Cost Incurred on the Project (As on Date 31/03/2025)

Sr. No.	Particulars	Amount in Rs.Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof 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 infrastruture for the same as certified by Engineer.	
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	14,73,01,984
	(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 (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(iv) Incurred Expenditure towrds 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	14,73,01,984
3	Total Cost of The project (Actual incurred as on date of certificate)	71,56,85,871
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	80.77
5	Amount which can be withdrawn from the Designated Account.	71,56,85,871
6	Less: Amount withdrawn till date of this certificate from the Designated Account	57,56,92,124
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	13,99,93,748

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
17 April 2025
UDIN:25177608BMGYAO8234

Date:- 17-04-2025
Place:-Nagpur

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)	17,03,69,416
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)	12,62,99,636
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	25,460.51
	(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	12,09,37,423
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	24,72,37,059
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)	17,30,65,941

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	-
2	Deposits	57,57,27,877
3	Withdrawals	57,56,92,124
4	Closing Balance	35,753

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 G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
17 April 2025
UDIN:25177608BMGYAO8234

Date:- 17-04-2025
Place:-Nagpur

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	7	172	25,84,400	25,84,400	-
2	2	712	1,07,31,700	1,07,31,700	-
3	1	652	1,05,35,500	1,05,35,500	-
4	3	201	36,36,000	36,36,000	-
5	5	120	15,96,000	15,96,000	-
6	8	206	22,00,000	22,00,000	-
7	100	144	26,97,000	26,97,000	-
8	101	144	26,97,000	26,97,000	-
9	104	144	15,00,000	15,00,000	-
10	105	200	39,63,000	39,63,000	-
11	126	113	16,00,000	16,00,000	-
12	180	120	13,00,000	13,00,000	-
13	10	112	23,62,918	23,62,918	-
14	111	144	16,01,000	16,01,000	-
15	112	144	27,12,500	20,00,000	7,12,500
16	113	120	13,00,000	13,00,000	-
17	114	120	13,00,000	13,00,000	-
18	117	120	22,99,000	22,99,000	-
19	11	112	20,50,000	20,50,000	-
20	120	112	14,46,600	14,46,600	-
21	125	105	21,58,800	21,58,800	-
22	127	113	23,50,000	23,50,000	-
23	128	113	23,49,000	23,49,000	-
24	12	112	23,20,700	23,20,700	-
25	135	135	25,14,000	25,14,000	-
26	136	135	26,16,000	26,16,000	-
27	137	201	36,45,000	36,45,000	-
28	138	208	30,24,400	30,24,400	-
29	139	135	25,72,000	25,72,000	-
30	140	135	25,43,000	25,43,000	-
31	141	135	17,50,000	17,50,000	-
32	142	135	25,72,000	25,72,000	-
33	143	113	21,79,000	21,79,000	-
34	144	113	13,48,200	13,48,200	-
35	148	113	23,61,000	23,61,000	-
36	149	113	23,61,300	23,61,300	-
37	14	208	31,33,000	31,33,000	-
38	150	105	22,15,000	22,15,000	-
39	151	105	22,03,900	6,01,000	16,02,900
40	152	137	15,00,000	15,00,000	-
41	153	142	26,71,000	26,71,000	-
42	155	113	23,61,300	23,61,300	-
43	156	113	23,61,300	23,61,300	-
44	159	113	20,76,800	20,76,800	-
45	160	113	14,00,000	14,00,000	-
46	16 & 17	224.00	42,20,000	42,20,000	-
47	163	135	16,00,000	16,00,000	-
48	167	201	36,27,000	11,71,000	24,56,000
49	168	222	36,08,700	5,00,000	31,08,700
50	169	144	28,67,000	28,67,000	-
51	171	144	21,70,000	21,70,000	-
52	172	144	21,71,000	21,71,000	-
53	173 & 174	240.00	36,16,000	36,16,000	-
54	175 & 176	240.00	36,17,000	36,17,000	-
55	177	120	17,96,000	17,96,000	-
56	178	120	12,91,700	12,91,700	-
57	181	120	18,00,000	18,00,000	-
58	182	120	23,12,000	23,12,000	-
59	183	158	20,75,000	20,75,000	-
60	184	157	29,66,300	29,66,300	-
61	189	168	31,34,000	31,34,000	-
62	18	112	21,21,000	21,21,000	-
63	190	160	30,48,500	30,48,500	-
64	191	160	31,00,000	31,00,000	-
65	194	160	34,44,000	34,44,000	-
66	195	178	39,34,800	39,34,800	-



