

# **V.M.TATED & CO.**

## **Chartered Accountants**

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icaai.org.in

### **Form 3 (See Regulation 3)**

### **CHARTERED ACCOUNTANT'S CERTIFICATE**

### **Certificate for Withdrawal from Designated Bank Account**

**To**

**Keemaya Build Pvt.Ltd.**

**8, Abhishek Bldg, Dalia Ind.Estate**

**Andheri Link Road, Andheri West**

**Mumbai - 400 053**

**Subject: Certificate of Financial Progress of Work of "UK IONA" having MahaRERA Registration Number P51800047785 being developed by M/s.Keemaya Build Pvt.Ltd. As on 30.06.2024**

**Sir,**

**This certificate is being issued for RERA Compliance for the "UK IONA" having MahaReRA Registration Number P51800047785 being developed by M/s.Keemaya Build Pvt.Ltd. and is based on the records and documents produces before me and explanations provided to me by the Management of the Company**

**TABLE A- Estimated Cost of the Project**

| <b>Sr. No.</b> |   | <b>Particular</b>  | <b>Estimated total amount (in INR)</b> |
|----------------|---|--|--|
| 1              |   | <b>Land cost:</b>  |  |
|                | a | Value of the land as ascertained from the Annual Statement of Rates (ASR)  | -                                      |
|                | 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 | 7,37,58,865                            |
|                | c | Estimated cost of TDR (if any)   | -                                      |
|                | d | Estimated Amounts payable to State Governemnt/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  | 2,80,69,297                            |



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|   | f |     | Under the Rehabilitation Scheme  |                       |
|---|---|-----|--|-----------------------|
|   | f | i   | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer  | 17,02,50,600          |
|   |   |     |  | -                     |
|   |   | 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | 5,55,06,667           |
|   |   | 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   | 12,44,16,554          |
|   |   | iv  | Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component  | 5,98,96,943           |
|   |   |     | <b>Sub Total of Land Cost</b>  | <b>51,18,98,926</b>   |
| 2 |   |     | <b>Development cost/ cost of construction of Building</b>  |                       |
|   | a | i   | Estimated cost of construction as certified by engineer  | 35,47,57,044          |
|   |   | 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, cost of services (including water, electricity, sewerage, drainage, layout roads etc), absorbed cost of machineries and equipment including its hire and maintenance costs, consumables etc.  | 11,87,68,559          |
|   | b |     | Estimated taxes, cess, fees, charges, premiums, interest etc. to any statutory authority   | 8,29,60,389           |
|   | c |     | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction  | 5,57,79,405           |
|   |   |     | <b>Sub-total of Development Cost</b>   | <b>61,22,65,397</b>   |
| 3 |   |     | <b>Total Cost of the Project Estimated</b>   | <b>1,12,41,64,323</b> |

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**TABLE B : Actual Cost Incurred on the Project as on 30.06.2024**

| Sr. No. |     | Particular   | Actual total amount (in INR) |
|---------|-----|--|------------------------------|
| 1       |     | <b>Land cost:</b>  |                              |
|         | a   | Value of the land as ascertained from the Annual Statement of Rates (ASR)  | -                            |
|         | b   | Incurred expenditure on 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   | -                            |
|         | c   | Incurred Expenditure for Acquisition of TDR (if any)   |                              |
|         | d   | Amount paid to State Governemnt/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  | 84,20,800                    |
|         | f   | <b>Under the Rehabilitation Scheme</b>   |                              |
|         | f i | Incurred Expenditure for construction cost of rehabilitation building . Minimum of (a) or (b) to be considered   | 7,55,47,058                  |
|         |     | a) Cost incurred for Construction of Rehab Building including site development and infrastructure for the same as certified by Engineer  | 7,55,47,058                  |
|         |     | b) Incurred Expenditure for Construction of Rehab Building as per the books of accounts as verified by CA  | 7,55,47,058                  |
|         | 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | 4,32,60,969                  |
|         | iii | 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  | 4,89,49,900                  |
|         | iv  | Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component   | -                            |
|         |     | <b>Sub Total ot Land Cost</b>  | <b>17,61,78,727</b>          |

