



# M.B. AGRAWAL & CO.

CHARTERED ACCOUNTANTS

Web.: mbaconsultants.in

204 C, Mhatre Pen Bldg., Senapati Bapat Marg  
Dadar (West), Mumbai - 400 028.

Tel.: 2431 4881 / 82, Fax : 2436 3312

E-mail : mbaandco@yahoo.co.in

M. B. AGRAWAL F.C.A., F.I.V.  
YATIN MEHTA F.C.A.  
SANJAY LUNKAD F.C.A., D.I.S.A. (ICA)

SUBODH N. AGRAWAL F.C.A.  
LEENA AGRAWAL A.C.A., D.I.S.A. (ICA), F.C.S., LL.B.  
HARSHAL S. CHHADVA A.C.A.

## 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.

Dated : 18-Dec-23

To,  
The Partner  
**Shreepati Jewels**  
401, Shreepati Arcade  
Nana Chowk, Grant Road ( West )  
Mumbai - 400 036

Subject :- Certificate of Financial Progress of Work of "SHREEPATI JEWELS" project having MahaRERA Registration Number P51900001201 being developed by Shreepati Jewels AOP.

Sir,  
This certificate is being issued for RERA compliance for the SHREEPATI JEWELS PROJECT for applying MahaRERA Registration being developed by Shreepati Jewels AOP 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

Sr No.	Particulars	Estimated Cost
(1)	(2)	(3)
1 - i	<b>Land Cost :</b>	
a	Value of land as ascertained from the Annual Statement of Rates (ASR)	18,45,79,492
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	46,73,47,690
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	1,12,90,057
e	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public authorities	-
f	<b>Under Rehabilitation Scheme :</b>	
	1. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	2,18,67,76,470
	2. 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.	26,13,88,815
	3. 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	4,87,35,380
	4. Any other cost including interest incurred on borrowing done specifically for construction of rehabilitation component.	-
	Sub-total of Land Cost :	3,16,01,17,903
1- ii	<b>Development Cost / Cost of Construction :</b>	
(a)	Estimated Cost of Construction as certified by Engineer	4,42,51,12,266
(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.	26,90,45,861



(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority	81,51,70,857
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	1,10,34,68,064
	Sub-total of Development Cost :	6,61,27,97,048
	<b>Total Cost of Project ( Estimated )</b>	<b>9,77,29,14,951</b>

**Table B - Actual Cost Incurred on the Project (as at 31/03/2022)**

Sr No.	Particulars	Amount ( Rs.) Incurred
(1)	(2)	(3)
1-i	<b>Land Cost :</b>	<b>19,13,30,101</b>
a	Value of land as ascertained from the Annual Statement of Rates (ASR)	
b	Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concession in deficiency under OCR from Local Authority or State Government/UT Administration 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	1,12,90,057
e	Land Premium paid for redevelopment of land owned by public authorities	
f	<b>Under Rehabilitation Scheme :</b>	
	1. 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.	62,10,11,366
	(b). Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	-
	2. 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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	25,61,66,990
	3. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit. or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	4,87,35,380
	4. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub-total of Land Cost :	1,12,85,33,894
1-ii	<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.	1,43,98,41,198
(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	2,25,63,025
(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.	
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	19,87,12,927
(v)	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.	53,83,29,279
	Sub-total of Development Cost :	2,19,94,46,429
		3,32,79,80,323
3	<b>Total Cost of Project ( Actual incurred as at 31/3/2022 )</b>	
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	34.05%
5	Amount which can be withdrawn from the Designated Account	3,32,79,80,323
6	Less : Amount withdrawn till date of this Certificate as per the Books of Accounts and Bank Statement	3,06,57,15,644
	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	26,22,64,680