67	197	144	30,53,800	30,53,800	-
68	203	144	15,50,000	15,50,000	-
69	205	144	30,69,000	30,69,000	-
70	206	144	20,50,000	20,50,000	-
71	207	204	42,86,000	42,86,000	-
72	208	204	38,47,000	38,47,000	-
73	20	191	39,40,000	39,40,000	-
74	210	144	25,00,000	25,00,000	-
75	211	144	20,51,000	20,51,000	-
76	212	144	18,60,000	18,60,000	-
77	213	144	17,83,000	17,83,000	-
78	214	144	18,60,000	18,60,000	-
79	215	144	30,22,500	30,22,500	-
80	216	144	30,84,500	30,84,500	-
81	217	144	30,61,000	30,61,000	-
82	218	144	30,61,000	30,61,000	-
83	219	144	30,41,000	30,41,000	-
84	222	120	11,00,000	11,00,000	-
85	223	120	11,00,000	11,00,000	-
86	224	120	11,00,000	11,00,000	-
87	225	120	25,51,000	25,51,000	-
88	227	120	25,50,000	5,50,000	20,00,000
89	228	144	30,51,000	30,51,000	-
90	229	144	30,70,000	4,50,000	26,20,000
91	22	120	25,19,000	25,19,000	-
92	230	120	24,42,000	51,000	23,91,000
93	231	120	25,06,000	51,000	24,55,000
94	232	120	19,01,000	19,01,000	-
95	233	120	25,00,000	25,00,000	-
96	234	120	19,72,000	19,72,000	-
97	235	120	25,58,000	6,51,000	19,07,000
98	236	152	28,36,000	28,36,000	-
99	237	152	30,08,000	30,08,000	-
100	238	120	25,18,000	25,18,000	-
101	239	120	14,00,000	14,00,000	-
102	23	120	23,05,000	23,05,000	-
103	240	120	14,00,000	14,00,000	-
104	241	120	14,00,000	14,00,000	-
105	242	120	19,37,600	19,37,600	-
106	243	120	25,83,000	25,83,000	-
107	244	144	20,00,000	20,00,000	-
108	245	144	30,22,500	30,22,500	-
109	247	120	24,93,000	51,000	24,42,000
110	248	120	25,25,000	5,51,000	19,74,000
111	249 & 250	240.00	49,08,000	1,02,000	48,06,000
112	251	120	24,54,000	51,000	24,03,000
113	261	140	29,21,000	29,21,000	-
114	262	140	19,28,000	19,28,000	-
115	265	116	24,21,000	2,01,000	22,20,000
116	266	116	20,00,000	20,00,000	-
117	267	116	23,77,000	23,77,000	-
118	268	116	24,52,600	10,00,000	14,52,600
119	269	147	24,67,400	24,67,400	-
120	26	120	24,93,000	24,93,000	-
121	270	147	28,53,000	28,53,000	-
122	271	116	17,51,800	17,51,800	-
123	272	116	23,38,000	23,38,000	-
124	273	116	23,51,000	23,51,000	-
125	274	116	25,02,700	25,02,700	-
126	275	116	25,02,700	25,02,700	-
127	276	116	24,71,000	24,71,000	-
128	277	140	15,00,000	15,00,000	-
129	278	140	28,98,700	28,98,700	-
130	279	116	25,02,640	51,000	24,51,640
131	27	120	21,96,000	21,96,000	-
132	286	148	30,96,500	6,51,000	24,45,500
133	28	210	41,85,400	41,85,400	-
134	295	149	30,75,000	30,75,000	-
135	296	149	31,75,000	51,000	31,24,000
136	29	203	26,17,800	26,17,800	-
137	302	124	25,90,000	5,01,000	20,89,000
138	303	157	30,05,000	30,05,000	-
139	305	124	23,31,000	23,31,000	-
140	306	124	23,31,000	23,31,000	-
141	307	124	26,00,000	2,50,000	23,50,000
142	308	124	25,64,196	51,000	25,13,196
143	30	120	12,92,000	12,92,000	-