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| 2 |   |     | Development cost/ cost of Construction   |                     |
|---|---|-----|--|---------------------|
|   | a | i   | Expenditure for construction. Minimum of (a) and (b) to be considered  | 11,40,23,840        |
|   |   |     | a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer  | 11,40,23,840        |
|   |   |     | b) Actual cost of construction incurred as per the books of Accounts as verified by the CA   | 11,40,23,840        |
|   |   | 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, cost of services (including water, electricity, sewerage, drainage, layout roads etc), absorbed cost 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 | 3,98,67,680         |
|   | b |     | Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. to any statutory authority  | 3,13,18,382         |
|   | c |     | Incurred Expenditure towards Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction   | 5,74,972            |
|   |   |     | <b>Sub-total of Development Cost</b>   | <b>18,57,84,875</b> |
| 3 |   |     | <b>Total Cost of the Project (Actual incurred as on 30.06.2024)</b>  | <b>36,19,63,601</b> |
| 4 |   |     | <b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(Table A)</b>  | 32.20%              |
| 5 |   |     | <b>Amount Which can be withdrawn from the Designated Account</b>   | 36,19,63,601        |
| 6 |   |     | <b>Less: Amount withdrawn till date of this certificate from the Designated Account</b>  | 19,91,10,748        |
| 7 |   |     | <b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>   | 16,28,52,853        |

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### **TABLE C**

#### **Statement for Calculation of Receivable from the sale of the on going Real Estate Project as on 30.06.2024**

| <b>Sr.No.</b> | <b>Wing</b> | <b>Flat No.</b> | <b>Carpet area (In Sq.Mtrs)</b> | <b>Unit consideration as per Agreement /Letter of Allotment (INR)</b> | <b>Received Amount (INR)</b> | <b>Balance Receivable (INR)</b> |
|---------------|-------------|-----------------|---------------------------------|---|------------------------------|---------------------------------|
| 1             | A           | 201             | 30.20                           | 78,75,700   | 15,75,140                    | 63,00,560                       |
| 2             | A           | 301             | 30.20                           | 84,49,000   | 16,89,801                    | 67,59,199                       |
| 3             | A           | 302             | 33.88                           | 86,00,000   | 60,20,000                    | 25,80,000                       |
| 4             | A           | 303             | 46.54                           | 1,19,00,000   | 84,05,000                    | 34,95,000                       |
| 5             | A           | 304             | 46.54                           | 1,22,00,000   | 12,20,000                    | 1,09,80,000                     |
| 6             | A           | 401             | 30.20                           | 73,99,000   | 51,79,300                    | 22,19,700                       |
| 7             | A           | 402             | 33.88                           | 86,99,000   | 8,69,900                     | 78,29,100                       |
| 8             | A           | 403             | 46.54                           | 1,18,99,000   | 11,89,900                    | 1,07,09,100                     |
| 9             | A           | 404             | 46.54                           | 1,26,00,000   | 25,20,000                    | 1,00,80,000                     |
| 10            | A           | 501             | 30.20                           | 79,00,000   | 15,80,000                    | 63,20,000                       |
| 11            | A           | 502             | 33.88                           | 83,53,000   | 8,42,300                     | 75,10,700                       |
| 12            | A           | 503             | 46.54                           | 1,18,99,000   | 77,44,350                    | 41,54,650                       |
| 13            | A           | 504             | 46.54                           | 1,20,00,000   | 84,00,000                    | 36,00,000                       |
| 14            | A           | 601             | 30.20                           | 74,99,000   | 31,49,900                    | 43,49,100                       |
| 15            | A           | 701             | 30.20                           | 76,00,000   | 49,40,000                    | 26,60,000                       |
| 16            | A           | 801             | 30.20                           | 76,00,000   | 50,40,000                    | 25,60,000                       |
| 17            | A           | 802             | 33.88                           | 89,24,000   | 17,84,800                    | 71,39,200                       |
| 18            | A           | 901             | 30.20                           | 76,00,000   | 53,20,000                    | 22,80,000                       |
| 19            | A           | 902             | 33.88                           | 89,99,000   | 18,17,798                    | 71,81,202                       |
| 20            | A           | 903             | 46.54                           | 1,21,00,000   | 84,51,850                    | 36,48,150                       |
| 21            | A           | 904             | 46.54                           | 1,18,76,000   | 83,13,200                    | 35,62,800                       |

