

**D R AGRAWAL & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
 4, SHYAMKUNJ, 1st FLOOR, BEHIND NEELAM  
 PUNJAB HOTEL, NAVGHAR, VASAI ( WEST)  
 DIST : PALGHAR- 401202 MAHARASHTRA  
 MOBILE : 9860759033 agrawaldr@gmail.com

**FORM-3**

[see Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE**

To be submitted at the time of Registration of Project and for Withdrawal of Money from Designated Account.

To,  
 M/S RUBY LIFESPACES  
 VASAI

Dated:-30.11.2022

Subject :- Certificate of Financial Progress of Work of Ruby Lifespaces having MahaRERA Registration Number N.A. (Only Applicable after project Registration)

Sir,

This certificate is being issued for RERA compliance for the RUBY LIFESPACES having MahaRERA Registration Number (Only Applicable after project Registration) being developed by RUBY LIFESPACES 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 Project (at The time of Registration of Project)**

Sr. No	Particulars	Estimated Cost At the Time of registration of project
1	<b>i. Land Cost :</b>	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	4,06,86,666
	b. Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	
	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	
	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, amount payable to slum Dwellers, tenants, apartment owner or appropriate authority or 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 incurred on borrowing done specifically for construction of rehabilitation component.	-
	<b>Sub-Total of LAND COST</b>	<b>4,06,86,666</b>
	<b>ii. Development Cost/ Cost of Construction :</b>	
	a Estimated Cost of Construction as certified by Engineer	47,34,00,000

  
**For Identification**  
**D. R. AGRAWAL & ASSOCIATES**

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, 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 or money borrowed for construction ;	
<b>Sub-Total of Development Cost</b>	47,34,00,000
<b>Total Cost Of Project Estimated</b>	51,40,86,666

  
**For Identification**  
**D. R. AGRAWAL & ASSOCIATES**

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

Sr. No	Particulars	Amount
		Incurred upto _____
<b>1</b>	<b>Land Cost :</b>	
	a. Value of land as ascertained from the Annual Statement of Rates (ASR)	4,06,86,666
	b. Incurred expenditure of Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	
	c. Incurred Expenditure for Acquisition 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 paid for redevelopment of land owned by public authorities	-
	f. Under Rehabilitation scheme:	
	(i) Incurred construction cost of rehab 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.	-
	(iii) Incurred Expenditure 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, amount payable to slum Dwellers, tenants, apartment owner or appropriate authority or government or concessionaire which are not refundable and so on	
	(iv) 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.	-
	(v) Any other cost including interest incurred on borrowing done specifically for construction of rehabilitation component.	-
	<b>Sub-Total of LAND COST</b>	<b>4,06,86,666</b>
<b>2</b>	<b>Development Cost/ Cost of Construction :</b>	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA,	1,43,60,431
	(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, 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.	
	b Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	

c Incurred expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	
<b>Sub-Total of Development Cost</b>	1,43,60,431
3 Total Cost of the Project ( Actual incurred as on date of certificate)	5,50,47,097
4 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( Table A)	10.71%
5 Amount Which can be withdrawn from the Designated Account	5,50,47,097
6 Less: Amount withdrawn till date of this certificate from Designated account	-
7 Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,50,47,097

\*Pass through charges or indirect taxes not included in Incurred cost of project

  
**For Identification**  
**D. R. AGRAWAL & ASSOCIATES**



## Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

### RUBY LIFESPACES

#### TABLE - C

#### (Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate  
of the Residential/ commercial premises Rs 40300/- Per sm.mts.