144	310	124	26,24,000	26,24,000	-
145	311	149	31,17,000	31,17,000	-
146	312	149	20,00,000	20,00,000	-
147	313	124	25,64,000	25,64,000	-
148	314	124	26,64,000	26,64,000	-
149	315	124	25,84,000	2,58,400	23,25,600
150	316	124	25,57,540	25,57,540	-
151	317	124	13,32,000	13,32,000	-
152	318	124	25,30,800	51,000	24,79,800
153	319	124	25,57,540	25,57,540	-
154	321	143	29,91,000	29,91,000	-
155	322	143	15,33,800	15,33,800	-
156	323	143	18,40,500	18,40,500	-
157	324	143	30,51,000	30,51,000	-
158	326	180	21,26,000	21,26,000	-
159	327	180	38,26,000	3,82,600	34,43,400
160	329	180	38,36,000	3,84,000	34,52,000
161	330	180	38,50,000	38,50,000	-
162	332	201	42,82,000	42,82,000	-
163	333	155	33,33,820	33,33,820	-
164	335	154	29,89,000	29,89,000	-
165	337	120	23,75,000	23,75,000	-
166	340	120	13,00,000	13,00,000	-
167	341	120	23,75,000	23,75,000	-
168	342	120	23,25,000	23,25,000	-
169	343	120	26,47,900	26,47,900	-
170	344 & 345	264.00	31,26,000	31,26,000	-
171	346	144	31,31,000	31,31,000	-
172	347	144	26,60,000	26,60,000	-
173	348	144	31,19,500	31,19,500	-
174	349	144	27,12,500	27,12,500	-
175	34	120	20,49,000	20,49,000	-
176	350	144	20,15,000	20,15,000	-
177	351	150	28,26,000	28,26,000	-
178	352	150	29,07,000	29,07,000	-
179	353	144	30,22,500	30,22,500	-
180	355	144	29,84,000	29,84,000	-
181	357	144	31,00,000	31,00,000	-
182	358	144	30,22,540	30,22,540	-
183	359	120	24,93,000	24,93,000	-
184	35	120	23,12,000	23,12,000	-
185	360	120	25,00,000	25,00,000	-
186	361	120	25,83,000	25,83,000	-
187	363	120	25,18,000	25,18,000	-
188	364	120	25,06,000	25,06,000	-
189	365	120	24,61,000	6,11,000	18,50,000
190	366	120	24,61,000	4,92,200	19,68,800
191	367	120	24,74,000	51,000	24,23,000
192	36	112	21,10,000	21,10,000	-
193	371 & 372	224.00	47,00,000	51,000	46,49,000
194	373	112	19,77,000	19,77,000	-
195	374	112	19,77,000	19,77,000	-
196	376	144	25,41,500	25,41,500	-
197	377	144	25,89,000	25,89,000	-
198	378 & 379	240.00	49,73,000	49,73,000	-
199	37	150	32,21,000	6,21,000	26,00,000
200	380	120	24,80,000	24,80,000	-
201	381	120	23,18,000	23,18,000	-
202	382	120	24,80,000	51,000	24,29,000
203	383	120	25,18,800	25,18,800	-
204	384	120	25,06,000	25,06,000	-
205	385	152	29,50,500	29,50,500	-
206	386	152	21,00,000	21,00,000	-
207	387	120	25,31,000	25,31,000	-
208	388	120	25,00,000	25,00,000	-
209	389	120	25,83,000	25,83,000	-
210	390	120	16,79,000	16,79,000	-
211	391	120	24,40,000	50,000	23,90,000
212	392	120	21,33,000	51,000	20,82,000
213	393	120	25,38,000	5,01,000	20,37,000
214	394	144	10,73,000	10,73,000	-
215	395	144	21,00,000	21,00,000	-
216	396	112	23,51,000	51,000	23,00,000
217	397 & 398	224.00	46,65,500	1,00,000	45,65,500
218	410	109	23,00,000	23,00,000	-
219	411	140	29,28,000	51,000	28,77,000
220	412	140	28,21,000	1,50,000	26,71,000



