VIDHI S SHAH & ASSOCIATES
CHARTERED ACCOUNTANTS

Office Address : Flat No. B 503, Vardhamanpura Co-op. Housing Society, Gangadham, Pune - 411037

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE As On 30.09.2025

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

Cost of Real Estate Project MahaRERA Registration Number P52100048241

Kolte-Patil Developers Limited (The former promoter Kolte-Patil Integrated Townships Limited has merged with Kolte-Patil Developers Limited): Life Republic Sector R17A/ R17A Avenue - Sound of Soul / Phase - I

To,
Kolte-Patil Developers Limited (The former promoter Kolte-Patil Integrated Townships Limited has merged with Kolte-Patil Developers Limited)
8th Floor, City Bay, Dhole Patil Road, Pune-4411001

Subject:Certificate of Financial Progress of Work of LIFE REPUBLIC SECTOR R17A/ R17A Avenue- Sound of Soul / Phase - I having MahaRERA Registeration Number P52100048241 being developed by Kolte-Patil Developers Limited (The former promoter Kolte-Patil Integrated Townships Limited has merged with Kolte-Patil Developers Limited).

Sir,
This certificate is being issued for RERA compliance for the LIFE REPUBLIC **Sector R17A/ R17A Avenue - Sound of Soul / Phase - I** having MahaRERA Registeration Number P52100048241 being developed by Kolte-Patil Developers Limited (The former promoter Kolte-Patil Integrated Townships Limited has merged with Kolte-Patil Developers Limited) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A - Estimated Cost of the Project (as on 31.12.2025)

Sr. No.						Particulars	Estimated Cost (at the time of registeration of project)(Rs.)
1		i.				Land Cost	
			a.			Value of the land as ascertained from the Annual Statements of Rates (ASR)	23,75,02,144
			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 Administrator or any Statutory Authority	-
			c.			Estimated Acquisition cost of TDR (if any)	-
			d.			Estimated Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	-
			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 or government or consessionaire which are not refundable and so on.	-
				(iii)		Estimaed Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any autherities 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	23,75,02,144

		ii.				**Development Cost/ Cost of Construction**	
			a.			Estimated Cost of Construction as certified by Engineer	1,01,57,76,754
			b.			Cost incurred on additional items not included in estimaed 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, 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.	5,31,46,061
			d.			Estimated Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	
			e.			Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	1,26,06,100
						Sub-Total of Development Cost	**1,08,15,28,915**
						TOTAL COST OF THE PROJECT (ESTIMATED)	**1,31,90,31,059**

Table B -Actual Cost Incurred on the Project (as on 31.12.2025)

Sr. No.						Particulars	Amount(Rs.)
							Incurred
1		i.				**Land Cost**	
			a.			Value of the land as ascertained from the Annual Statements of Rates (ASR)	23,75,02,144
			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 Administrator or any Statutory Authority	
			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	
			e.			Land Premium payable as per annual statement of rates (ASR) 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	-
				(iii)		Incurred Expenditure toward 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	**23,75,02,144**

Vidhi S. Shah & Associates Chartered Accountants M. No. 604690 PUNE

		2				**Development Cost/ Cost of Construction**	
			(i)			Expenditure for construction.Minimum of (a) and (b) to be considered	1,00,09,78,855
					(a)	Construction cost incurred including site development and infrastructure for the same as certified by Engineer	1,00,09,78,855
					(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	1,00,09,78,855
			(ii)			Cost incurred on additional items not included in estimaed cost (As per engineer certificate)	
			(iii)			Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.),absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.All costs incurred to complete the construction of the entire phase of the project registered.	4,51,93,803
			(iv)			Incurred Taxes, cess, fees, charges, premiums, interest 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	**1,04,61,72,658**
		3				**TOTAL COST OF THE PROJECT (Actual Incurred as on 31.12.2025)**	**1,28,36,74,801**
		4				**Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)**	**97.32%**
		5				**Amount which can be withdrawn from the Designated Account**	**1,28,36,74,801**
		6				**Less:Amount withdrawn till date of this certificate from the Designated Account**	**1,13,19,46,883**
		7				**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**15,17,27,919**

