

ZENITH M JAIN & CO

Chartered Accountants

701 Gopal Darshan Road No. 9 Daulat Nagar, Borivali East, Mumbai - 400 066

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FORM-3 [see Regulation 3]

(FOR REGISTRATION OF PROJECT - DECENT LIFE SPACE -2 (SKYRISE, TYPE -B BUILDING) AND SUBSEQUENT WITHDRAWAL OF MONEY)

Date : 11.04.2024

To, DECENT LIFE SPACE, 201 GANJAWALA RESIDENCY, BORIVALI WEST

Subject: Certificate of Financial Progress of Work of DECENT LIFE SPACE being developed by ADINATH ASSOCIATES

Sir,

This certificate is being issued for RERA compliance for the Project "Decent Life Space" being developed by Adinath Associates 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 (at the time of Registration of Project)

| Sr. No. | Particulars | Amount | |
|---|--|---|--------------------|
| | | (Rs.) | |
| 1 | Land Cost : | Estimated | |
| | a. Value of the land as ascertained from the Annual Statement of Rates (ASR). | 71,12,383 | |
| | 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 Administration or any Statutory Authority | 63,67,023 | |
| | c. 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 | 6,56,613 | |
| | e. Land Premium payable as per annual statement of rate (ARS) for redevelopment of land owned by Public authorities | - | |
| | f. Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities | - | |
| | g. 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 owners 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 estimated on the borrowing done specifically for construction of rehabilitation component. | - | |
| | Sub-Total of LAND COST | | 1,41,36,019 |
| | 2 | Development Cost/ Cost of Construction : | |
| (i) Estimated Cost of Construction as certified by Engineer | | 26,25,00,000 | |
| (ii) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate) | | - | |
| (iii) 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. | | 1,57,50,000 | |
| (iv) Estimated Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority | | 15,00,000 | |
| 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 | | 27,97,50,000 | |
| Total Cost of the Project (Estimated) | | 29,38,86,019 | |

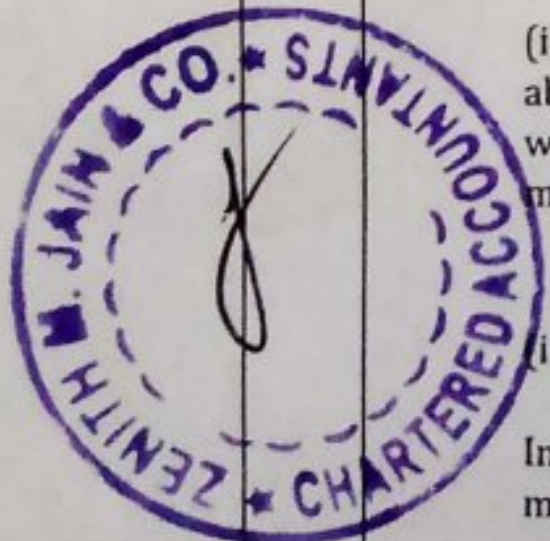


Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

| Sr. No. | Particulars | Amount Rs |
|---------|--|---------------------|
| 1 | Land Cost : | |
| | a. Value of the land as ascertained from the Annual Statement of Rates (ASR). | 71,12,383 |
| | b. Incurred Expenditure on Premiums 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 Administration or any Statutory Authority | 63,67,023 |
| | c. Incurred Expenditure for Acquisition Cost of TDR (if any) | - |
| | d. 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 | 6,56,613 |
| | 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 rehabilitation building including site development and infrastructure for the same as certified by Engineer | - |
| | (b) Incurred Expenditure for construction of rehabilitation 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 temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | - |
| | (iii) Incurred Expenditure towards 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 | - |
| | (iv) Any other cost including interest on the borrowing done specifically for construction of rehabilitation component. | - |
| | Sub-Total of LAND COST | 1,41,36,019 |
| 2 | Development Cost/ Cost of Construction : | |
| | (i) Incurred Expenditure for construction. Minimum of (a) or (b) to be considered. | - |
| | (a) Construction Cost Incurred including site development and infrastructure for the same as certified by Engineer | 13,12,50,000 |
| | (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA | 8,65,05,765 |
| | (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. | 36,82,185 |
| | (iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority | - |
| | (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 | - |
| | Sub-Total of Development Cost | 9,01,87,950 |
| 3 | Total Cost of the Project (Actual incurred as on date of Certificate) | 10,43,23,969 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table | 35.50% |
| 5 | Amount which can be withdrawn from the Designated Account | 10,43,23,969 |
| 6 | Less: Amount withdrawn till date of this certificate from the Designated Account | 3,47,61,273 |
| 7 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate | 6,95,62,696 |