221	413	140	29,51,000	51,000	29,00,000
222	414	140	30,00,000	30,00,000	-
223	415	140	25,01,000	25,01,000	-
224	416	140	29,28,000	29,28,000	-
225	417	147	28,53,500	28,53,500	-
226	418	147	23,53,000	23,53,000	-
227	419	140	15,00,000	15,00,000	-
228	420	140	30,03,000	30,03,000	-
229	421	140	19,52,000	19,52,000	-
230	422	140	19,52,000	19,52,000	-
231	423	140	19,52,000	19,52,000	-
232	424	140	19,52,000	19,52,000	-
233	425	109	22,80,000	22,80,000	-
234	430	109	16,00,000	16,00,000	-
235	433	138	29,70,000	51,000	29,19,000
236	443	124	25,84,000	2,59,000	23,25,000
237	444	157	25,47,000	25,47,000	-
238	446	124	25,50,800	15,50,800	10,00,000
239	447	124	26,11,000	26,11,000	-
240	448	124	25,45,500	51,000	24,94,500
241	449	124	25,45,500	51,000	24,94,500
242	455	124	26,21,000	51,000	25,70,000
243	456	138	29,41,000	2,95,000	26,46,000
244	468	105	16,87,000	16,87,000	-
245	469	132	25,51,000	25,51,000	-
246	471	105	22,55,000	51,000	22,04,000
247	476	126	26,31,000	51,000	25,80,000
248	47	648	93,01,000	93,01,000	-
249	487	136	28,10,000	51,000	27,59,000
250	48	652	1,00,00,000	1,00,00,000	-
251	497	160	33,00,000	51,000	32,49,000
252	50 & 51	330.60	61,58,000	61,58,000	-
253	52	130	15,40,001	15,40,001	-
254	55	136	28,53,000	28,53,000	-
255	62	112	21,21,000	21,21,000	-
256	68	120	22,79,800	22,79,800	-
257	70	120	25,00,000	25,00,000	-
258	71	120	25,18,776	25,18,776	-
259	72	144	30,69,000	30,69,000	-
260	73	202	42,32,000	42,32,000	-
261	74	209	44,63,000	44,63,000	-
262	75	144	22,00,000	22,00,000	-
263	76	120	12,46,000	12,46,000	-
264	86	112	23,50,000	22,58,500	91,500
265	87	112	15,32,000	15,32,000	-
266	91	120	16,00,000	16,00,000	-
267	92	120	12,91,700	12,91,700	-
268	95	120	15,60,000	15,60,000	-
269	98	120	17,60,000	17,60,000	-
270	99	144	27,30,000	27,30,000	-
271	4	120	21,96,000	21,96,000	-
272	6	120	22,86,000	22,86,000	-
273	9	112	21,70,000	21,70,000	-
274	13	216	28,00,000	28,00,000	-
275	15	112	21,34,000	21,34,000	-
276	19	112	12,73,500	12,73,500	-
277	24	120	18,08,000	18,08,000	-
278	25	120	18,08,000	18,08,000	-
279	31	120	24,54,000	24,54,000	-
280	32	120	13,96,000	13,96,000	-
281	33	120	25,19,000	25,19,000	-
282	49	656	74,26,700	74,26,700	-
283	53	191	36,30,000	36,30,000	-
284	54	132	25,50,000	25,50,000	-
285	56	143	21,56,800	21,56,800	-
286	57	158	23,80,000	23,80,000	-
287	58	201	42,25,000	42,25,000	-
288	60	112	21,28,000	21,28,000	-
289	61	112	21,28,000	21,28,000	-
290	63	112	21,10,000	21,10,000	-
291	64	140	26,52,000	26,52,000	-
292	65	140	26,52,000	26,52,000	-
293	66	120	11,62,600	11,62,600	-
294	67	120	17,52,000	17,52,000	-
295	69	120	16,28,000	16,28,000	-
296	77	120	11,30,000	11,30,000	-
297	78	120	13,00,000	13,00,000	-



