



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

Date : 26/04/2024

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.51.59 Crores, out of which Rs.24.74 Crores is collected from customers, Rs. 12.05 Crores is through partner's capital, Rs.8.81 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:-

| Particulars | Estimated Cost | (Rs. In Crores) | |
|--------------------------------------|----------------|-----------------------------|---------------------------|
| | | Incurred Till 31/03/2024 | Balance to be incurred |
| Land cost & Site Development Cost | 1.80 | 1.80 | NIL |
| Rent and corpus for Tenants | 12.29 | 12.93 | -0.64 |
| Construction costs | 26.28 | 20.66 | 5.62 |
| Approvals and liaison costs | 8.90 | 8.49 | 0.41 |
| Administrative Cost & Overheads Cost | 7.98 | 3.79 | 4.19 |
| Interest & Processing fees on loan | 4.61 | 3.93 | 0.68 |
| Total | 61.86 | 51.59 | 10.27 |
| | | | |



We further certify that the cost incurred till 31/03/2024 in the Project "Sai Aradhya" is by way of :

(Rs. In Crores)

| Particulars | Estimated means of Finance | Incurred Till 31/03/2024 | Balance |
|-------------------------|---------------------------------------|-------------------------------------|----------------|
| Partner's Capital | 9.50 | 12.05 | -2.55 |
| Unsecured Loans | 1.12 | 0.45 | 0.67 |
| Secured Loan from Bank | 20.50 | 8.81 | 11.69 |
| Advance from Customer | 30.74 | 24.74 | 6.00 |
| Payable to Creditors | - | 6.58 | -6.58 |
| Balance in Bank Account | - | -1.04 | 1.04 |
| Total | 61.86 | 51.59 | 10.27 |

FOR AGRAWAL IYER & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

FRN: 130991W/W100054

ASHOK R. JADHAV

DESIGNATED PARTNER

M. No. : 147645

PLACE : MUMBAI

DATED :26/04/2024

UDIN : 24147645BKAUPU3261