TABLE C

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

| Statement for calculation of Receivables from the Sales of the Completed Real Estate Project "Decent Life Space" | | | | | | | |
|--|----------|---|-------------------------------|--|-----------------|--------------------|---------|
| Sold Inventory as on 31.03.2024 | | | | | | | |
| Sr. No. | Flat No. | Rera Carpet Area Purchased (in sq.mts.) | Rera Carpet Area (in sq.mts.) | Unit Consideration as per Agreement /Letter of Allotment | Received Amount | Balance Receivable | Remarks |
| 1 | 210 | 42.57 | 42.57 | 32,00,000 | 2,90,000 | 29,10,000 | |
| 2 | 403 | 34.32 | 34.32 | 25,00,000 | 15,00,000 | 10,00,000 | |
| 3 | 501 | 52.58 | 52.58 | 34,00,000 | 4,00,000 | 30,00,000 | |
| 4 | 605 | 36.00 | 36.00 | 27,20,000 | 5,36,476 | 21,83,524 | |
| 5 | 606 | 44.83 | 44.83 | 35,48,750 | 21,29,250 | 14,19,500 | |
| 6 | 607 | 29.00 | 29.00 | 21,51,000 | 8,67,000 | 12,84,000 | |
| 7 | 609 | 52.21 | 52.21 | 42,00,000 | 25,20,000 | 16,80,000 | |
| 8 | 610 | 42.57 | 42.57 | 26,60,000 | 17,02,400 | 9,57,600 | |
| 9 | 701 | 52.58 | 52.58 | 35,00,000 | 21,00,000 | 14,00,000 | |
| 10 | 709 | 52.21 | 52.21 | 31,00,000 | 17,50,000 | 13,50,000 | |
| 11 | 710 | 42.57 | 42.57 | 25,00,000 | 16,00,000 | 9,00,000 | |
| 12 | 802 | 32.00 | 32.00 | 26,50,000 | 15,81,913 | 10,68,087 | |
| 13 | 809 | 52.21 | 52.21 | 32,00,000 | 18,00,000 | 14,00,000 | |
| 14 | 904 | 46.8 | 46.8 | 34,05,560 | 20,43,336 | 13,62,224 | |
| 15 | 910 | 42.57 | 42.57 | 23,56,000 | 10,75,000 | 12,81,000 | |
| 16 | 1003 | 34.32 | 34.32 | 20,35,200 | 4,81,000 | 15,54,200 | |
| 17 | 1007 | 29.00 | 29.00 | 21,18,000 | 11,86,080 | 9,31,920 | |
| 18 | 1101 | 52.58 | 52.58 | 33,00,000 | 9,01,000 | 23,99,000 | |
| 19 | 1103 | 34.32 | 34.32 | 20,00,000 | 12,00,000 | 8,00,000 | |
| 20 | 1104 | 46.8 | 46.8 | 35,00,000 | 33,00,000 | 2,00,000 | |
| 21 | 1106 | 44.83 | 44.83 | 34,00,000 | 20,40,000 | 13,60,000 | |
| 22 | 1204 | 46.80 | 46.8 | 27,45,000 | 11,000 | 27,34,000 | |
| 23 | 1206 | 44.83 | 44.83 | 25,92,000 | 11,000 | 25,81,000 | |
| 24 | 1207 | 29.00 | 29.00 | 17,00,000 | 2,91,000 | 14,09,000 | |
| 25 | 1401 | 52.58 | 52.58 | 32,00,000 | 32,00,000 | - | |
| 26 | 1404 | 46.8 | 46.8 | 39,18,000 | 22,70,800 | 16,47,200 | |
| 27 | 1410 | 42.57 | 42.57 | 28,50,000 | 15,96,000 | 12,54,000 | |
| 28 | 1501 | 52.58 | 52.58 | 30,00,000 | 30,00,000 | - | |
| 29 | 1505 | 36.00 | 36.00 | 25,80,565 | 15,48,339 | 10,32,226 | |
| | | 1205.46 | 1205.46 | 80830075.00 | 42641594.00 | 38188481.00 | - |