**Table C**  
**Statement for Calculation of Receivables from the sales of Ongoing Real Estate Project.**

**Sold Inventory**

**Wing D**

Sr No	Unit no	Carpet Area (In sq mtr )	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
( 1 )	( 2 )	( 3 )	( 4 )	( 5 )	( 6 )
1	501	103.97	2,58,00,000	2,58,00,000	-
2	504	101.86	1,87,00,000	1,76,60,606	44,13,000
3	601	101.00	1,83,50,000	1,83,50,000	-
4	602	97.34	1,84,50,000	1,84,50,000	-
5	603	97.34	1,84,50,000	1,84,50,000	-
6	604	99.06	1,90,80,000	1,88,59,000	2,21,000
7	801	101.00	2,00,00,000	2,00,00,000	-
8	901	101.00	2,72,86,520	2,72,86,520	-
9	902	97.34	2,23,83,660	2,13,79,950	10,03,710
10	903	97.34	2,64,80,500	2,64,80,500	-
11	904	99.06	1,89,90,000	1,81,80,000	8,10,000
12	1001	101.00	2,72,86,520	2,72,86,520	-
13	1002	97.34	2,98,04,000	2,98,04,000	-
14	1003	97.34	2,82,50,000	2,82,50,000	-
15	1004	99.06	1,88,00,000	1,88,00,000	-
16	103 & 110,111	193.97	4,35,00,000	3,42,56,250	92,43,750
17	1203	97.34	2,35,89,616	2,21,29,865	14,59,751
18	1301	101.00	2,08,89,000	2,00,00,000	8,89,000
19	1302	97.34	1,93,00,000	1,82,93,000	10,07,000
20	1401	101.00	2,25,30,000	2,25,30,000	-
21	1404	99.06	1,88,50,000	1,88,50,000	-
22	1601	125.88	2,51,01,994	2,51,01,994	-
23	1603	156.26	2,74,00,000	2,61,29,740	12,70,260
24	1701	125.88	3,50,00,000	3,09,99,932	40,00,068
25	1703	156.26	2,72,00,000	20,00,000	2,52,00,000
26	1803	156.26	2,94,68,000	2,94,68,000	-
27	1903	156.26	2,89,07,000	2,89,07,000	-
28	2002	124.40	2,85,90,000	2,82,62,000	3,28,000
29	2003	156.26	2,74,00,000	2,74,00,000	-
30	2103	156.26	3,10,17,000	3,07,11,000	3,06,000
31	2202	124.40	2,99,62,000	2,99,62,000	-
32	2301	125.88	2,65,00,000	13,50,000	2,51,50,000
33	2303	81.94	2,00,00,000	45,00,000	1,55,00,000
34	2401	125.88	3,04,89,500	3,04,89,500	-
35	2403	81.94	2,01,00,000	1,75,00,000	26,00,000
36	2503	81.94	2,01,00,000	1,75,00,000	26,00,000
37	2602A	156.26	2,66,00,000	2,23,21,000	42,79,000
38	2602	124.40	2,96,00,000	2,96,00,000	-
39	2603	81.94	2,01,00,000	1,67,75,090	33,24,910
40	2701	125.88	2,66,00,000	2,35,00,000	31,00,000
41	2702	124.40	3,25,00,000	2,26,66,130	98,33,870
42	2703	81.94	2,01,00,000	1,74,78,000	26,22,000
43	2801	125.88	2,66,00,000	2,34,74,000	31,26,000



44	2803	81.94	2,01,00,000	1,74,87,000	26,13,000
45	3103	81.94	1,91,00,000	1,13,00,000	78,00,000
46	2501	125.88	2,44,80,000	2,44,80,000	-
47	2502	124.40	2,72,75,000	2,72,75,000	-
48	3001	136.29	2,45,00,000	1,40,00,000	1,05,00,000
49	3203	81.94	1,55,00,000	1,55,00,000	-
50	503	101.10	1,78,00,000	1,76,22,000	1,78,000
51	3102	136.19	2,45,00,000	1,30,30,000	1,14,70,000
52	704	99.06	1,70,00,000	1,70,00,000	-
53	2802A	156.26	3,70,00,000	3,14,68,500	55,31,500
54	3303	81.94	2,20,00,000	1,99,75,380	20,24,620
55	1604	81.94	2,05,00,000	27,05,000	1,77,95,000
56	2004	81.94	2,00,00,000	2,00,00,000	-
57	3702	136.19	3,55,00,000	3,54,96,450	3,550
58	3502	136.19	3,25,00,000	2,61,27,813	63,72,187
59	2601	125.88	2,94,00,000	2,25,19,588	68,80,412
60	2202A	156.26	3,56,70,000	3,32,56,700	24,13,300
61	2402A	156.26	3,58,00,000	3,58,00,000	-
62	3402	136.19	3,30,00,000	70,00,000	2,60,00,000
63	1804	81.94	1,87,00,000	1,87,00,000	-
64	2104	81.94	1,90,00,000	1,27,08,104	62,91,896
65	3803	81.94	2,00,00,000	64,50,000	1,35,50,000
Total :		7,400.80	1,62,54,30,310.00	1,38,70,93,132.00	24,17,10,784.00