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|    |   |      |       |             |           |             |
|----|---|------|-------|-------------|-----------|-------------|
| 22 | A | 1001 | 30.20 | 75,99,000   | 53,15,503 | 22,83,497   |
| 23 | A | 1002 | 33.88 | 84,99,000   | 59,49,300 | 25,49,700   |
| 24 | A | 1003 | 46.54 | 1,21,00,000 | 84,70,000 | 36,30,000   |
| 25 | A | 1004 | 46.54 | 1,19,30,000 | 83,51,000 | 35,79,000   |
| 26 | A | 1101 | 30.20 | 75,00,000   | 52,50,000 | 22,50,000   |
| 27 | A | 1102 | 33.88 | 84,50,000   | 8,45,001  | 76,04,999   |
| 28 | A | 1103 | 46.54 | 1,20,50,000 | 84,35,000 | 36,15,000   |
| 29 | A | 1104 | 46.54 | 1,22,00,000 | 85,45,000 | 36,55,000   |
| 30 | A | 1201 | 30.20 | 76,86,000   | 53,80,200 | 23,05,800   |
| 31 | A | 1202 | 33.88 | 88,99,000   | 8,89,900  | 80,09,100   |
| 32 | A | 1203 | 46.54 | 1,20,99,000 | 87,19,300 | 33,79,700   |
| 33 | A | 1204 | 46.54 | 1,20,00,000 | 85,20,000 | 34,80,000   |
| 34 | A | 1301 | 30.20 | 77,00,000   | 53,13,000 | 23,87,000   |
| 35 | A | 1302 | 33.88 | 81,30,000   | 51,000    | 80,79,000   |
| 36 | A | 1303 | 46.54 | 1,17,00,000 | 5,00,000  | 1,12,00,000 |
| 37 | A | 1401 | 30.20 | 75,41,000   | 7,54,100  | 67,86,900   |
| 38 | A | 1503 | 53.16 | 1,35,00,000 | 13,50,000 | 1,21,50,000 |
| 39 | A | 1601 | 30.20 | 79,00,000   | 56,09,000 | 22,91,000   |
| 40 | A | 1801 | 30.20 | 79,00,000   | 7,90,000  | 71,10,000   |
| 41 | B | 104  | 30.20 | 76,00,000   | 53,20,000 | 22,80,000   |
| 42 | B | 203  | 33.88 | 79,00,000   | -         | 79,00,000   |
| 43 | B | 204  | 30.20 | 74,50,000   | 52,15,000 | 22,35,000   |
| 44 | B | 303  | 33.88 | 85,80,500   | 60,06,350 | 25,74,150   |
| 45 | B | 304  | 30.20 | 73,99,000   | 4,00,000  | 69,99,000   |
| 46 | B | 403  | 33.88 | 83,26,000   | 50,000    | 82,76,000   |
| 47 | B | 404  | 30.20 | 73,99,000   | 51,79,300 | 22,19,700   |
| 48 | B | 502  | 46.54 | 1,19,00,000 | 82,94,300 | 36,05,700   |
| 49 | B | 503  | 33.88 | 83,49,000   | 4,49,000  | 79,00,000   |