| Annexure B - "Adinath Associates.", Project - Decent Life Space 2". | | | | | |
|---|----------|-------------------------------|--------------------|--|---|
| (Unsold Inventory Valuation as on 31.12.2023) | | | | | |
| Ready Recknor Rate as on the date of Certificate | | | | | |
| of the Residential premises Rs. 32400/- Per Sq.mtr. | | | | | |
| Sr. No. | Flat No. | Rera Carpet Area (in sq.mts.) | Ready Recknor rate | Applicable ReadyRecknor Rate(Considering Floor Rise & Allotement of Mimimum Car Park | Unit Consideration as per Read Reckoner Rate(ASR) |
| 1 | 101 | 81.29 | 32,400 | 35,640 | 28,97,176 |
| 2 | 102 | 32.00 | 32,400 | 35,640 | 11,40,480 |
| 3 | 103 | 34.32 | 32,400 | 35,640 | 12,23,165 |
| 4 | 104 | 46.80 | 32,400 | 35,640 | 16,67,952 |
| 5 | 105 | 36.00 | 32,400 | 35,640 | 12,83,040 |
| 6 | 106 | 44.83 | 32,400 | 35,640 | 15,97,741 |
| 7 | 107 | 29.00 | 32,400 | 35,640 | 10,33,560 |
| 8 | 108 | 35.51 | 32,400 | 35,640 | 12,65,576 |
| 9 | 201 | 52.58 | 32,400 | 35,640 | 18,73,951 |
| 10 | 202 | 32.00 | 32,400 | 35,640 | 11,40,480 |
| 11 | 203 | 34.32 | 32,400 | 35,640 | 12,23,165 |
| 12 | 204 | 46.80 | 32,400 | 35,640 | 16,67,952 |
| 13 | 205 | 36.00 | 32,400 | 35,640 | 12,83,040 |
| 14 | 206 | 44.83 | 32,400 | 35,640 | 15,97,741 |
| 15 | 207 | 29.00 | 32,400 | 35,640 | 10,33,560 |
| 16 | 208 | 35.51 | 32,400 | 35,640 | 12,65,576 |
| 17 | 209 | 52.21 | 32,400 | 35,640 | 18,60,764 |
| 18 | 301 | 52.58 | 32,400 | 35,640 | 18,73,951 |
| 19 | 302 | 32.00 | 32,400 | 35,640 | 11,40,480 |
| 20 | 303 | 34.32 | 32,400 | 35,640 | 12,23,165 |
| 21 | 304 | 46.80 | 32,400 | 35,640 | 16,67,952 |
| 22 | 305 | 36.00 | 32,400 | 35,640 | 12,83,040 |
| 23 | 306 | 44.83 | 32,400 | 35,640 | 15,97,741 |
| 24 | 307 | 29.00 | 32,400 | 35,640 | 10,33,560 |
| 25 | 308 | 35.51 | 32,400 | 35,640 | 12,65,576 |
| 26 | 309 | 52.21 | 32,400 | 35,640 | 18,60,764 |
| 27 | 310 | 42.57 | 32,400 | 35,640 | 15,17,195 |
| 28 | 401 | 52.58 | 32,400 | 35,640 | 18,73,951 |
| 29 | 402 | 32.00 | 32,400 | 35,640 | 11,40,480 |
| 30 | 404 | 46.80 | 32,400 | 35,640 | 16,67,952 |
| 31 | 405 | 36.00 | 32,400 | 35,640 | 12,83,040 |
| 32 | 406 | 44.83 | 32,400 | 35,640 | 15,97,741 |
| 33 | 407 | 29.00 | 32,400 | 35,640 | 10,33,560 |
| 34 | 408 | 35.51 | 32,400 | 35,640 | 12,65,576 |
| 35 | 409 | 52.21 | 32,400 | 35,640 | 18,60,764 |
| 36 | 410 | 42.57 | 32,400 | 35,640 | 15,17,195 |
| 37 | 502 | 32.00 | 34,020 | 39,293 | 12,57,379 |