**Wing E**

Sr No	Unit no	Carpet Area (In sq mtr )	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
( 1 )	( 2 )	( 3 )	( 4 )	( 5 )	( 6 )
1	601	99.06	1,80,00,000.00	1,80,00,000.00	-
2	602	97.34	1,95,22,521.00	1,95,22,521.00	-
3	603	96.92	1,82,00,000.00	1,82,00,000.00	-
4	604	101.00	1,85,00,000.00	1,85,00,000.00	-
5	701	99.06	1,10,54,606.00	1,10,54,606.00	-
6	702	97.34	1,29,11,384.00	1,29,11,384.00	-
7	802	97.34	2,00,00,000.00	2,00,00,000.00	-
8	803	96.92	2,00,00,000.00	2,00,00,000.00	-
9	804	101.00	2,00,00,000.00	2,00,00,000.00	-
10	904	101.00	1,95,00,000.00	1,95,00,000.00	-
11	109 & 112	207.34	4,65,00,000.00	4,65,00,000.00	-
12	1,204	101.00	1,76,00,000.00	1,76,00,000.00	-
13	1,301	99.06	1,57,87,863.00	1,57,44,116.00	43,747.00
14	1,304	101.00	1,92,00,000.00	1,82,00,000.00	10,00,000.00
15	1,303	96.92	1,91,00,000.00	1,91,00,000.00	-
16	1,401	99.06	2,20,00,000.00	2,20,00,000.00	-
17	1,404	101.00	1,92,00,000.00	1,92,00,000.00	-
18	1,502	97.34	1,92,00,000.00	1,81,30,000.00	10,70,000.00
19	1,504	101.00	1,92,00,000.00	1,92,00,000.00	-
20	1,603	125.88	3,32,45,724.00	3,32,45,724.00	-
21	1702A	124.40	1,56,43,531.00	1,56,43,531.00	-
22	1,703	125.88	1,87,64,833.00	1,87,64,833.00	-
23	1,903	125.88	2,70,00,000.00	2,20,18,000.00	49,82,000.00
24	2002A	124.40	2,71,00,000.00	2,21,19,000.00	49,81,000.00