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|    |   |      |          |             |           |              |
|----|---|------|----------|-------------|-----------|--------------|
| 50 | B | 504  | 30.20    | 74,29,000   | 52,00,300 | 22,28,700    |
| 51 | B | 603  | 33.88    | 84,50,000   | 59,15,000 | 25,35,000    |
| 52 | B | 604  | 30.20    | 77,00,000   | 50,05,000 | 26,95,000    |
| 53 | B | 703  | 33.88    | 87,99,000   | 61,59,300 | 26,39,700    |
| 54 | B | 704  | 30.20    | 76,00,000   | 53,20,000 | 22,80,000    |
| 55 | B | 804  | 30.20    | 78,75,000   | 16,53,750 | 62,21,250    |
| 56 | B | 903  | 33.88    | 79,55,000   | 51,000    | 79,04,000    |
| 57 | B | 904  | 30.20    | 75,58,500   | 52,90,950 | 22,67,550    |
| 58 | B | 1003 | 33.88    | 84,50,000   | 59,15,000 | 25,35,000    |
| 59 | B | 1004 | 30.20    | 76,00,000   | 11,85,000 | 64,15,000    |
| 60 | B | 1103 | 33.88    | 83,52,500   | 60,31,750 | 23,20,750    |
| 61 | B | 1104 | 30.20    | 75,49,000   | 52,84,300 | 22,64,700    |
| 62 | B | 1203 | 33.88    | 84,99,000   | 59,49,300 | 25,49,700    |
| 63 | B | 1204 | 30.20    | 75,49,000   | 52,84,300 | 22,64,700    |
| 64 | B | 1303 | 33.88    | 93,00,000   | 18,60,000 | 74,40,000    |
| 65 | B | 1304 | 30.20    | 74,47,500   | 52,13,250 | 22,34,250    |
| 66 | B | 1403 | 33.88    | 92,00,000   | 18,40,000 | 73,60,000    |
| 67 | B | 1502 | 53.68    | 1,33,29,000 | 13,32,900 | 1,19,96,100  |
| 68 | B | 1604 | 30.20    | 77,85,000   | 14,77,350 | 63,07,650    |
|    |   |      |          |             |           |              |
|    |   |      | 2,438.76 |             |           | 33,87,12,757 |

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### List of Unsold Inventory as on 30.06.2024

| Sr. No. | Wing | Flat Nos | Rera Carpert area Sq. mt. | Unit Consideration as per Ready Reckoner Rate |
|---------|------|----------|---------------------------|---|
| 1       | A    | Shop 1   | 14.77                     | 38,58,175                                     |
| 2       | A    | Shop 2   | 21.07                     | 55,03,842                                     |
| 3       | A    | Shop 3   | 9.66                      | 25,23,356                                     |
| 4       | A    | Shop 4   | 21.32                     | 55,69,146                                     |
| 5       | A    | Shop 5   | 15.36                     | 40,12,293                                     |
| 6       | A    | 101      | 30.20                     | 60,46,372                                     |
| 7       | A    | 102      | 33.88                     | 67,83,149                                     |
| 8       | A    | 103      | 46.54                     | 93,17,820                                     |
| 9       | A    | 104      | 46.54                     | 93,17,820                                     |
| 10      | A    | 202      | 33.88                     | 67,83,149                                     |
| 11      | A    | 203      | 46.54                     | 93,17,820                                     |
| 12      | A    | 204      | 46.54                     | 93,17,820                                     |
| 13      | A    | 602      | 33.88                     | 71,22,306                                     |
| 14      | A    | 603      | 46.54                     | 97,83,711                                     |
| 15      | A    | 604      | 46.54                     | 97,83,711                                     |
| 16      | A    | 702      | 33.88                     | 71,22,306                                     |
| 17      | A    | 703      | 46.54                     | 97,83,711                                     |
| 18      | A    | 704      | 46.54                     | 97,83,711                                     |
| 19      | A    | 804      | 46.54                     | 97,83,711                                     |
| 20      | A    | 1304     | 46.54                     | 1,02,49,602                                   |



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|    |   |        |       |             |
|----|---|--------|-------|-------------|
| 21 | A | 1402   | 33.88 | 74,61,464   |
| 22 | A | 1403   | 46.54 | 1,02,49,602 |
| 23 | A | 1404   | 46.54 | 1,02,49,602 |
| 24 | A | 1501   | 30.20 | 66,51,009   |
| 25 | A | 1504   | 46.54 | 1,02,49,602 |
| 26 | A | 1602   | 33.88 | 74,61,464   |
| 27 | A | 1603   | 46.54 | 1,02,49,602 |
| 28 | A | 1604   | 46.54 | 1,02,49,602 |
| 29 | A | 1701   | 30.20 | 66,51,009   |
| 30 | A | 1702   | 33.88 | 74,61,464   |
| 31 | A | 1703   | 46.54 | 1,02,49,602 |
| 32 | A | 1704   | 46.54 | 1,02,49,602 |
| 33 | A | 1802   | 33.88 | 74,61,464   |
| 34 | A | 1803   | 46.54 | 1,02,49,602 |
| 35 | A | 1804   | 46.54 | 1,02,49,602 |
| 36 | A | 1901   | 30.20 | 66,51,009   |
| 37 | A | 1902   | 33.88 | 74,61,464   |
| 38 | A | 1903   | 46.54 | 1,02,49,602 |
| 39 | A | 1904   | 46.54 | 1,02,49,602 |
| 40 | A | 2001   | 30.20 | 66,51,009   |
| 41 | A | 2004   | 46.54 | 1,02,49,602 |
| 42 | B | Shop 6 | 15.36 | 40,12,293   |