### BUILDING "ALTURA UMELE", WING "A"

FLOOR	FLAT NOS	TYPE	RERA CARPET in Sq.mtrs	Rate as per Govt.ready reckner for Stamp duty purpose	TOTAL VALUE (as per govt valuation)
GROUND	C-1	Shop	143.86	40,300.00	57,97,558.00
	C-2	Shop	110.46	40,300.00	44,51,538.00
FIRST	101	2BHK	50.00	40,300.00	20,15,000.00
	102	2BHK	47.90	40,300.00	19,30,370.00
	103	1BHK	28.56	40,300.00	11,50,968.00
	104	2BHK	49.48	40,300.00	19,94,044.00
SECOND	201	2BHK	50.00	40,300.00	20,15,000.00
	202	2BHK	47.90	40,300.00	19,30,370.00
	203	1BHK	28.56	40,300.00	11,50,968.00
	204	2BHK	49.48	40,300.00	19,94,044.00
THIRD	301	2BHK	50.00	40,300.00	20,15,000.00
	302	2BHK	47.90	40,300.00	19,30,370.00
	303	1BHK	28.56	40,300.00	11,50,968.00
	304	2BHK	49.48	40,300.00	19,94,044.00
FOURTH	401	2BHK	50.00	40,300.00	20,15,000.00
	402	2BHK	47.90	40,300.00	19,30,370.00
	403	1BHK	28.56	40,300.00	11,50,968.00
	404	2BHK	49.48	40,300.00	19,94,044.00
FIFTH	501	2BHK	50.00	40,300.00	20,15,000.00
	502	2BHK	47.90	40,300.00	19,30,370.00
	503	1BHK	28.56	40,300.00	11,50,968.00
	504	2BHK	49.48	40,300.00	19,94,044.00
SIXTH	601	2BHK	50.00	40,300.00	20,15,000.00
	602	2BHK	47.90	40,300.00	19,30,370.00
	603	1BHK	28.56	40,300.00	11,50,968.00
	604	2BHK	49.48	40,300.00	19,94,044.00
SEVENTH	701	2BHK	50.00	40,300.00	20,15,000.00
	Refugee Area		-		-
	703	1BHK	28.56	40,300.00	11,50,968.00
	704	2BHK	49.48	40,300.00	19,94,044.00
EIGHTH	801	2BHK	50.00	40,300.00	20,15,000.00
	802	2BHK	47.90	40,300.00	19,30,370.00
	803	1BHK	28.56	40,300.00	11,50,968.00
	804	2BHK	49.48	40,300.00	19,94,044.00
NINETH	901	2BHK	50.00	40,300.00	20,15,000.00
	902	2BHK	47.90	40,300.00	19,30,370.00
	903	1BHK	28.56	40,300.00	11,50,968.00
	904	2BHK	49.48	40,300.00	19,94,044.00
TENTH	1001	2BHK	50.00	40,300.00	20,15,000.00
	1002	2BHK	47.90	40,300.00	19,30,370.00
	1003	1BHK	28.56	40,300.00	11,50,968.00
	1004	2BHK	49.48	40,300.00	19,94,044.00
ELEVENTH	1101	2BHK	50.00	40,300.00	20,15,000.00
	1102	2BHK	47.90	40,300.00	19,30,370.00
	1103	1BHK	28.56	40,300.00	11,50,968.00

*OL*  
**For Identification**  
**D. R. AGRAWAL & ASSOCIATES**

	1104	2BHK	49.48	40,300.00	19,94,044.00
TWELVETH	1201	2BHK	50.00	40,300.00	20,15,000.00
	Refugee Area		-		-
	1203	1BHK	28.56	40,300.00	11,50,968.00
	1204	2BHK	49.48	40,300.00	19,94,044.00
THIRTEENTH	1301	2BHK	50.00	40,300.00	20,15,000.00
	1302	2BHK	47.90	40,300.00	19,30,370.00
	1303	1BHK	28.56	40,300.00	11,50,968.00
	1304	2BHK	49.48	40,300.00	19,94,044.00
FOURTEENTH	1401	2BHK	50.00	40,300.00	20,15,000.00
	1402	2BHK	47.90	40,300.00	19,30,370.00
	1403	1BHK	28.56	40,300.00	11,50,968.00
	1404	2BHK	49.48	40,300.00	19,94,044.00
FIFTEENTH	1501	2BHK	50.00	40,300.00	20,15,000.00
	1502	2BHK	47.90	40,300.00	19,30,370.00
	1503	1BHK	28.56	40,300.00	11,50,968.00
	1504	2BHK	49.48	40,300.00	19,94,044.00
SIXTEENTH	1601	2BHK	50.00	40,300.00	20,15,000.00
	1602	2BHK	47.90	40,300.00	19,30,370.00
	1603	1BHK	28.56	40,300.00	11,50,968.00
	1604	2BHK	49.48	40,300.00	19,94,044.00
Total Area			2,719.24		10,95,85,372.00

For Identification  
D. R. AGRAWAL & ASSOCIATES

## Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

### RUBY LIFESPACES

TABLE - C

#### (Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate  
of the Residential/ commercial premises Rs 40300/- Per sm.mts.