25	2,002	156.26	2,73,86,650.00	2,13,05,862.00	60,80,788.00
26	2,003	125.88	2,70,00,000.00	2,19,17,000.00	50,83,000.00
27	2102A	124.40	2,99,62,000.00	2,99,62,000.00	-
28	2301A	156.26	2,79,00,001.00	1,73,79,002.00	1,05,20,999.00
29	2203/2202A	124.40	2,66,00,000.00	2,36,45,000.00	29,55,000.00
30	2,301	81.94	2,01,00,000.00	1,69,17,500.00	31,82,500.00
31	2,302	124.40	2,96,00,000.00	2,49,97,500.00	46,02,500.00
32	2,303	125.88	2,66,00,000.00	2,24,22,000.00	41,78,000.00
33	2,403	125.88	2,66,00,000.00	2,33,50,000.00	32,50,000.00
34	2,501	81.94	2,01,00,000.00	1,67,66,000.00	33,34,000.00
35	2,503	125.88	2,66,00,000.00	2,23,21,000.00	42,79,000.00
36	2,601	81.94	2,01,00,000.00	1,84,43,340.00	16,56,660.00
37	4,302	125.51	3,44,34,094.00	1,95,67,794.00	1,48,66,300.00
38	2,603	125.88	2,66,00,000.00	2,23,21,000.00	42,79,000.00
39	2,701	81.94	2,01,00,000.00	1,74,78,000.00	26,22,000.00
40	2,703	125.88	2,66,00,000.00	2,34,74,000.00	31,26,000.00
41	2,801	81.94	2,01,00,000.00	1,74,78,000.00	26,22,000.00
42	2,802	124.40	1,16,84,295.00	70,00,000.00	46,84,295.00
43	2,803	125.88	2,66,00,000.00	2,34,74,000.00	31,26,000.00
44	3,202	125.51	3,64,12,026.00	3,64,12,026.00	-
45	3,402	125.51	2,67,66,326.00	92,16,735.00	1,75,49,591.00
46	3,501	81.94	1,70,00,000.00	71,00,000.00	99,00,000.00
47	1,803	125.88	2,48,00,000.00	2,48,00,000.00	-
48	2,103	125.88	2,60,00,000.00	45,33,750.00	2,14,66,250.00
49	2,903	125.88	2,45,00,000.00	65,48,750.00	1,79,51,250.00
50	3,201	81.94	2,50,00,000.00	1,75,00,000.00	75,00,000.00
51	1,402	97.34	1,94,00,000.00	1,94,00,000.00	-
52	1,801	81.94	1,83,00,000.00	1,65,65,182.00	17,34,818.00
53	1802A	124.40	2,52,00,000.00	40,94,480.00	2,11,05,520.00
54	2,101	81.94	1,93,00,000.00	1,52,73,450.00	40,26,550.00
55	2,202	156.26	3,70,00,000.00	3,70,00,000.00	-
56	2,001	81.94	1,85,00,000.00	1,55,00,000.00	30,00,000.00
57	1,901	81.94	1,80,00,000.00	1,80,00,000.00	-
58	2,401	81.94	2,09,00,000.00	2,09,00,000.00	-
59	3,801	81.94	2,00,00,000.00	75,50,000.00	1,24,50,000.00
60	1,601	81.94	1,81,00,000.00	1,73,76,000.00	7,24,000.00
61	3,602	125.51	3,10,00,000.00	1,61,10,000.00	1,48,90,000.00
62	2501A	156.26	3,64,00,000.00	63,36,000.00	3,00,64,000.00
63	4,101	81.94	2,12,00,000.00	63,00,000.00	1,49,00,000.00
64	4,001	81.94	2,12,00,000.00	28,00,000.00	1,84,00,000.00
65	3,502	125.51	3,01,00,000.00	65,15,000.00	2,35,85,000.00
66	3,401	81.94	2,05,00,000.00	1,25,00,000.00	80,00,000.00
67	2701A	156.26	3,70,00,000.00	3,14,50,000.00	55,50,000.00
68	2801A	156.26	3,70,00,000.00	3,14,50,000.00	55,50,000.00
69	3101A	160.07	4,05,00,000.00	3,54,50,000.00	50,50,000.00
70	3,503	136.29	3,68,00,000.00	3,71,68,056.00	(3,68,056.00)
Total :		7,849.75	1,67,87,75,854.00	1,33,92,22,142.00	33,95,53,712.00

Wing F



Sr No	Unit no	Carpet Area (In sq mtr)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)

1	6 & 7	46.92	1,80,00,000.00	1,79,80,000.00	20,000.00
2	501	33.49	60,00,000.00	60,00,000.00	-
3	402	34.73	75,00,000.00	75,00,000.00	-
4	602	40.39	1,07,00,000.00	1,07,00,000.00	-
5	803	43.27	78,53,250.00	78,53,250.00	-
6	804	53.78	93,69,721.00	93,69,721.00	-
7	1,202	38.03	98,00,000.00	97,98,000.00	2,000.00
8	1,503	43.87	90,00,000.00	90,00,000.00	-
9	1,502	38.02	1,10,00,000.00	1,10,00,000.00	-
10	1,504	53.78	1,25,00,000.00	1,25,00,000.00	-
11	1,603	43.87	90,00,000.00	90,00,000.00	-
12	3,201	63.16	1,61,00,000.00	47,65,750.00	1,13,34,250.00
13	3,202	45.26	91,00,000.00	22,13,250.00	68,86,750.00
14	3,203	52.31	1,31,00,000.00	22,43,250.00	1,08,56,750.00
15	3,501	58.15	1,44,00,000.00	49,94,000.00	94,06,000.00
16	3,101	45.47	1,09,00,000.00	12,09,000.00	96,91,000.00
17	3,404	45.47	1,11,00,000.00	35,00,001.00	75,99,999.00
Total :		779.97	18,54,22,971.00	12,96,26,222.00	5,57,96,749.00

