

# Vinay Tiwari & Associates

Chartered Accountants

Annexure D

FORM 3

(See Regulation 3)

Date : 16-Jul-24

To,  
**DGS Township Pvt. Ltd.**  
DGS House, 1st Floor,  
Sheetal Kripa, Aarey Road,  
Goregaon (East),  
Mumbai - 400 063.

Subject: Certificate for the MahaRERA as on 30.06.2024 of Sheetal Regalia Project

Sir,

This certificate is being issued for RERA compliance for **Sheetal Regalia** having MahaRERA Registration Number **P51800048237** being developed by **DGS Township Pvt. Ltd.** as on 30th June, 2024 and is based on the records and documents produced before us & information and explanations provided to us by the management of the Company during the course of such verification.

**Table A — Estimated Cost of the Project (at the time of Registration of Project)**

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1	<b>i. 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 HI, fungible area, and any other incentive / concession in deficiency under DCR from Local Authority or State Government / UT Administration or any Statutory Authority.	34,18,00,000
	(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	2,85,54,200
	(e) Estimated Land Premium payable as per annual (ASR) for redevelopment of land owned by public authorities.	-
	(f) Under Rehabilitation scheme :	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineers (Civil).	82,18,68,870

Contd.





# Vinay Tiwari & Associates

Chartered Accountants  
Annexure D

**Table A — Estimated Cost of the Project (at the time of Registration of Project)(Contd.)**

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1	<p><b>i. Land Cost (Contd)</b></p> <p>(f) Under Rehabilitation scheme :</p> <p>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.</p> <p>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.</p> <p>iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component</p> <p>Sub - Total of Land Cost:</p>	<p>40,57,73,450</p> <p style="text-align: center;">-</p> <p>10,00,00,000</p> <p><b>1,69,79,96,519</b></p>
	<p><b>ii. Development Cost / Cost of Construction of Building</b></p> <p>(a) Estimated Cost of Construction as certified by Structural Engineer, <b>Shri Saroj Vishwakarma, Engineer (Civil)</b></p> <p>(b) Cost incurred on additional items not included in estimated cost by <b>Shri Saroj Vishwakarma Engineer (Civil)</b></p> <p>(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development (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.</p> <p>(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.</p> <p>(e) Interest payable to financial institutions, scheduled (NBFC) or banks, non-banking financial institution money lenders on construction funding or money borrowed for construction.</p> <p>Sub-total of Development Cost :</p>	<p>1,09,66,80,745</p> <p style="text-align: center;">-</p> <p>10,10,25,355</p> <p style="text-align: center;">-</p> <p><b>1,19,77,06,100</b></p>
	<b>Total Cost of the Project (Estimated)</b>	<b>2,89,57,02,619</b>

Contd.





# Vinay Tiwari & Associates

Chartered Accountants  
Annexure D

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

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1.	<b>Land Cost</b>	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	-
	(b) Incurred Expenditure on Premiums to obtain development rights, ESL additional FSI, fungible area, and any other incentive / concession in deficiency under DCR from Local Authority or Government / UT Administration or any Statutory State Authority.	24,66,91,219
	(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	2,85,54,200
	(e) Land Premium paid 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 rehab building including site development and infrastructure for the same as certified by <b>Shri Saroj Vishwakarma, Engineer (Civil)</b>	35,26,68,603
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the C.A.	35,26,43,106
	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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	20,80,96,343
	iii. 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.	-
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	<b>Sub - Total of Land Cost:</b>	<b>83,59,84,867</b>



Contd.



# Vinay Tiwari & Associates

Chartered Accountants  
Annexure D

**Table B — Actual Cost Incurred on the Project (as on Date of Certificate) (Contd. )**

Sr. No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
<b>2</b>	<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 Structural Engineer.	71,41,57,197
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	71,41,05,564
	(ii) Cost incurred on additional items not included in estimated cost as certified by <b>Shri Saroj Vishwakarma, Engineer (Civil)</b> .	-
	(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.	8,50,37,709
	(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.	2,87,69,516
	Sub-total of Development Cost :	<b>82,79,12,788</b>
<b>3</b>	Total Cost of the Project (Actual incurred as on date of certificate)	<b>1,66,38,97,655</b>
<b>4</b>	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	<b>57.46%</b>
<b>5</b>	Amount which can be withdrawn from the Designated Account.	<b>1,66,38,97,655</b>
<b>6</b>	<u>Less:</u> Amount withdrawn till date of this certificate from the Designated Account	<b>53,90,55,320</b>
<b>7</b>	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	<b>1,12,48,42,336</b>

Contd.