### BUILDING "ALTURA UMELE", WING "B"

FLOOR	FLAT NOS	TYPE	RERA CARPET in Sq.mtrs	Rate as per Govt.ready reckner for Stamp duty purpose	TOTAL VALUE (as per govt valuation)
FIRST	101	1BHK	28.56	40,300.00	11,50,968.00
	102	2BHK	47.4	40,300.00	19,10,220.00
	103	2BHK	49.78	40,300.00	20,06,134.00
	104	2BHK	48.72	40,300.00	19,63,416.00
	105	1BHK	28.56	40,300.00	11,50,968.00
	106	1BHK	28.56	40,300.00	11,50,968.00
	107	1BHK	27.93	40,300.00	11,25,579.00
SECOND	201	1BHK	28.56	40,300.00	11,50,968.00
	202	2BHK	47.4	40,300.00	19,10,220.00
	203	2BHK	49.78	40,300.00	20,06,134.00
	204	2BHK	48.72	40,300.00	19,63,416.00
	205	1BHK	28.56	40,300.00	11,50,968.00
	206	1BHK	28.56	40,300.00	11,50,968.00
	207	1BHK	27.93	40,300.00	11,25,579.00
THIRD	301	1BHK	28.56	40,300.00	11,50,968.00
	302	2BHK	47.4	40,300.00	19,10,220.00
	303	2BHK	49.78	40,300.00	20,06,134.00
	304	2BHK	48.72	40,300.00	19,63,416.00
	305	1BHK	28.56	40,300.00	11,50,968.00
	306	1BHK	28.56	40,300.00	11,50,968.00
	307	1BHK	27.93	40,300.00	11,25,579.00
FOURTH	401	1BHK	28.56	40,300.00	11,50,968.00
	402	2BHK	47.4	40,300.00	19,10,220.00
	403	2BHK	49.78	40,300.00	20,06,134.00
	404	2BHK	48.72	40,300.00	19,63,416.00
	405	1BHK	28.56	40,300.00	11,50,968.00
	406	1BHK	28.56	40,300.00	11,50,968.00
	407	1BHK	27.93	40,300.00	11,25,579.00
FIFTH	501	1BHK	28.56	40,300.00	11,50,968.00
	502	2BHK	47.4	40,300.00	19,10,220.00
	503	2BHK	49.78	40,300.00	20,06,134.00
	504	2BHK	48.72	40,300.00	19,63,416.00
	505	1BHK	28.56	40,300.00	11,50,968.00
	506	1BHK	28.56	40,300.00	11,50,968.00
	507	1BHK	27.93	40,300.00	11,25,579.00
SIXTH	601	1BHK	28.56	40,300.00	11,50,968.00
	602	2BHK	47.4	40,300.00	19,10,220.00
	603	2BHK	49.78	40,300.00	20,06,134.00
	604	2BHK	48.72	40,300.00	19,63,416.00
	605	1BHK	28.56	40,300.00	11,50,968.00
	606	1BHK	28.56	40,300.00	11,50,968.00
	607	1BHK	27.93	40,300.00	11,25,579.00