**Wing G**

Sr No	Unit no	Carpet Area (In sq mtr)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	7A	15.34	44,33,000.00	44,33,000.00	-
2	503	43.28	1,00,00,000.00	99,00,000.00	1,00,000.00
3	601	42.24	46,84,050.00	46,84,050.00	-
4	1,403	43.06	87,18,000.00	87,18,000.00	-
5	808	50.24	1,00,00,000.00	1,00,00,000.00	-
6	401	49.29	1,15,00,001.00	(2,79,999.00)	1,17,80,000.00
7	606	42.44	1,00,00,000.00	1,00,00,000.00	-
8	1,301	38.74	85,00,000.00	85,00,000.00	-
9	1,503	42.94	90,00,000.00	91,50,000.00	(1,50,000.00)
10	1,504	42.37	90,00,000.00	83,00,000.00	7,00,000.00
11	1,505	42.26	80,00,000.00	80,00,000.00	-
12	1603-04	86.14	1,70,00,000.00	1,70,00,000.00	-
13	1,507	46.08	1,20,00,000.00	1,20,00,000.00	-
14	1,601	38.58	74,00,000.00	74,00,000.00	-
15	1,602	38.51	80,00,000.00	70,60,000.00	9,40,000.00
16	1,608	48.77	1,10,00,000.00	1,10,00,000.00	-
17	1,605	42.43	90,00,000.00	85,00,000.00	5,00,000.00
18	1,808	51.34	95,00,000.00	95,00,000.00	-
19	3,305	50.54	1,29,00,000.00	91,88,747.50	37,11,252.50
20	3,301	45.74	1,11,00,000.00	7,55,000.00	1,03,45,000.00
21	3,405	50.54	1,29,00,000.00	1,00,00,000.00	29,00,000.00
22	1,001	38.58	88,50,000.00	88,50,000.00	-
23	3,306	45.75	1,21,00,000.00	5,05,000.00	1,15,95,000.00
24	3,204	45.70	1,04,00,000.00	6,52,000.00	97,48,000.00
25	3,101	45.74	1,20,00,000.00	10,00,000.00	1,10,00,000.00
26	1,002	38.51	85,00,000.00	85,00,000.00	-
27	3,403	45.80	1,10,00,000.00	20,00,000.00	90,00,000.00
28	3,401	45.74	1,21,20,000.00	66,58,349.00	54,61,651.00
29	3,402	45.45	1,20,45,000.00	-	1,20,45,000.00



30	2103-04	91.50	85,00,000.00	78,00,000.00	7,00,000.00
Total :		1,393.64	30,01,50,051.00	20,97,74,147.50	9,03,75,903.50
<b>Grand Total</b>		<b>17,424.16</b>	<b>3,78,97,79,186.00</b>	<b>3,06,57,15,643.50</b>	<b>72,74,37,148.50</b>

Unit consideration as per agreement/letter of allotment and amount received does not include Pass through charges and indirect taxes

### UnSold Inventory

#### Wing D

Sr No	Unit no	Carpet Area (In sq mtr )	Unit Consideration as per Ready Recknor Rate
( 1 )	( 2 )	( 3 )	( 4 )
1	D-1704	81.94	1,85,44,533
2	D-1904	81.94	1,85,44,533
3	D-2201	125.88	2,84,89,618
4	D-2302-A	156.26	3,53,64,972
5	D-2502-A	156.26	3,53,64,972
6	D-2802	124.40	2,81,53,209
7	D-2902	124.40	2,81,53,209
8	D-2902-A	156.26	3,53,64,972
9	D-3003	81.94	1,93,50,903
10	D-3101	136.29	3,21,85,686
11	D-3201	136.29	3,21,85,686
12	D-3401	136.29	3,21,85,686
13	D-3503	81.94	1,93,50,903
14	D-3602	136.19	3,21,63,746
15	D-3701	136.29	3,21,85,686
16	D-3703	81.94	1,93,50,903
17	D-3801	136.29	3,21,85,686
18	D-3802	136.19	3,21,63,746
19	D-3901	136.29	3,21,85,686
20	D-3902	136.19	3,21,63,746
21	D-3903	81.94	1,93,50,903
22	D-4002	136.19	3,21,63,746
23	D-4003	81.94	1,93,50,903
24	D-4201	136.29	3,21,85,686
25	D-4302	136.19	3,21,63,746
26	D-4501	136.29	3,21,85,686
27	D-4502	136.19	3,21,63,746
28	D-4503	81.94	1,93,50,903
29	D-4601	136.29	3,21,85,686
30	D-4602	136.19	3,21,63,746
31	D-4603	81.94	1,93,50,903
32	D-4701	136.29	3,21,85,686
33	D-4702	136.19	3,21,63,746
34	D-4703	81.94	1,93,50,903
35	D-4801	136.29	3,21,85,686
36	D-4802	136.19	3,21,63,746
37	D-4803	81.94	1,93,50,903
38	D-4901	136.29	3,21,85,686
39	D-4902	136.19	3,21,63,746