Vidhi & Shah & Associates Chartered Accountants M. No. 604690 PUNE

TABLE C

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

Sold Inventory

Sr no	Flat No	Carpet Area (In sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
1	LRR17ARH005	159.23	2,20,92,837	1,98,83,553	22,09,284
2	LRR17ARH008	158.94	1,88,66,945	1,71,36,576	17,30,369
3	LRR17ARH016	158.94	1,74,83,892	1,74,83,892	-
4	LRR17ARH018	158.94	1,74,83,892	1,56,42,083	18,41,809
5	LRR17ARH019	158.94	1,74,83,892	1,74,83,892	-
6	LRR17ARH020	158.94	1,74,83,892	1,74,38,579	45,313
7	LRR17ARH021	158.94	1,74,83,892	1,74,83,892	-
8	LRR17ARH022	158.94	1,74,83,892	1,74,38,575	45,317
9	LRR17ARH023	158.94	1,74,83,892	1,74,38,577	45,315
10	LRR17ARH026	159.23	2,20,92,187	2,20,92,187	-
11	LRR17ARH028	158.94	1,74,83,892	1,74,83,892	0
12	LRR17ARH029	158.94	1,74,83,892	1,74,38,577	45,315
13	LRR17ARH031	158.94	1,88,66,225	1,88,66,225	-
14	LRR17ARH033	158.94	1,74,83,892	1,74,38,577	45,315
15	LRR17ARH034	158.94	1,74,83,892	1,74,83,892	-
16	LRR17ARH035	158.94	1,74,83,892	1,74,38,577	45,315
17	LRR17ARH036	159.23	2,30,13,844	2,08,17,227	21,96,617
18	LRR17ARH038	158.94	1,74,83,892	1,57,35,503	17,48,389
19	LRR17ARH039	158.94	1,74,83,892	1,57,35,503	17,48,389
20	LRR17ARH040	158.94	1,74,83,892	1,57,35,503	17,48,389
21	LRR17ARH041	158.94	1,74,83,892	1,57,35,503	17,48,389
22	LRR17ARH043	158.94	1,74,83,892	1,61,10,342	13,73,550
23	LRR17ARH044	158.94	1,74,83,892	1,57,35,863	17,48,029
24	LRR17ARH045	158.94	1,74,83,892	1,57,35,503	17,48,389
25	LRR17ARH046	158.94	1,84,05,533	1,83,51,007	54,526
26	LRR17ARH048	159.23	2,20,92,187	2,20,92,187	-
27	LRR17ARH050	158.94	1,84,05,559	1,83,60,244	45,315
28	LRR17ARH051	158.94	1,74,83,892	1,74,83,892	0
29	LRR17ARH053	158.94	1,74,83,892	1,74,83,892	-
30	LRR17ARH054	158.94	1,74,83,892	1,74,38,577	45,315
31	LRR17ARH056	158.94	1,74,83,892	1,74,83,892	-
32	LRR17ARH058	158.94	1,74,83,892	1,74,83,892	-
33	LRR17ARH063	158.94	1,74,83,892	1,74,83,892	-
34	LRR17ARH064	158.94	1,74,83,892	1,57,52,231	17,31,661
35	LRR17ARH066	158.94	1,74,83,892	1,74,38,577	45,315
36	LRR17ARH070	158.94	1,84,05,533	1,83,60,218	45,315
37	LRR17ARH072	159.23	2,20,92,187	1,98,82,968	22,09,219
38	LRR17ARH073	158.94	2,07,09,661	1,88,45,792	18,63,869
39	LRR17ARH074	158.94	1,74,83,892	1,57,35,503	17,48,389
40	LRR17ARH075	158.94	1,74,83,892	1,57,35,503	17,48,389
41	LRR17ARH076	158.94	1,74,83,892	1,59,10,342	15,73,550
42	LRR17ARH077	158.94	1,74,83,892	1,57,35,503	17,48,389
43	LRR17ARH078	158.94	1,74,83,892	1,57,35,503	17,48,389
44	LRR17ARH079	158.94	1,74,83,892	1,57,35,503	17,48,389
45	LRR17ARH080	158.94	1,74,83,892	1,57,35,503	17,48,389
46	LRR17ARH082	158.94	1,74,83,892	1,57,35,503	17,48,389
47	LRR17ARH083	159.23	2,30,13,844	2,07,12,461	23,01,383
48	LRR17ARH095	159.23	2,07,09,701	1,88,45,828	18,63,873
49	LRR17ARH098	159.23	2,20,92,187	1,98,82,968	22,09,219