# Vinay Tiwari & Associates

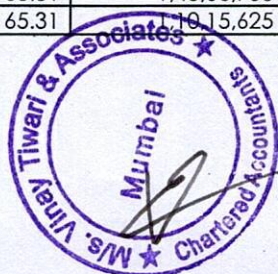
Chartered Accountants

Table C

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

Sold Inventory

S. No.	Wing	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration	Received Amount*	Balance Receivables
(1)		(2)	(3)	(4)	(5)	(6)
<b>Residential</b>						
1	A	101	43.85	68,60,000	38,00,000	30,60,000
2	A	102	43.85	68,60,000	33,00,000	35,60,000
3	A	703	66.43	1,09,90,000	1,09,57,250	32,750
4	A	808	53.88	1,19,99,790	53,99,906	65,99,884
5	A	1104	73.86	1,36,81,950	65,67,336	71,14,614
6	A	1203	73.86	1,90,80,000	93,51,900	97,28,100
7	A	1208	53.88	91,66,950	41,25,128	50,41,822
8	A	1404	73.67	1,50,25,500	72,12,240	78,13,260
9	A	1408	53.88	95,75,000	47,48,750	48,26,250
10	A	1603	73.67	1,74,85,000	5,24,550	1,69,60,450
11	A	1604	73.67	1,54,07,100	69,33,195	84,73,905
12	A	1703	73.86	1,70,14,700	81,67,056	88,47,644
13	A	1708	54.35	87,75,000	44,00,000	43,75,000
14	A	1804	73.67	1,54,07,100	77,03,550	77,03,550
15	A	1808	53.88	1,18,70,000	56,97,600	61,72,400
16	A	1904	73.67	1,54,57,500	69,55,675	85,01,825
17	A	1909	53.88	87,75,000	51,01,000	36,74,000
18	A	2009	53.88	1,22,85,000	58,96,800	63,88,200
19	B	106	33.17	92,82,500	50,00,000	42,82,500
20	B	507	88.72	2,13,92,000	65,00,000	1,48,92,000
21	B	510	65.31	1,31,46,001	63,10,080	68,35,921
22	B	603	59.46	1,22,40,000	15,24,000	1,07,16,000
23	B	609	65.31	1,48,60,360	71,32,973	77,27,387
24	B	703	61.78	1,22,40,000	18,92,900	1,03,47,100
25	B	707	88.16	1,43,25,000	1,43,25,000	-
26	B	710	65.31	1,60,38,750	3,09,387	1,57,29,363
27	B	802	61.78	1,40,08,000	18,16,037	1,21,91,963
28	B	803	61.78	1,42,80,000	14,29,000	1,28,51,000
29	B	805	65.31	1,55,10,000	20,00,000	1,35,10,000
30	B	806	65.31	1,49,81,250	71,91,000	77,90,250
31	B	809	65.31	1,63,77,150	78,68,815	85,08,335
32	B	810	65.31	1,51,57,500	7,05,725	1,44,51,775
33	B	902	61.78	1,10,58,480	30,80,000	79,78,480
34	B	903	61.78	1,27,46,000	61,18,080	66,27,920
35	B	907	88.16	1,94,65,000	5,83,950	1,88,81,050
36	B	908	88.16	1,75,00,000	1,00,00,000	75,00,000
37	B	909	65.31	1,09,27,500	55,17,375	54,10,125
38	B	910	65.31	1,30,42,500	1,00,49,000	29,93,500
39	B	1002	61.78	1,48,40,000	17,90,800	1,30,49,200
40	B	1004	33.07	66,96,000	20,00,000	46,96,000
41	B	1005	65.31	1,05,75,000	41,12,122	64,62,878
42	B	1006	65.31	1,05,75,000	41,17,039	64,57,961
43	B	1009	65.31	1,12,80,000	54,14,400	58,65,600
44	B	1106	65.31	1,18,05,000	14,81,528	1,03,23,472
45	B	1108	88.72	1,91,36,250	91,34,400	1,00,01,850
46	B	1110	65.31	1,74,48,750	87,24,375	87,24,375
47	B	1205	65.31	1,45,06,750	15,01,000	1,30,05,750
48	B	1206	65.31	1,10,15,625	52,90,050	57,25,575