298	79	120	22,93,000	22,93,000	-
299	80	120	16,80,000	16,80,000	-
300	81	120	22,99,000	22,99,000	-
301	82	140	19,00,000	19,00,000	-
302	83	140	18,82,000	18,82,000	-
303	84	112	20,73,500	20,73,500	-
304	85	112	20,73,500	20,73,500	-
305	88	112	23,61,800	23,61,800	-
306	93	120	24,93,000	24,93,000	-
307	94	120	24,93,000	24,93,000	-
308	96	120	22,60,000	22,60,000	-
309	97	120	22,60,000	22,60,000	-
310	102	144	26,66,000	26,66,000	-
311	103	144	27,90,000	27,90,000	-
312	106	207	41,19,000	41,19,000	-
313	107	144	27,90,000	27,90,000	-
314	108	144	27,75,000	27,75,000	-
315	109	144	27,12,500	27,12,500	-
316	110	144	27,12,500	27,12,500	-
317	115	120	22,93,000	22,93,000	-
318	116	120	22,93,000	22,93,000	-
319	118	120	23,11,000	23,11,000	-
320	119	112	21,10,000	21,10,000	-
321	121	112	21,11,000	21,11,000	-
322	122	129	27,17,000	27,17,000	-
323	123	137	28,74,000	28,74,000	-
324	124	105	20,34,000	20,34,000	-
325	129 & 130	225.00	29,43,000	29,43,000	-
326	131	113	21,55,000	21,55,000	-
327	132	113	20,95,000	20,95,000	-
328	133	135	25,43,000	25,43,000	-
329	134	135	25,43,000	25,43,000	-
330	145	113	21,19,000	21,19,000	-
331	146	113	16,95,330	16,95,330	-
332	147	113	16,95,330	16,95,330	-
333	154	113	23,61,000	23,61,000	-
334	157	113	20,76,800	20,76,800	-
335	158	113	16,15,000	16,15,000	-
336	161	113	21,79,000	21,79,000	-
337	162	113	20,95,000	20,95,000	-
338	164	135	19,30,000	19,30,000	-
339	165	135	24,19,500	24,19,500	-
340	166	135	25,42,000	25,42,000	-
341	170	144	20,90,000	20,90,000	-
342	179	120	21,00,000	21,00,000	-
343	185	120	13,00,000	13,00,000	-
344	186	117	22,75,200	22,75,200	-
345	187	128	24,90,000	24,90,000	-
346	192	160	31,43,000	31,43,000	-
347	193	160	31,86,000	31,86,000	-
348	196	144	21,70,000	21,70,000	-
349	198	144	31,00,000	31,00,000	-
350	199	144	31,00,000	31,00,000	-
351	200	144	31,00,000	31,00,000	-
352	201	144	28,21,000	28,21,000	-
353	202	144	27,90,000	27,90,000	-
354	204	144	15,50,000	15,50,000	-
355	209	144	24,70,000	24,70,000	-
356	304	157	31,25,000	31,25,000	-
357	325	206	30,50,000	30,50,000	-
358	334	158	25,90,000	25,90,000	-
359	336	120	23,25,000	23,25,000	-
360	338	120	25,58,000	25,58,000	-
361	339	120	25,71,000	25,71,000	-
362	354	144	26,35,000	26,35,000	-
363	356	144	29,76,000	29,76,000	-
364	362	120	23,11,000	23,11,000	-
365	375	112	16,83,000	16,83,000	-
366	445	157	25,51,000	25,51,000	-
367	470	132	25,63,000	25,63,000	-
368	485	132	25,53,000	25,53,000	-
	TOTAL	**53,239**	**94,87,68,031**	**82,24,68,395**	**12,62,99,636**



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)
1	21	165.28	7,85,080
2	38	309.88	14,71,930
3	39	325.61	15,46,648
4	40	325.61	15,46,648
5	41	325.61	15,46,648
6	42	325.61	15,46,648
7	43	325.61	15,46,648
8	44	326.51	15,50,923
9	45	835.12	39,66,820
10	46	634.49	30,13,828
11	59	145.74	6,92,265
12	89	127.51	6,05,673
13	90	154.40	7,33,400
14	188	254.51	12,08,923
15	220	211.35	10,03,913
16	221	167.63	7,96,243
17	226	120.00	5,70,000
18	246	120.00	5,70,000
19	252	192.83	9,15,943
20	253	123.76	5,87,860
21	254	108.50	5,15,375
22	255	108.50	5,15,375
23	256	116.25	5,52,188
24	257	116.25	5,52,188
25	258	116.25	5,52,188
26	259	116.25	5,52,188
27	260	116.25	5,52,188
28	263	116.25	5,52,188
29	264	116.25	5,52,188
30	280	116.25	5,52,188
31	281	116.25	5,52,188
32	282	116.25	5,52,188
33	283	116.25	5,52,188
34	284	108.50	5,15,375
35	285	108.50	5,15,375
36	287	181.73	8,63,218
37	288	123.75	5,87,813
38	289	123.75	5,87,813
39	290	123.75	5,87,813
40	291	123.75	5,87,813
41	292	123.75	5,87,813
42	293	123.75	5,87,813
43	294	123.75	5,87,813
44	297	123.75	5,87,813
45	298	123.75	5,87,813
46	299	123.75	5,87,813
47	300	123.75	5,87,813
48	301	123.75	5,87,813
49	309	123.75	5,87,813
50	320	219.71	10,43,623
51	328	180.00	8,55,000
52	331	189.95	9,02,263
53	368	131.46	6,24,435
54	369	186.90	8,87,775
55	370	112.00	5,32,000
56	399	112.00	5,32,000
57	400	112.00	5,32,000
58	401	112.00	5,32,000
59	402	131.52	6,24,720
60	403	191.67	9,10,433
61	404	108.50	5,15,375
62	405	108.50	5,15,375
63	406	108.50	5,15,375
64	407	108.50	5,15,375
65	408	108.50	5,15,375
66	409	108.50	5,15,375
67	426	108.50	5,15,375
68	427	108.50	5,15,375