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|    |   |         |       |           |
|----|---|---------|-------|-----------|
| 43 | B | Shop 7  | 21.07 | 55,03,842 |
| 44 | B | Shop 8  | 9.66  | 25,23,356 |
| 45 | B | Shop 9  | 21.32 | 55,69,146 |
| 46 | B | Shop 10 | 14.77 | 38,58,175 |
| 47 | B | 101     | 46.54 | 93,17,820 |
| 48 | B | 102     | 46.54 | 93,17,820 |
| 49 | B | 103     | 33.88 | 67,83,149 |
| 50 | B | 201     | 46.54 | 93,17,820 |
| 51 | B | 202     | 46.54 | 93,17,820 |
| 52 | B | 301     | 46.54 | 93,17,820 |
| 53 | B | 302     | 46.54 | 93,17,820 |
| 54 | B | 401     | 46.54 | 93,17,820 |
| 55 | B | 402     | 46.54 | 93,17,820 |
| 56 | B | 501     | 46.54 | 97,83,711 |
| 57 | B | 601     | 46.54 | 97,83,711 |
| 58 | B | 602     | 46.54 | 97,83,711 |
| 59 | B | 701     | 46.54 | 97,83,711 |
| 60 | B | 702     | 46.54 | 97,83,711 |
| 61 | B | 801     | 46.54 | 97,83,711 |
| 62 | B | 803     | 33.88 | 71,22,306 |
| 63 | B | 901     | 46.54 | 97,83,711 |
| 64 | B | 902     | 46.54 | 97,83,711 |

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|    |   |      |       |             |
|----|---|------|-------|-------------|
| 65 | B | 1001 | 46.54 | 97,83,711   |
| 66 | B | 1002 | 46.54 | 97,83,711   |
| 67 | B | 1101 | 46.54 | 1,02,49,602 |
| 68 | B | 1102 | 46.54 | 1,02,49,602 |
| 69 | B | 1201 | 46.54 | 1,02,49,602 |
| 70 | B | 1202 | 46.54 | 1,02,49,602 |
| 71 | B | 1301 | 46.54 | 1,02,49,602 |
| 72 | B | 1302 | 46.54 | 1,02,49,602 |
| 73 | B | 1401 | 46.54 | 1,02,49,602 |
| 74 | B | 1402 | 46.54 | 1,02,49,602 |
| 75 | B | 1404 | 30.20 | 66,51,009   |
| 76 | B | 1501 | 46.54 | 1,02,49,602 |
| 77 | B | 1504 | 30.20 | 66,51,009   |
| 78 | B | 1601 | 46.54 | 1,02,49,602 |
| 79 | B | 1602 | 46.54 | 1,02,49,602 |
| 80 | B | 1603 | 33.88 | 74,61,464   |
| 81 | B | 1701 | 46.54 | 1,02,49,602 |
| 82 | B | 1702 | 46.54 | 1,02,49,602 |
| 83 | B | 1703 | 33.88 | 74,61,464   |
| 84 | B | 1704 | 30.20 | 66,51,009   |
| 85 | B | 1801 | 46.54 | 1,02,49,602 |
| 86 | B | 1802 | 46.54 | 1,02,49,602 |

# **V.M.TATED & CO.**

## **Chartered Accountants**

Plot No.65, Shop No.2, Datta Smruti, Kanti Nagar, (J.B.Nagar), Andheri (East), Mumbai – 400 059.

Ph: + 91 22 2836 4205, 98696 19761, 99200 99194.