# Vinay Tiwari & Associates

Chartered Accountants

**Table C**

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

49	B	1208	88.16	2,05,32,500	78,55,600	1,26,76,900
50	B	1210	65.31	1,55,10,000	72,89,700	82,20,300
51	B	1305	65.31	1,08,00,600	85,14,000	22,86,600
52	B	1306	65.31	1,41,10,575	26,77,387	1,14,33,188
53	B	1307	88.16	2,09,82,970	1,34,67,580	75,15,390
54	B	1309	65.31	1,72,02,000	22,36,260	1,49,65,740
55	B	1310	65.31	1,48,05,000	19,20,208	1,28,84,792
56	B	1402	61.78	1,25,00,000	59,71,500	65,28,500
57	B	1405	65.31	1,05,75,000	1,05,75,000	-
58	B	1406	65.31	1,05,75,000	1,05,75,000	-
59	B	1407	88.16	1,83,73,875	88,19,460	95,54,415
60	B	1408	88.16	1,62,35,000	16,12,250	1,46,22,750
61	B	1409	65.31	1,49,81,250	70,96,618	78,84,632
62	B	1410	65.31	1,35,36,000	60,91,200	74,44,800
63	B	1505	65.31	1,32,05,000	66,35,513	65,69,487
64	B	1506	65.31	1,55,10,000	74,44,800	80,65,200
65	B	1509	65.31	1,38,88,500	66,66,480	72,22,020
66	B	1510	65.50	1,23,02,500	68,66,667	54,35,833
67	B	1602	63.17	1,60,48,000	71,35,320	89,12,680
68	B	1603	63.17	1,43,13,600	1,00,00,000	43,13,600
69	B	1605	65.31	1,52,65,765	73,27,567	79,38,198
70	B	1606	65.31	1,52,65,765	73,27,567	79,38,198
71	B	1607	88.16	1,43,25,000	68,76,000	74,49,000
72	B	1609	65.31	1,33,95,000	64,29,600	69,65,400
73	B	1610	65.31	1,32,92,000	63,80,160	69,11,840
74	B	1702	61.78	1,55,75,000	74,76,000	80,99,000
75	B	1706	65.50	1,64,82,195	16,31,736	1,48,50,459
76	B	1807	88.16	1,76,67,500	90,10,485	86,57,015
77	B	1808	88.16	1,76,67,500	88,33,750	88,33,750
78	B	1810	65.50	1,62,15,000	-	1,62,15,000
79	B	1902	61.78	1,02,00,000	54,42,000	47,58,000
80	B	1903	63.17	1,21,98,571	93,09,524	28,89,047
81	B	1906	65.31	1,05,75,000	28,00,000	77,75,000
82	B	1908	88.16	1,41,20,000	75,85,200	65,34,800
83	B	1909	65.31	1,09,27,500	1,00,000	1,08,27,500
84	B	1910	65.31	1,09,27,500	1,00,000	1,08,27,500
85	B	2009	65.31	1,09,27,500	1,00,000	1,08,27,500
86	B	2010	65.31	1,09,27,500	1,00,000	1,08,27,500
<b>Commercial &amp; Retail</b>						
1	Gr Floor	SHOP 1	16.93	44,85,000	40,50,000	4,35,000
2	Gr Floor	SHOP 4	14.25	26,40,000	5,00,000	21,40,000
3	Gr Floor	SHOP 5	13.75	28,00,000	25,00,000	3,00,000
4	Gr Floor	SHOP 6	13.01	26,40,000	26,40,000	-
5	Gr Floor	Shop 7	14.03	24,91,500	24,91,500	-
6	Gr Floor	SHOP 8	53.31	1,30,00,000	1,16,98,000	13,02,000
7	Gr Floor	Shop 11	24.15	43,06,500	30,00,000	13,06,500
8	Gr Floor	Shop 12	76.37	1,35,63,000	56,50,400	79,12,600
9	Gr Floor	Shop 13	49.89	88,60,500	25,09,060	63,51,440
10	Gr Floor	Shop 14	52.49	93,22,500	25,00,001	68,22,499
11	Gr Floor	SHOP-16	15.98	61,92,000	61,92,000	-
12	Gr Floor	Shop 18	16.05	52,50,000	41,38,615	11,11,385
13	Gr Floor	Shop 19	14.21	25,24,500	15,00,000	10,24,500
14	Gr Floor	Shop 21	19.67	36,30,000	31,25,500	5,04,500