69	428	108.50	5,15,375
70	429	108.50	5,15,375
71	431	108.50	5,15,375
72	432	139.69	6,63,528
73	434	123.75	5,87,813
74	435	123.75	5,87,813
75	436	123.75	5,87,813
76	437	123.75	5,87,813
77	438	123.75	5,87,813
78	439	123.75	5,87,813
79	440	123.75	5,87,813
80	441	123.75	5,87,813
81	442	123.75	5,87,813
82	450	123.75	5,87,813
83	451	123.75	5,87,813
84	452	123.75	5,87,813
85	453	123.75	5,87,813
86	454	123.75	5,87,813
87	457	170.78	8,11,205
88	458	105.00	4,98,750
89	459	105.00	4,98,750
90	460	105.00	4,98,750
91	461	105.00	4,98,750
92	462	126.00	5,98,500
93	463	126.00	5,98,500
94	464	105.00	4,98,750
95	465	105.00	4,98,750
96	466	105.00	4,98,750
97	467	105.00	4,98,750
98	472	105.00	4,98,750
99	473	105.00	4,98,750
100	474	105.00	4,98,750
101	475	105.00	4,98,750
102	477	126.00	5,98,500
103	478	105.00	4,98,750
104	479	105.00	4,98,750
105	480	105.00	4,98,750
106	481	105.00	4,98,750
107	482	133.08	6,32,130
108	483	253.77	12,05,408
109	484	284.58	13,51,755
110	486	108.50	5,15,375
111	488	172.28	8,18,330
112	489	180.00	8,55,000
113	490	180.00	8,55,000
114	491	182.24	8,65,640
115	492	138.29	6,56,878



116	493	112.00	5,32,000
117	494	120.00	5,70,000
118	495	120.00	5,70,000
119	496	120.00	5,70,000
120	498	160.28	7,61,330
121	499	120.00	5,70,000
122	500	120.00	5,70,000
123	501	120.00	5,70,000
124	502	201.04	9,54,940
125	503	136.95	6,50,513
126	504	120.00	5,70,000
127	505	120.00	5,70,000
128	506	120.00	5,70,000
129	507	186.88	8,87,680
130	508	186.04	8,83,690
131	509	120.00	5,70,000
132	510	120.00	5,70,000
133	511	120.00	5,70,000
134	512	162.25	7,70,688
135	513	154.68	7,34,730
136	514	103.07	4,89,583
137	515	103.85	4,93,288
138	516	103.85	4,93,288
139	517	103.85	4,93,288
140	518	151.11	7,17,773
141	519	199.36	9,46,960
142	520	148.50	7,05,375
143	521	148.50	7,05,375
144	522	144.37	6,85,758
145	523	150.06	7,12,785
146	524	163.20	7,75,200
147	525	144.00	6,84,000
148	526	144.00	6,84,000
149	527	144.00	6,84,000
150	528	208.18	9,88,855
151	529	144.65	6,87,088
152	530	105.00	4,98,750
153	531	105.00	4,98,750
154	532	105.00	4,98,750
155	533	105.00	4,98,750
156	534	135.21	6,42,248
157	535	138.29	6,56,878
158	536	101.50	4,82,125
159	537	101.50	4,82,125
160	538	101.50	4,82,125
161	539	101.50	4,82,125
162	540	159.47	7,57,483
163	541	164.41	7,80,948
164	542	101.50	4,82,125
165	543	101.50	4,82,125
166	544	101.50	4,82,125
167	545	101.50	4,82,125
168	546	134.70	6,39,825
169	547	143.46	6,81,435
170	548	133.32	6,33,270
171	549	127.74	6,06,765
172	550	139.41	6,62,198
173	551	131.59	6,25,053
174	552	149.53	7,10,268
	TOTAL	**25,460.51**	**12,09,37,422.50**



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	-
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	1,06,97,05,453.50	71,56,85,871.00
5	Total Funds for Project	88,35,12,289.00	1,63,55,46,342.50	71,56,85,871.00
6	Total Estimated Cost (As per Table A)	88,35,12,289.00	88,60,55,287.00	71,56,85,871.00

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:25177608BMGYAO8234

Agreed and accepted by:

ASHWIN SIDDHARTH VAIRAGADE
Kirtisagar Realty Private Limited
Place:-Nagpur
Date:- 17-04-2025