| | | | | | |
|---------|------|-------|--------|--------|--------------|
| 38 | 503 | 34.32 | 34,020 | 39,293 | 13,48,539 |
| 39 | 504 | 46.80 | 34,020 | 39,293 | 18,38,917 |
| 40 | 505 | 36.00 | 34,020 | 39,293 | 14,14,552 |
| 41 | 506 | 44.83 | 34,020 | 39,293 | 17,61,510 |
| 42 | 507 | 29.00 | 34,020 | 39,293 | 11,39,500 |
| 43 | 508 | 35.51 | 34,020 | 39,293 | 13,95,298 |
| 44 | 509 | 52.21 | 34,020 | 39,293 | 20,51,493 |
| 45 | 510 | 42.57 | 34,020 | 39,293 | 16,72,707 |
| 46 | 601 | 52.58 | 34,020 | 39,293 | 20,66,031 |
| 47 | 602 | 32.00 | 34,020 | 39,293 | 12,57,379 |
| 48 | 603 | 34.32 | 34,020 | 39,293 | 13,48,539 |
| 49 | 604 | 46.80 | 34,020 | 39,293 | 18,38,917 |
| 50 | 608 | 35.51 | 34,020 | 39,293 | 13,95,298 |
| 51 | 702 | 32.00 | 34,020 | 39,293 | 12,57,379 |
| 52 | 703 | 34.32 | 34,020 | 39,293 | 13,48,539 |
| 53 | 704 | 46.80 | 34,020 | 39,293 | 18,38,917 |
| 54 | 705 | 36.00 | 34,020 | 39,293 | 14,14,552 |
| 55 | 706 | 44.83 | 34,020 | 39,293 | 17,61,510 |
| 56 | 707 | 29.00 | 34,020 | 39,293 | 11,39,500 |
| 57 | 708 | 35.51 | 34,020 | 39,293 | 13,95,298 |
| 58 | 801 | 65.23 | 34,020 | 39,293 | 25,63,089 |
| 59 | 803 | 34.32 | 34,020 | 39,293 | 13,48,539 |
| 60 | 804 | 46.80 | 34,020 | 39,293 | 18,38,917 |
| 61 | 805 | 36.00 | 34,020 | 39,293 | 14,14,552 |
| 62 | 806 | 44.83 | 34,020 | 39,293 | 17,61,510 |
| 63 | 807 | 29.00 | 34,020 | 39,293 | 11,39,500 |
| 64 | 808 | 35.51 | 34,020 | 39,293 | 13,95,298 |
| 65 | 901 | 52.58 | 34,020 | 39,293 | 20,66,031 |
| 66 | 902 | 32.00 | 34,020 | 39,293 | 12,57,379 |
| 67 | 903 | 34.32 | 34,020 | 39,293 | 13,48,539 |
| 68 | 905 | 36.00 | 34,020 | 39,293 | 14,14,552 |
| 69 | 906 | 44.83 | 34,020 | 39,293 | 17,61,510 |
| 70 | 907 | 29.00 | 34,020 | 39,293 | 11,39,500 |
| 71 | 908 | 35.51 | 34,020 | 39,293 | 13,95,298 |
| 72 | 909 | 52.21 | 34,020 | 39,293 | 20,51,493 |
| 73 | 1001 | 52.58 | 34,020 | 39,293 | 20,66,031 |
| 74 | 1002 | 32.00 | 34,020 | 39,293 | 12,57,379 |
| 75 | 1004 | 46.80 | 34,020 | 39,293 | 18,38,917 |
| 76 | 1005 | 36.00 | 34,020 | 39,293 | 14,14,552 |
| 77 | 1006 | 44.83 | 34,020 | 39,293 | 17,61,510 |
| 78 | 1008 | 35.51 | 34,020 | 39,293 | 13,95,298 |
| 79 | 1009 | 52.21 | 34,020 | 39,293 | 20,51,493 |
| 80 | 1010 | 42.57 | 34,020 | 39,293 | 16,72,707 |
| 81 | 1102 | 32.00 | 35,640 | 43,124 | 13,79,981 |
| 82 | 1105 | 36.00 | 35,640 | 43,124 | 15,52,478 |