# Vinay Tiwari & Associates

Chartered Accountants

**Table C**

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

15	Gr Floor	Shop 24	74.69	1,35,13,500	81,70,672	53,42,828
16	Gr Floor	SHOP 25	139.99	2,50,96,500	-	2,50,96,500
17	Gr Floor	Shop 26	71.53	1,21,44,000	77,59,699	43,84,301
18	Gr Floor	Shop 27	79.06	1,68,87,000	1,18,58,570	50,28,430
19	Gr Floor	Shop 28	79.06	1,68,87,000	1,18,09,700	50,77,300
20	Gr Floor	Shop 29	71.16	1,43,92,900	1,39,32,400	4,60,500
21	Gr Floor	Shop 30	103.86	1,83,04,900	1,43,99,326	39,05,574
22	Gr Floor	Shop 31	101.54	1,78,15,900	1,43,47,858	34,68,042
23	Gr Floor	Shop 33	126.16	2,23,24,500	1,19,00,000	1,04,24,500
24	Gr Floor	Shop 35	98.48	1,86,45,000	1,30,52,438	55,92,562
25	Gr Floor	Shop 36	109.53	2,53,45,800	1,93,62,856	59,82,944
26	Gr Floor	Shop 37	108.05	2,49,83,000	2,41,35,944	8,47,056
27	Gr Floor	Shop 38	139.35	2,43,70,500	1,53,97,364	89,73,136
28	Gr Floor	Shop 39	71.44	1,49,98,500	1,11,50,000	38,48,500
29	Gr Floor	Shop 40	64.66	1,16,98,500	76,15,264	40,83,236
30	Gr Floor	Shop 41	64.66	1,16,98,500	77,32,250	39,66,250
31	Gr Floor	Shop 42	69.49	1,15,66,500	73,68,570	41,97,930
32	Gr Floor	Shop 43	176.89	3,15,68,000	58,89,115	2,56,78,885
33	1St Floor	Office 101	112.78	1,99,20,000	1,17,58,398	81,61,602
34	1St Floor	Office 102	42.83	77,22,000	58,00,000	19,22,000
35	1St Floor	Office 103	43.20	78,37,500	63,48,375	14,89,125
36	1St Floor	Office 104	32.42	62,86,500	44,87,770	17,98,730
37	1St Floor	Office 110	80.72	1,55,00,000	24,75,000	1,30,25,000
38	1St Floor	Office 113	72.09	1,16,40,000	1,16,40,000	-
<b>Total</b>			<b>8,281</b>	<b>1,66,69,65,622</b>	<b>77,69,27,749</b>	<b>89,00,37,873</b>

\*Unit consideration as per agreement / letter of allotment and amount received does not include pass through charges and indirect taxes.

**Unsold Inventory**

**Ready Reckoner Rate as on the date of Certificate of Residential Premises**

S. No.	Wing	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate	
(1)	(2)	(3)	(4)	(5)	
1	Gr Floor	SHOP-2	18.12		29,02,575
2	Gr Floor	SHOP-3	13.94		22,32,750
3	Gr Floor	SHOP-9	47.38		75,91,350
4	Gr Floor	SHOP-10	24.15		38,70,100
5	Gr Floor	SHOP-15	18.67		29,91,885
6	Gr Floor	SHOP-17	16.26		26,04,875
7	Gr Floor	SHOP-20	20.44		32,74,700
8	Gr Floor	SHOP-22	72.00		1,15,35,875
9	Gr Floor	SHOP-23	72.56		1,16,25,185
10	Gr Floor	SHOP-32	121.79		1,95,14,235
11	Gr Floor	SHOP-34	102.66		1,64,47,925
12	1St Floor	OFFICE-105	66.43		1,06,42,775
13	1St Floor	OFFICE-106	33.17		44,18,946
14	1St Floor	OFFICE-107	40.51		53,96,808
15	1St Floor	OFFICE-108	33.44		44,56,080
16	1St Floor	OFFICE-109	101.26		1,34,92,020
17	1St Floor	OFFICE-111	62.62		83,42,772
18	1St Floor	OFFICE-112	135.45		1,80,47,124
19	2nd Floor	OFFICE-201	119.84		1,59,67,620
20	2nd Floor	OFFICE-202	46.45		61,89,000