*For Identification*  
**O. R. AGRAWAL & ASSOCIATES**



SEVENTH	701	1BHK	28.56	40,300.00	11,50,968.00
	Refugee Area		0		-
	703	2BHK	49.78	40,300.00	20,06,134.00
	704	2BHK	48.72	40,300.00	19,63,416.00
	705	1BHK	28.56	40,300.00	11,50,968.00
	706	1BHK	28.56	40,300.00	11,50,968.00
EIGHTH	707	1BHK	27.93	40,300.00	11,25,579.00
	801	1BHK	28.56	40,300.00	11,50,968.00
	802	2BHK	47.4	40,300.00	19,10,220.00
	803	2BHK	49.78	40,300.00	20,06,134.00
	804	2BHK	48.72	40,300.00	19,63,416.00
	805	1BHK	28.56	40,300.00	11,50,968.00
NINTH	806	1BHK	28.56	40,300.00	11,50,968.00
	807	1BHK	27.93	40,300.00	11,25,579.00
	901	1BHK	28.56	40,300.00	11,50,968.00
	902	2BHK	47.4	40,300.00	19,10,220.00
	903	2BHK	49.78	40,300.00	20,06,134.00
	904	2BHK	48.72	40,300.00	19,63,416.00
TENTH	905	1BHK	28.56	40,300.00	11,50,968.00
	906	1BHK	28.56	40,300.00	11,50,968.00
	907	1BHK	27.93	40,300.00	11,25,579.00
	1001	1BHK	28.56	40,300.00	11,50,968.00
	1002	2BHK	47.4	40,300.00	19,10,220.00
	1003	2BHK	49.78	40,300.00	20,06,134.00
ELEVENTH	1004	2BHK	48.72	40,300.00	19,63,416.00
	1005	1BHK	28.56	40,300.00	11,50,968.00
	1006	1BHK	28.56	40,300.00	11,50,968.00
	1007	1BHK	27.93	40,300.00	11,25,579.00
	1101	1BHK	28.56	40,300.00	11,50,968.00
	1102	2BHK	47.4	40,300.00	19,10,220.00
TWELVETH	1103	2BHK	49.78	40,300.00	20,06,134.00
	1104	2BHK	48.72	40,300.00	19,63,416.00
	1105	1BHK	28.56	40,300.00	11,50,968.00
	1106	1BHK	28.56	40,300.00	11,50,968.00
	1107	1BHK	27.93	40,300.00	11,25,579.00
	1201	1BHK	28.56	40,300.00	11,50,968.00
THIRTEENTH	Refugee Area		0		-
	1203	2BHK	49.78	40,300.00	20,06,134.00
	1204	2BHK	48.72	40,300.00	19,63,416.00
	1205	1BHK	28.56	40,300.00	11,50,968.00
	1206	1BHK	28.56	40,300.00	11,50,968.00
	1207	1BHK	27.93	40,300.00	11,25,579.00
FOURTEENTH	1301	1BHK	28.56	40,300.00	11,50,968.00
	1302	2BHK	47.4	40,300.00	19,10,220.00
	1303	2BHK	49.78	40,300.00	20,06,134.00
	1304	2BHK	48.72	40,300.00	19,63,416.00
	1305	1BHK	28.56	40,300.00	11,50,968.00
	1306	1BHK	28.56	40,300.00	11,50,968.00
FIFTEENTH	1307	1BHK	27.93	40,300.00	11,25,579.00
	1401	1BHK	28.56	40,300.00	11,50,968.00
	1402	2BHK	47.4	40,300.00	19,10,220.00
	1403	2BHK	49.78	40,300.00	20,06,134.00
	1404	2BHK	48.72	40,300.00	19,63,416.00
	1405	1BHK	28.56	40,300.00	11,50,968.00
	1406	1BHK	28.56	40,300.00	11,50,968.00
	1407	1BHK	27.93	40,300.00	11,25,579.00
	1501	1BHK	28.56	40,300.00	11,50,968.00
	1502	2BHK	47.4	40,300.00	19,10,220.00
	1503	2BHK	49.78	40,300.00	20,06,134.00
	1504	2BHK	48.72	40,300.00	19,63,416.00
	1505	1BHK	28.56	40,300.00	11,50,968.00

For Identification  
D. R. AGRAWAL & ASSOCIATES



	1506	1BHK	28.56	40,300.00	11,50,968.00
	1507	1BHK	27.93	40,300.00	11,25,579.00
SIXTEENTH	1601	1BHK	28.56	40,300.00	11,50,968.00
	1602	2BHK	47.4	40,300.00	19,10,220.00
	1603	2BHK	49.78	40,300.00	20,06,134.00
	1604	2BHK	48.72	40,300.00	19,63,416.00
	1605	1BHK	28.56	40,300.00	11,50,968.00
	1606	1BHK	28.56	40,300.00	11,50,968.00
	1607	1BHK	27.93	40,300.00	11,25,579.00
Total Area			4,057.36		16,35,11,608.00

  
**For Identification**  
**D. R. AGARWAL & ASSOCIATES**

## Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

### RUBY LIFESPACES

TABLE - C

#### (Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate  
of the Residential/ commercial premises Rs 40300/- Per sm.mts.

