



To
The Manager,
State Bank of India
SME, Chembur Branch,
Mumbai.

Date :09/01/2024

CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of M/s. Mangalmurti Developers, a partnership firm, duly registered under the provisions of the Indian Partnership Act, 1932, having its registered office at Office at Flat No-201, Sai Aradhya, D L Vaidya Road, Dadar West, Mumbai, Maharashtra, 400028 and do hereby state as follows:

Currently the total investment in the Project "Sai Aradhya" (RERA No:- P51900023477) by the Firm is Rs.47.33 Crores, out of which Rs.21.24 Crores is collected from customers, Rs. 11.95 Crores is through partner's capital, Rs.10.95 Crores through Project loan from State Bank of India, Rs.0.45 Crores is through unsecured loans.

The details of the estimated project cost and means of finance are as under:-

(Rs. In Crores)

Particulars	Estimated Cost	Incurred Till 31/12/2023	Balance to be incurred
Land cost & Site Development Cost	1.80	1.80	NIL
Rent and corpus for Tenants	12.29	11.67	0.62
Construction costs	26.28	18.86	7.42
Approvals and liaison costs	8.90	8.42	0.48
Administrative Cost & Overheads Cost	7.98	3.01	4.97
Interest & Processing fees on loan	4.61	3.57	1.04
Total	61.86	47.33	14.53



We further certify that the cost incurred till 31/12/2023 in the Project "Sai Aradhya" is by way of :

(Rs. In Crores)

Particulars	Estimated means of Finance	Incurred Till 31/12/2023	Balance
Partner's Capital	9.50	11.95	-2.45
Unsecured Loans	1.12	0.45	0.67
Secured Loan from Bank	20.50	10.95	9.55
Advance from Customer	30.74	21.24	9.50
Payable to Creditors	-	5.41	-5.41
Balance in Bank Account	-	-2.67	2.67
Total	61.86	47.33	14.53

FOR AGRAWAL IYER & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

FRN: 130991W/W100054

Ashok
Raghunath
Jadhav

Digitally signed by
Ashok Raghunath
Jadhav

ASHOK R. JADHAV

DESIGNATED PARTNER

M. No. : 147645

PLACE : MUMBAI

DATED : 09/01/2024

UDIN : 24147645BKAUNE5484