| 83 | 1107 | 29.00 | 35,640 | 43,124 | 12,50,608 |
| 84 | 1108 | 35.51 | 35,640 | 43,124 | 15,31,347 |
| 85 | 1109 | 52.21 | 35,640 | 43,124 | 22,51,525 |
| 86 | 1110 | 42.57 | 35,640 | 43,124 | 18,35,806 |
| 87 | 1201 | 52.58 | 35,640 | 43,124 | 22,67,481 |
| 88 | 1202 | 32.00 | 35,640 | 43,124 | 13,79,981 |
| 89 | 1203 | 34.32 | 35,640 | 43,124 | 14,80,029 |
| 90 | 1205 | 36.00 | 35,640 | 43,124 | 15,52,478 |
| 91 | 1208 | 35.51 | 35,640 | 43,124 | 15,31,347 |
| 92 | 1209 | 52.21 | 35,640 | 43,124 | 22,51,525 |
| 93 | 1210 | 42.57 | 35,640 | 43,124 | 18,35,806 |
| 94 | 1301 | 65.23 | 35,640 | 43,124 | 28,13,005 |
| 95 | 1302 | 32.00 | 35,640 | 43,124 | 13,79,981 |
| 96 | 1303 | 34.32 | 35,640 | 43,124 | 14,80,029 |
| 97 | 1304 | 46.80 | 35,640 | 43,124 | 20,18,222 |
| 98 | 1305 | 36.00 | 35,640 | 43,124 | 15,52,478 |
| 99 | 1306 | 44.83 | 35,640 | 43,124 | 19,33,267 |
| 100 | 1307 | 29.00 | 35,640 | 43,124 | 12,50,608 |
| 101 | 1308 | 35.51 | 35,640 | 43,124 | 15,31,347 |
| 102 | 1309 | 52.21 | 35,640 | 43,124 | 22,51,525 |
| 103 | 1402 | 32.00 | 35,640 | 43,124 | 13,79,981 |
| 104 | 1403 | 34.32 | 35,640 | 43,124 | 14,80,029 |
| 105 | 1405 | 36.00 | 35,640 | 43,124 | 15,52,478 |
| 106 | 1406 | 44.83 | 35,640 | 43,124 | 19,33,267 |
| 107 | 1407 | 29.00 | 35,640 | 43,124 | 12,50,608 |
| 108 | 1408 | 35.51 | 35,640 | 43,124 | 15,31,347 |
| 109 | 1409 | 52.21 | 35,640 | 43,124 | 22,51,525 |
| 110 | 1502 | 32.00 | 35,640 | 43,124 | 13,79,981 |
| 111 | 1503 | 34.32 | 35,640 | 43,124 | 14,80,029 |
| 112 | 1504 | 46.80 | 35,640 | 43,124 | 20,18,222 |
| 113 | 1506 | 44.83 | 35,640 | 43,124 | 19,33,267 |
| 114 | 1507 | 29.00 | 35,640 | 43,124 | 12,50,608 |
| 115 | 1508 | 35.51 | 35,640 | 43,124 | 15,31,347 |
| 116 | 1509 | 52.21 | 35,640 | 43,124 | 22,51,525 |
| 117 | 1510 | 42.57 | 35,640 | 43,124 | 18,35,806 |
| 118 | 1601 | 52.58 | 35,640 | 43,124 | 22,67,481 |
| 119 | 1602 | 32.00 | 35,640 | 43,124 | 13,79,981 |
| 120 | 1603 | 34.32 | 35,640 | 43,124 | 14,80,029 |
| 121 | 1604 | 46.80 | 35,640 | 43,124 | 20,18,222 |
| 122 | 1605 | 36.00 | 35,640 | 43,124 | 15,52,478 |
| 123 | 1606 | 44.83 | 35,640 | 43,124 | 19,33,267 |
| 124 | 1607 | 29.00 | 35,640 | 43,124 | 12,50,608 |
| 125 | 1608 | 35.51 | 35,640 | 43,124 | 15,31,347 |
| 126 | 1609 | 52.21 | 35,640 | 43,124 | 22,51,525 |
| 127 | 1610 | 42.57 | 35,640 | 43,124 | 18,35,806 |
| 5119.18 | | | | | 20,29,25,570 |