Email: ca.vijaytated@gmail.com / Webpage: vmtatedco.icai.org.in

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|    |   |      |                 |                     |
|----|---|------|-----------------|---------------------|
| 87 | B | 1803 | 33.88           | 74,61,464           |
| 88 | B | 1804 | 30.20           | 66,51,009           |
| 89 | B | 1901 | 46.54           | 1,02,49,602         |
| 90 | B | 1902 | 46.54           | 1,02,49,602         |
| 91 | B | 1903 | 33.88           | 74,61,464           |
| 92 | B | 1904 | 30.20           | 66,51,009           |
| 93 | B | 2001 | 46.54           | 1,02,49,602         |
| 94 | B | 2004 | 30.20           | 66,51,009           |
|    |   |      |                 |                     |
|    |   |      | <b>3,704.08</b> | <b>80,06,66,792</b> |

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**TABLE D**

**Comparison between Balance Cost and  
Receivables**

| <b>Sr. No.</b> | <b>PARTICULARS</b>   | <b>Amount (INR)</b> |
|----------------|--|---------------------|
| 1              | Estimated Balance Cost to Complete the Real Estate Project   | 76,22,00,722        |
|                | (Difference of Total Estimated Project cost less Cost incurred )   |                     |
| 2              | Balance amount of receivables from sold apartments as per Table C to this certificate  | 33,87,12,757        |
|                | (as certified by Chartered Accountant as verified from the records and books of Accounts)  |                     |
| 3              | (i) Balance Unsold area (in sq. mtr.)  | 3,704.08            |
|                | (to be certified by Management and to be verified by CA from the records and books of accounts)  |                     |
|                | (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 | 80,06,66,792        |
| 4              | Estimated receivables of ongoing project. Sum of 2 + 3(ii)   | 1,13,93,79,549      |
| 5              | Amount to be deposited in Designated Account – 70% or 100%   | 79,75,65,684        |
|                | 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  |                     |

# V.M.TATED & CO.

## Chartered Accountants

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TABLE E

### Designated Bank Account Details

| Sr. No. | Particulars     | Designated Bank Account details  |
|---------|-----------------|--|
|         |                 | Actual Account till 30.06.2024(from start of the Bank Account to till 30.06.2024 |
|         |                 |  |
| 1       | Opening Balance | -  |
| 2       | Deposits        | 21,68,96,062   |
| 3       | Withdrawals     | 19,91,10,748   |
| 4       | Closing Balance | 1,77,85,314  |

TABLE F

### MEANS OF FINANCE

| Sr.No | Particulars   | Estimated (At the ime of Registration) (In Rs.) (Proposed and Indicative) | Proposed/Estimated (As on 30.06.2024) (In Rs.) | Actual (As on the 30.06.2024 ) (In Rs.) |
|-------|---|---|--|---|
|       |   |   |  |   |
| 1     | Own Funds   | 6,00,00,000   | 6,00,00,000                                    | 7,94,26,810                             |
| 2     | Total Borrowed Funds (Secured) - Drawdown availed till date   | 10,00,00,000  | 20,00,00,000                                   | 3,05,63,848                             |
| 3     | Total Borrowed Funds (Unsecured) - Drawdown availed till date | -   | -  | -                                       |
| 4     | Customers receipts used for project                           | 96,41,64,323  | 86,41,64,323                                   | 25,19,72,943                            |
| 5     | Total Funds for the Project                                   | 1,12,41,64,323  | 1,12,41,64,323                                 | 36,19,63,601                            |
| 6     | Total Estimated Cost (As per Table A                          | 1,12,41,64,323  | 1,12,41,64,323                                 |   |

# **V.M.TATED & CO.**

## **Chartered Accountants**

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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 Keemaya Build Pvt Ltd 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.

For V.M.Tated & Co.

Chartered Accountants

Firm Registration No.110835W

  
C.A. Vijay M. Tated

Proprietor

Membership No.031668

Dated: 25/07/2024

UDIN : 24031668BKFSIX6322

Agreed & Accepted by

For Keemaya Build Pvt.Ltd.

  
Prabansh D. Bansal

Director

DIN: 07545523



### **Notes:**

1. This certificate is issued on basis of books of Accounts prepared upto 30.06.2024 (unaudited)
2. I have relied on Certificate in Form No.2 dated 15.07.2024 issued by Shri.Rajesh R.Khandeparkar of Creative Consultants.
3. I have relied on Certificate issued by promoter with respect to estimated cost and actual cost incurred.
4. I have relied on the Management Representation letter dated 18.07.2024