40	D-4903	81.94	1,93,50,903
41	D-5002	136.19	3,21,63,746
42	D-5101	136.29	3,21,85,686
43	D-5102	136.19	3,21,63,746
44	D-5103	81.94	1,93,50,903
45	D-5201	136.29	3,21,85,686
46	D-5202	136.19	3,21,63,746
47	D-5203	81.94	1,93,50,903
48	D-5301	136.29	3,21,85,686
49	D-5302	136.19	3,21,63,746
50	D-5303	81.94	1,93,50,903
51	D-5401	136.29	3,21,85,686
52	D-5402	136.19	3,21,63,746
53	D-5403	81.94	1,93,50,903
54	D-5501	136.29	3,21,85,686
55	D-5502	136.19	3,21,63,746
56	D-5503	81.94	1,93,50,903
57	D-5601	136.29	3,21,85,686
58	D-5602	136.19	3,21,63,746
59	D-5603	81.94	1,93,50,903
60	D-5701	136.29	3,21,85,686
61	D-5702	136.19	3,21,63,746
62	D-5801	136.29	3,21,85,686
63	D-5802	214.79	5,07,24,816
64	D-5803	81.94	1,93,50,903
65	D-5901	136.29	3,21,85,686
66	D-5902	214.79	5,07,24,816
67	D-5903	81.94	1,93,50,903
68	D-6001	136.29	3,21,85,686
69	D-6002	214.79	5,07,24,816
70	D-6003	81.94	1,93,50,903
71	D-6101	136.29	3,21,85,686
72	D-6102	214.79	5,07,24,816
73	D-6103	81.94	1,93,50,903
<b>Total</b>		<b>9,091.42</b>	<b>2,13,71,15,537</b>

**Wing E**

Sr No	Unit no	Carpet Area (In sq mtr)	Unit Consideration as per Ready Recknor Rate
(1)	(2)	(3)	(4)
1	E-1602 - A	124.40	2,69,30,395
2	E-1701	81.94	1,77,39,065
3	E-1902 - A	124.40	2,69,30,395
4	E-2203	125.88	2,72,52,192
5	E-2402	124.40	2,69,30,395
6	E-2502	124.40	2,69,30,395
7	E-2601 - A	156.26	3,38,28,920
8	E-2602	124.40	2,69,30,395
9	E-2901 - A	156.26	3,38,28,920
10	E-3001	81.94	1,93,63,931
11	E-3001 - A	160.07	3,78,27,725