### BUILDING "ALTURA UMELE", WING "C"

FLOOR	FLAT NOS	TYPE	RERA CARPET in Sq.mtrs	Rate as per Govt.ready reckner for Stamp duty purpose	TOTAL VALUE (as per govt valuation)
FIRST	101	2BHK	49.75	40,300.00	20,04,925.00
	102	1BHK	27.93	40,300.00	11,25,579.00
	103	1BHK	28.56	40,300.00	11,50,968.00
	104	2BHK	49.27	40,300.00	19,85,581.00
	105	1BHK	28.56	40,300.00	11,50,968.00
	106	2BHK	49.72	40,300.00	20,03,716.00
SECOND	201	2BHK	49.75	40,300.00	20,04,925.00
	202	1BHK	27.93	40,300.00	11,25,579.00
	203	1BHK	28.56	40,300.00	11,50,968.00
	204	2BHK	49.27	40,300.00	19,85,581.00
	205	1BHK	28.56	40,300.00	11,50,968.00
	206	2BHK	49.72	40,300.00	20,03,716.00
THIRD	301	2BHK	49.75	40,300.00	20,04,925.00
	302	1BHK	27.93	40,300.00	11,25,579.00
	303	1BHK	28.56	40,300.00	11,50,968.00
	304	2BHK	49.27	40,300.00	19,85,581.00
	305	1BHK	28.56	40,300.00	11,50,968.00
	306	2BHK	49.72	40,300.00	20,03,716.00
FOURTH	401	2BHK	49.75	40,300.00	20,04,925.00
	402	1BHK	27.93	40,300.00	11,25,579.00
	403	1BHK	28.56	40,300.00	11,50,968.00
	404	2BHK	49.27	40,300.00	19,85,581.00
	405	1BHK	28.56	40,300.00	11,50,968.00
	406	2BHK	49.72	40,300.00	20,03,716.00
FIFTH	501	2BHK	49.75	40,300.00	20,04,925.00
	502	1BHK	27.93	40,300.00	11,25,579.00
	503	1BHK	28.56	40,300.00	11,50,968.00
	504	2BHK	49.27	40,300.00	19,85,581.00
	505	1BHK	28.56	40,300.00	11,50,968.00
	506	2BHK	49.72	40,300.00	20,03,716.00
SIXTH	601	2BHK	49.75	40,300.00	20,04,925.00
	602	1BHK	27.93	40,300.00	11,25,579.00
	603	1BHK	28.56	40,300.00	11,50,968.00
	604	2BHK	49.27	40,300.00	19,85,581.00
	605	1BHK	28.56	40,300.00	11,50,968.00
	606	2BHK	49.72	40,300.00	20,03,716.00
SEVENTH	701	2BHK	49.75	40,300.00	20,04,925.00
	702	1BHK	27.93	40,300.00	11,25,579.00
	703	1BHK	28.56	40,300.00	11,50,968.00
	704	2BHK	49.27	40,300.00	19,85,581.00
	705	1BHK	28.56	40,300.00	11,50,968.00
	Refugee Area		0	-	-
EIGHTH	801	2BHK	49.75	40,300.00	20,04,925.00
	802	1BHK	27.93	40,300.00	11,25,579.00
	803	1BHK	28.56	40,300.00	11,50,968.00