50	LRR17ARH065	158.94	1,74,83,892	1,74,83,892	0
51	LRR17ARH067	158.94	1,74,83,892	1,74,83,892	-
52	LRR17ARH068	158.94	1,74,83,892	1,73,09,054	1,74,838
53	LRR17ARH069	158.94	1,79,46,230	1,79,00,915	45,315
54	LRR17ARH071	159.23	2,39,35,565	2,39,35,565	-
55	LRR17ARH081	158.94	1,84,05,480	1,65,64,932	18,40,548
56	LRR17ARH084	159.23	2,30,13,844	2,08,58,495	21,55,349
57	LRR17ARH085	158.94	1,74,83,892	1,57,10,322	17,73,570
58	LRR17ARH086	158.94	1,74,83,892	1,57,35,503	17,48,389
59	LRR17ARH087	158.94	1,74,83,815	1,57,35,434	17,48,381
60	LRR17ARH088	158.94	1,80,54,247	1,64,29,365	16,24,882
61	LRR17ARH089	158.94	1,80,54,247	1,64,29,365	16,24,882
62	LRR17ARH090	158.94	1,74,83,815	1,57,35,434	17,48,381
63	LRR17ARH091	158.94	1,74,83,892	1,57,35,503	17,48,389
64	LRR17ARH092	158.94	1,79,44,944	1,61,50,450	17,94,494
65	LRR17ARH093	158.94	1,74,83,815	1,57,35,433	17,48,382
66	LRR17ARH094	159.23	2,07,09,701	1,86,38,731	20,70,970
67	LRR17ARH096	158.94	1,93,27,200	1,73,94,480	19,32,720
68	LRR17ARH097	158.94	1,93,27,200	1,75,92,518	17,34,682
69	LRR17ARH003	158.94	2,13,59,048	1,92,23,143	21,35,905
70	LRR17ARH006	158.94	1,84,05,559	1,65,65,004	18,40,555
71	LRR17ARH007	158.94	1,74,83,738	1,59,10,202	15,73,536
72	LRR17ARH009	158.94	1,74,83,815	1,59,10,272	15,73,543
73	LRR17ARH01	159.23	2,20,92,187	2,05,74,892	15,17,295
74	LRR17ARH010	158.94	1,74,83,815	1,57,02,872	17,80,943
75	LRR17ARH011	158.94	1,74,83,892	1,41,02,743	33,81,149
76	LRR17ARH012	158.94	1,74,83,815	1,57,35,434	17,48,381
77	LRR17ARH013	158.94	1,77,60,544	1,61,62,095	15,98,449
78	LRR17ARH014	159.23	2,39,35,434	5,00,000	2,34,35,434
79	LRR17ARH017	158.94	1,74,83,892	1,74,83,892	-
80	LRR17ARH02	158.94	1,85,53,966	1,66,98,569	18,55,397
81	LRR17ARH024	158.94	1,84,05,599	1,84,05,599	-
82	LRR17ARH027	158.94	1,88,66,945	1,87,34,157	1,32,788
83	LRR17ARH030	158.94	1,74,83,892	1,58,16,922	16,66,970
84	LRR17ARII032	158.94	1,79,44,687	1,78,99,372	45,315
85	LRR17ARH042	158.94	1,74,83,892	1,57,35,503	17,48,389
86	LRR17ARH049	158.94	1,84,05,533	1,83,60,218	45,315
87	LRR17ARH052	158.94	1,74,83,892	1,74,38,577	45,315
88	LRR17ARH055	158.94	1,79,44,661	1,79,44,661	-
89	LRR17ARH057	158.94	1,74,83,892	1,74,83,892	-
90	LRR17ARH061	158.94	1,88,66,945	1,88,66,945	-
91	LRR17ARH062	158.94	1,74,83,892	1,74,38,578	45,314
92	LRR17ARH060	159.23	2,30,13,844	2,09,43,838	20,70,006
93	LRR17ARH047	159.23	2,08,35,870	2,08,35,870	-
94	LRR17ARH004	159.23	2,25,65,302	22,57,658	2,03,07,644
95	LRR17ARH025	159.23	2,22,01,745	2,22,01,645	100
Total		**15,104**	**1,77,03,48,401**	**1,62,99,45,709**	**14,04,02,692**

Unsold Inventory

Sr no	Flat No	Carpet Area (in sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment
1	LRR17ARH015	159.23	1,91,00,000
2	LRR17ARH037	159.23	1,91,00,000
3	LRR17ARH059	159.23	2,30,13,844
	Total	**477.69**	**6,12,13,844.00**

Vidit B. Shah & Associates Chartered Accountants M. No. 604690 PUNE

TABLE D

Comparison 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)	3,53,56,257
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)	14,04,02,692
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	477.69
	(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	6,12,13,844
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	20,16,16,536
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100%	NA, Refer to point no.4 of table G of present form 3
	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	

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	-
2	Deposits	1,73,64,60,973
3	Withdrawals	1,73,55,03,888
4	Closing Balance	9,57,085

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicaled in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Kolte-Patil Developers Limited (The former promoter Kolte-Patil Integrated Townships Limited has merged with Kolte-Patil Developers Limited) has utilized the required proportion of money, as specified in the act, collected from the allottees for this project only for land and construction of this project.