12	E-3002	125.51	2,96,60,625
13	E-3003	136.29	3,22,07,355
14	E-3101	81.94	1,93,63,931
15	E-3102	125.51	2,96,60,625
16	E-3103	136.29	3,22,07,355
17	E-3201 - A	160.07	3,78,27,725
18	E-3203	136.29	3,22,07,355
19	E-3301	81.94	1,93,63,931
20	E-3301 - A	160.07	3,78,27,725
21	E-3303	136.29	3,22,07,355
22	E-3401 - A	160.07	3,78,27,725
23	E-3403	136.29	3,22,07,355
24	E-3501 - A	160.07	3,78,27,725
25	E-3601 - A	160.07	3,78,27,725
26	E-3603	136.29	3,22,07,355
27	E-3701	81.94	1,93,63,931
28	E-3701 - A	160.07	3,78,27,725
29	E-3702	125.51	2,96,60,625
30	E-3703	136.29	3,22,07,355
31	E-3801 - A	160.07	3,78,27,725
32	E-3802	125.51	2,96,60,625
33	E-3803	136.29	3,22,07,355
34	E-3901	81.94	1,93,63,931
35	E-3903	136.29	3,22,07,355
36	E-4001 - A	160.07	3,78,27,725
37	E-4002	125.51	2,96,60,625
38	E-4003	136.29	3,22,07,355
39	E-4101 - A	160.07	3,78,27,725
40	E-4102	125.51	2,96,60,625
41	E-4103	136.29	3,22,07,355
42	E-4201	81.94	1,93,63,931
43	E-4201 - A	160.07	3,78,27,725
44	E-4202	125.51	2,96,60,625
45	E-4203	136.29	3,22,07,355
46	E-4301 - A	160.07	3,78,27,725
47	E-4303	136.29	3,22,07,355
48	E-4401	81.94	1,93,63,931
49	E-4401 - A	160.07	3,78,27,725
50	E-4402	125.51	2,96,60,625
51	E-4403	136.29	3,22,07,355
52	E-4501	81.94	1,93,63,931
53	E-4501 - A	160.07	3,78,27,725
54	E-4502	125.51	2,96,60,625
55	E-4503	136.29	3,22,07,355
56	E-4601	81.94	1,93,63,931
57	E-4601 - A	160.07	3,78,27,725
58	E-4602	125.51	2,96,60,625
59	E-4603	136.29	3,22,07,355
60	E-4701	81.94	1,93,63,931
61	E-4701 - A	160.07	3,78,27,725



62	E-4702	125.51	2,96,60,625
63	E-4703	136.29	3,22,07,355
64	E-4801	81.94	1,93,63,931
65	E-4801 - A	160.07	3,78,27,725
66	E-4802	125.51	2,96,60,625
67	E-4803	136.29	3,22,07,355
68	E-4901	81.94	1,93,63,931
69	E-4901 - A	160.07	3,78,27,725
70	E-4902	125.51	2,96,60,625
71	E-4903	136.29	3,22,07,355
72	E-5001 - A	160.07	3,78,27,725
73	E-5002	125.51	2,96,60,625
74	E-5003	136.29	3,22,07,355
75	E-5101	81.94	1,93,63,931
76	E-5101 - A	160.07	3,78,27,725
77	E-5102	125.51	2,96,60,625
78	E-5103	136.29	3,22,07,355
79	E-5201	81.94	1,93,63,931
80	E-5201 - A	160.07	3,78,27,725
81	E-5202	125.51	2,96,60,625
82	E-5203	136.29	3,22,07,355
83	E-5301	81.94	1,93,63,931
84	E-5301 - A	160.07	3,78,27,725
85	E-5302	125.51	2,96,60,625
86	E-5303	136.29	3,22,07,355
87	E-5401	81.94	1,93,63,931
88	E-5401 - A	160.07	3,78,27,725
89	E-5402	125.51	2,96,60,625
90	E-5403	136.29	3,22,07,355
91	E-5501	81.94	1,93,63,931
92	E-5501 - A	160.07	3,78,27,725
93	E-5502	125.51	2,96,60,625
94	E-5503	136.29	3,22,07,355
95	E-5601	81.94	1,93,63,931
96	E-5601 - A	160.07	3,78,27,725
97	E-5602	125.51	2,96,60,625
98	E-5603	136.29	3,22,07,355
99	E-5701 - A	160.07	3,78,27,725
100	E-5702	125.51	2,96,60,625
101	E-5703	136.29	3,22,07,355
102	E-5801	81.94	1,93,63,931
103	E-5802	214.79	5,07,58,968
104	E-5803	136.29	3,22,07,355
105	E-5901	81.94	1,93,63,931
106	E-5902	214.79	5,07,58,968
107	E-5903	136.29	3,22,07,355
108	E-6001	81.94	1,93,63,931
109	E-6002	214.79	5,07,58,968



110	E-6003	136.29	3,22,07,355
111	E-6101	81.94	1,93,63,931
112	E-6102	214.79	5,07,58,968
113	E-6103	136.29	3,22,07,355
<b>Total</b>		<b>14,826.64</b>	<b>3,48,11,65,441</b>

**Wing F**

Sr No	Unit no	Carpet Area (In sq mtr)	Unit Consideration as per Ready Recknor Rate
(1)	(2)	(3)	(4)
1	1701	37.89	85,75,227
2	2702	45.26	1,02,43,198
3	3001	57.61	1,30,38,238
4	3102	42.36	95,86,873
5	3103	54.33	1,22,95,911
6	3402	45.26	1,02,43,198
7	3503	52.31	1,18,38,747
8	3504	45.47	1,02,90,725
<b>Total</b>		<b>380.49</b>	<b>8,61,12,116</b>