For Identification  
D. R. AGRAWAL & ASSOCIATES

EIGHTH	804	2BHK	49.27	40,300.00	19,85,581.00
	805	1BHK	28.56	40,300.00	11,50,968.00
	806	2BHK	49.72	40,300.00	20,03,716.00
NINTH	901	2BHK	49.75	40,300.00	20,04,925.00
	902	1BHK	27.93	40,300.00	11,25,579.00
	903	1BHK	28.56	40,300.00	11,50,968.00
	904	2BHK	49.27	40,300.00	19,85,581.00
	905	1BHK	28.56	40,300.00	11,50,968.00
	906	2BHK	49.72	40,300.00	20,03,716.00
TENTH	1001	2BHK	49.75	40,300.00	20,04,925.00
	1002	1BHK	27.93	40,300.00	11,25,579.00
	1003	1BHK	28.56	40,300.00	11,50,968.00
	1004	2BHK	49.27	40,300.00	19,85,581.00
	1005	1BHK	28.56	40,300.00	11,50,968.00
	1006	2BHK	49.72	40,300.00	20,03,716.00
ELEVENTH	1101	2BHK	49.75	40,300.00	20,04,925.00
	1102	1BHK	27.93	40,300.00	11,25,579.00
	1103	1BHK	28.56	40,300.00	11,50,968.00
	1104	2BHK	49.27	40,300.00	19,85,581.00
	1105	1BHK	28.56	40,300.00	11,50,968.00
	1106	2BHK	49.72	40,300.00	20,03,716.00
TWELVETH	1201	2BHK	49.75	40,300.00	20,04,925.00
	1202	1BHK	27.93	40,300.00	11,25,579.00
	1203	1BHK	28.56	40,300.00	11,50,968.00
	1204	2BHK	49.27	40,300.00	19,85,581.00
	1205	1BHK	28.56	40,300.00	11,50,968.00
	Refugee Area			-	-
THIRTEENTH	1301	2BHK	49.75	40,300.00	20,04,925.00
	1302	1BHK	27.93	40,300.00	11,25,579.00
	1303	1BHK	28.56	40,300.00	11,50,968.00
	1304	2BHK	49.27	40,300.00	19,85,581.00
	1305	1BHK	28.56	40,300.00	11,50,968.00
	1306	2BHK	49.72	40,300.00	20,03,716.00
FOURTEENTH	1401	2BHK	49.75	40,300.00	20,04,925.00
	1402	1BHK	27.93	40,300.00	11,25,579.00
	1403	1BHK	28.56	40,300.00	11,50,968.00
	1404	2BHK	49.27	40,300.00	19,85,581.00
	1405	1BHK	28.56	40,300.00	11,50,968.00
	1406	2BHK	49.72	40,300.00	20,03,716.00
FIFTEENTH	1501	2BHK	49.75	40,300.00	20,04,925.00
	1502	1BHK	27.93	40,300.00	11,25,579.00
	1503	1BHK	28.56	40,300.00	11,50,968.00
	1504	2BHK	49.27	40,300.00	19,85,581.00
	1505	1BHK	28.56	40,300.00	11,50,968.00
	1506	2BHK	49.72	40,300.00	20,03,716.00
SIXTEENTH	1601	2BHK	49.75	40,300.00	20,04,925.00
	1602	1BHK	27.93	40,300.00	11,25,579.00
	1603	1BHK	28.56	40,300.00	11,50,968.00
	1604	2BHK	49.27	40,300.00	19,85,581.00
	1605	1BHK	28.56	40,300.00	11,50,968.00
	1606	2BHK	49.72	40,300.00	20,03,716.00
SEVENTEENTH	1701	2BHK	49.75	40,300.00	20,04,925.00
	1702	1BHK	27.93	40,300.00	11,25,579.00
				-	-
				-	-
	1705	1BHK	28.56	40,300.00	11,50,968.00
	1706	2BHK	49.72	40,300.00	20,03,716.00
TOTAL			3,797.16	39,49,400.00	15,30,25,548.00

For Identification  
D. R. AGRAWAL & ASSOCIATES



Table D Comparison Between Balance Cost & Receivables	
Sr	Particulars
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred )
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)
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 Mtrs
	(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
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)
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 of the balance receivables of ongoing project will be deposited in designated Account

For Identification  
... & ASSOCIATES

**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	0
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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 (Name of promoter), has utilised the required proportion 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**

S.No.	Particulars	Estimated*	Proposed / Estimated	Actual
		(At time of registration) (in rs)	(As on the date of the certificates)	(As on the date of certificate) (in rs)
		(proposed and inactive)	(In Rs)	
1	Own funds	51,40,86,666	51,40,86,666	5,50,47,097
2	Total Borrowed Funds (secured) Drawdown awaited till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown awaited till date	NIL	NIL	NIL
4	Customer Receipts used for Project	NIL	NIL	NIL
5	Total Funds for Project	51,40,86,666	51,40,86,666	5,50,47,097
6	Total Estimated Cost ( As per Table A)	51,40,86,666	51,40,86,666	51,40,86,666

*DM*  
**For Identification**  
**ADARSH & ASSOCIATES**

Table G	
Any Comments /Observations of CA	
Sr.no	Particulars
1	N.A.
2	N.A.
3	N.A.
4	N.A.
5	N.A.

Yours Faithfully,

  
 FOR D R AGRAWAL & ASSOCIATES  
 UDIN : 22033847BEOBSW3332  
 Membership No .033847  
 Name:- DILIP AGRAWAL



Agreed and accepted by



Signature of Promoter  
 Name: Bhuvnesh Magdani  
 Date: 30.11.2022