TABLE F
Means of Finance

Sr no	Particulars	Estimated (at time of registeration) (in Rs.) (Proposed and indicative)	Proposed/Estimated (as on date of certificate) (in Rs)	Actual (As on date of certificate) (in Rs)
1	Own Funds	23,75,02,144	23,75,02,144	14,27,12,805
2	Total Borrowed Funds (secured) -Drawdown availed till date			
3	Total Borrowed Funds (unsecured) -Drawdown availed till date			
4	Customer receipts used for projects (Proposed)	1,08,15,28,915	1,08,15,28,915	1,14,09,61,996
5	**Total Funds for Project**	**1,31,90,31,059**	**1,31,90,31,059**	**1,28,36,74,801**
6	**Total Estimated Cost (As per Table A)**	**1,31,90,31,059**	**1,31,90,31,059**	**1,31,90,31,059**

TABLE G
Any Comments/Observations of CA

1	This certificate is being issued for RERA compliance for the Company Kolte-Patil Developers Limited (The former promoter Kolte-Patil Integrated Townships Limited has merged with Kolte-Patil Developers Limited) for the project "**LIFE REPUBLIC Sector R17A/ R17A Avenue - Sound of Soul / Phase - I** " having MahaRera No. P52100048241 and is based on the unaudited records and documents produced before me and explanations provided to me by the Management of the Company as on 31/12/2025.
2	I have relied on the Management Representation Letter dated 10/01/2026 for additional information of sold/unsold units in Table C and valuation of unsold units in Table C.
3	I have relied on the Management Representation Letter dated 10/01/2026 for information provided in Table F.
4	The Amounts provided in Table E are actual amounts as per bank statements which includes all the pass through charges or indirect taxes.
5	In pursuance of Rule 5(i) and 5(ii) of The Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017, the compliance required under Table D, Sr. No. 5 of the present Form 3 is not required for new projects, hence I have stated "N.A." in Table D, Sr. No. 5.
6	The promoter and the present project "LIFE REPUBLIC SECTOR R17A/ R17A Avenue- Sound of Soul / Phase - I" having MahaRera No. P52100048241 has obtained Partial Occupancy Certificate Bearing No. 2473/23-24/1861 from the competant authority dated 3rd June, 2025 and further as per Point no. 3 of MAHARERA circular dated 14th January, 2025 bearing no. MahaRERA/Regulation/2025, Form 4 is not required w.e.f above said date. Hence, the details entered in the form are as on the date of completion received. Thus, in persuance of Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 on receipt of the Occupancy Certificate of the project, the entire balance amount lying in the seperate account can be withdrawn by the promoter.
7	The promoter and the present project "LIFE REPUBLIC SECTOR R17A/ R17A Avenue- Sound of Soul / Phase - I" having MahaRera No. P52100048241 has obtained Partial Occupancy Certificate Bearing No. 2473/23-24/4178 from the competant authority dated 10th September 2025 and further as per Point no. 3 of MAHARERA circular dated 14th January, 2025 bearing no. MahaRERA/Regulation/2025, Form 4 is not required w.e.f above said date. Hence, the details entered in the form are as on the date of completion received. Thus, in persuance of Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 on receipt of the Occupancy Certificate of the project, the entire balance amount lying in the seperate account can be withdrawn by the promoter.



8	As per merger order bearing no. C.P.(CAA)/123(MB)2025 dated 07.10.2025, Kolte-Patil Integrated Townships Limited (Formerly known as Kolte-Patil I-Ven Townships Pune Limited) is merged with Kolte-Patil Developers Limited with effective date of 1st April 2024 (refer para 2(f)). On account of the merger, RERA Form as on 30.09.2025 dated 11.10.2025 for the project "LIFE REPUBLIC Sector R17A/ R17A Avenue - Sound of Soul / Phase - II from Kolte-Patil Integrated Townships Limited to Kolte-Patil Developers Limited.

Yours faithfully,

Agreed and accepted by :

Mahajan Suhas Padmakar
Digitally signed by Mahajan Suhas Padmakar
Date: 2026.01.12 17:09:58 +05'30'

Signature of Promoter

Kolte-Patil Developers Limited
Authorised Signatory Name:Mr.Suhas Mahajan
Date: 12/01/2026

For Vidhi S Shah & Associates,
FRN: 159176W

VIDHI SANJAY SHAH
Digitally signed by VIDHI SANJAY SHAH
Date: 2026.01.13 12:46:13 +05'30'

M. No. 604690 PUNE

CA Vidhi S. Shah
M. No.: 604690
UDIN:26604690OWXJKP7931
Place: Pune
Date: 13/12/2026