**Wing G**

Sr No	Unit no	Carpet Area (In sq mtr)	Unit Consideration as per Ready Recknor Rate
(1)	(2)	(3)	(4)
1	3501	45.74	1,03,50,642
2	3502	45.45	1,02,85,017
3	3503	45.80	1,03,64,219
4	3504	45.70	1,03,41,590
5	3505	50.54	1,14,36,848
6	3507	56.70	1,28,30,813
<b>Total</b>		<b>289.93</b>	<b>6,56,09,129</b>
<b>Grand Total</b>		<b>24,588</b>	<b>5,77,00,02,223</b>

**Table D**

**Comparison between Balance Cost and Receivables**

Sr No.	Particulars	Amount Incurred ( Rs.)
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost incurred )	6,44,49,34,628
2	Balance Amount of receivables from sold apartments as per Table C of this certificate ( as	72,74,37,149
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), Carpet Area (In sq mtr)	24,588
	(ii) Estimated amount of sales proceeds In respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date or certificate, to be calculated and certified by CA) as per Table C to this certificate	5,77,00,02,223
4	Estimated receivables of ongoing project . [ Sum of 2 + 3 ( ii ) ]	6,49,74,39,372
5	{To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100%	70%
	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	4,54,82,07,560



**Table E**  
**Designated Bank Account Details\***

S.No.	Particulars	Designated Bank Account Details
1	Opening Balance	<b>* Refer Note 3 in Table G</b>
2	Deposits	
3	Withdrawals	
4	Closing Balance	

**Table F**

**Means of Finance**

S.No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and Indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own funds	18,45,79,492	18,45,79,492	18,45,79,492
2	Total Borrowed Funds (secured) Drawdown awaited till date	50,00,00,000	52,00,00,000	50,21,31,470
3	Total Borrowed Funds (Unsecured) Drawdown awaited till date	20,00,00,000	18,00,00,000	13,88,46,741
4	Customer Receipts used for	5,18,77,84,377	8,88,83,35,459	3,06,57,15,644
5	Total Funds for Project	6,07,23,63,869	9,77,29,14,951	3,89,12,73,347
6	Total Estimated Cost ( As per Table A)	9,77,29,14,951	9,77,29,14,951	3,32,79,80,323



<b>Table G</b>	
Any Comments / Observations of C A	
1	The Firm is carrying out development of a project known as "Shreepati Jewels" (on-going project) in Tardeo,
2	The Estimated amount is baed on Engineer's Certificate and details provided by promoters
3	<b>The AOP having only this project and has bank account with scheduled bank for the project since decade long where in all the money collected for the project including from allottees has been credited and same has been utilised for the project. This is in deviation of prescribed opening of a new designated seperate bank account for deposit of specified percentage of amount collected from the allottees of the project and withdrawal there from in accordance with the proportion to the percentage of completion of the project based on Architect, Engineer and Chartered Accountant Certificate</b>
4	Apart from the above, the AOP has received Rs 25.46 Crs from sale of additional area to existing tenants and others against rehab tenaments
5	The Nature of Cost incurred has been bifurcated as per the details provided by the Promoter only and there is no separate record maintained for cost incurred towards sale and Rehab building
6	For the purposes of the aforesaid report all costs and receivables are considered as on March 31, 2023
7	In Table F Own Funds include Land Cost as recorded in financial statements
8	In Table F Borrowed Funds are net of repayments and outstaning as on 31st March 2023 have been reported
9	Selling and Distribution expenses are not considered as "Cost of Construction" in accordance with circular 5/2017 dated June 28, 2017, issued by Maharashtra Real Estate Regulatory Authority.
10	Certificate from the management has been obtained with respect to balance unsold area and the same has been relied upon

For M B Agrawal & Co.  
Chartered Accountant  
(Firm Registration No: 100137W)

  
Harshal Chhadva  
Membership Number: 118967  
UDIN: 23118967BGZBXT9023  
Place: Mumbai  
Date: 18th December, 2023



Agreed and accepted by  
For Shreepati Jewels



Authorised Signatory  
Date: 18th December, 2023