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TABLE D

Comparison between Balance Cost and Receivables

| Sr. No. (1) | Particulars (2) | Balance |
|----------------|---|-----------------|
| | | (3) |
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) | 18,95,62,050 |
| 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) | 3,81,88,481 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) | 5,119.18 |
| | (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) | 20,29,25,569.87 |
| 4 | Estimated receivables of ongoing project. Sum of 2 + 3(ii) | 24,11,14,051 |
| 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 | 70% |

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 | 66,87,283 |
| 3 | Withdrawals | 56,21,068 |
| 4 | Closing Balance | 10,66,215 |

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 **ADINATH ASSOCIATES** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Note: Due to Typing error old account mentioned is 100% Rera collection acccount .



TABLE F
Means of Finance

| Sr. No. | Particulars | Estimated* (At time of Registration) (proposed and indicative) (In Rs.) | Proposed/Estimated (As on the date of the certificate) (In Rs.) | Actual (As on the date of the certificate) (In Rs.) |
|---------|---|--|--|---|
| 1 | Own Funds | 1,50,00,000 | 1,50,00,000 | 1,50,00,000 |
| 2 | Total Borrowed Funds (Secured) - Drawdown availed till date | 8,00,00,000 | 8,00,00,000 | 4,60,28,052 |
| 3 | Total Borrowed Funds (Unsecured) - Drawdown availed till date | 15,48,96,165 | 15,48,96,165 | 1,98,00,000 |
| 4 | Customer Receipts used for Project | 4,39,89,854 | 4,39,89,854 | 4,39,89,854 |
| 5 | Total Funds for Project | 29,38,86,019 | 29,38,86,019 | 12,48,17,906 |
| 6 | Total Estimated Cost (As per Table A) | 29,38,86,019 | 29,38,86,019 | 29,38,86,019 |

TABLE G
Any Comments/Observations of CA

| | |
|---|--|
| 1 | The Developer has given unit consideration as per Ready Reckoner Rates. But It has been told to us by the management that the actual unit sale consideration will be higher than Ready Reckoner Rates. |
|---|--|

Agreed and Approved by
For Adinath Associates

(Partner)

Adinath Associates

[Handwritten Signature]
Partner

FOR ZENITH M JAIN & CO
Chartered Accountants
FRN : 147749 W

[Handwritten Signature]
ZENITH M JAIN
Proprietor

MEM NO : 172264

PLACE: MUMBAI

DATE:

UDIN :

~~28/03~~ 31/03/2024
24172264BKEPYU7656