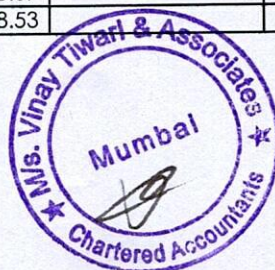
# Vinay Tiwari & Associates

Chartered Accountants

Table C

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

21	2nd Floor	OFFICE-203	45.99		61,27,110
22	2nd Floor	OFFICE-204	61.32		81,69,480
23	2nd Floor	OFFICE-205	67.45		89,86,428
24	2nd Floor	OFFICE-206	35.67		47,53,152
25	2nd Floor	OFFICE-207	43.01		57,31,014
26	2nd Floor	OFFICE-208	36.05		48,02,664
27	2nd Floor	OFFICE-209	109.35		1,45,68,906
28	2nd Floor	OFFICE-210	120.49		1,60,54,266
29	2nd Floor	OFFICE-211	66.24		88,25,514
30	2nd Floor	OFFICE-212	134.43		1,79,10,966
31	2nd Floor	OFFICE-213	73.76		98,28,132
32	2nd Floor	OFFICE-214	60.94		81,19,968
33	2nd Floor	OFFICE-215	53.42		71,17,350
34	2nd Floor	OFFICE-216	89.28		1,18,95,258
35	2nd Floor	OFFICE-217	74.04		98,65,266
36	2nd Floor	OFFICE-218	28.89		38,49,558
37	2nd Floor	OFFICE-219	25.08		33,42,060
38	2nd Floor	OFFICE-220	286.32		3,81,48,996
39	2nd Floor	OFFICE-221	287.72		3,83,34,666
40	2nd Floor	OFFICE-222	27.31		36,39,132
41	2nd Floor	OFFICE-223	24.71		32,92,548
42	2nd Floor	OFFICE-224	31.40		41,83,764
43	2nd Floor	OFFICE-225	170.48		2,27,13,630
44	A	203	66.43		88,50,270
45	A	503	66.43		88,50,270
46	A	704	68.28		90,97,830
47	A	903	73.86		98,40,510
48	A	904	73.86		98,40,510
49	A	1003	73.86		98,40,510
50	A	1103	73.86		98,40,510
51	A	1105	45.52		60,65,220
52	A	1204	73.86		98,40,510
53	A	1302	43.85		58,42,416
54	A	1303	73.86		98,40,510
55	A	1304	73.86		98,40,510
56	A	1305	45.52		60,65,220
57	A	1608	54.35		72,41,130
58	A	1704	73.86		98,40,510
59	A	1809	54.35		72,41,130
60	A	1903	73.86		98,40,510
61	B	105	33.17		44,18,946
62	B	206	33.17		44,18,946
63	B	207	88.72		1,18,20,990
64	B	305	33.17		44,18,946
65	B	306	33.17		44,18,946
66	B	307	88.72		1,18,20,990
67	B	308	88.72		1,18,20,990
68	B	402	58.53		77,98,140
69	B	406	33.17		44,18,946
70	B	407	88.72		1,18,20,990
71	B	408	88.72		1,18,20,990
72	B	501	33.07		44,06,568
73	B	502	58.53		77,98,140





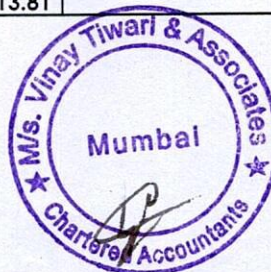
# Vinay Tiwari & Associates

Chartered Accountants

Table C

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

74	B	503	58.53		77,98,140
75	B	508	88.72		1,18,20,990
76	B	606	33.17		44,18,946
77	B	608	88.72		1,18,20,990
78	B	705	33.17		44,18,946
79	B	706	36.70		48,89,310
80	B	708	88.72		1,18,20,990
81	B	709	65.50		87,26,490
82	B	905	65.50		87,26,490
83	B	1001	33.07		44,06,568
84	B	1003	63.17		84,17,040
85	B	1007	88.72		1,18,20,990
86	B	1008	88.72		1,18,20,990
87	B	1102	63.17		84,17,040
88	B	1107	88.72		1,18,20,990
89	B	1109	65.50		87,26,490
90	B	1203	63.17		84,17,040
91	B	1209	65.50		87,26,490
92	B	1303	63.17		84,17,040
93	B	1308	88.72		1,18,20,990
94	B	1403	63.17		84,17,040
95	B	1404	33.07		44,06,568
96	B	1501	33.07		44,06,568
97	B	1503	63.17		84,17,040
98	B	1603	63.17		84,17,040
99	B	1608	88.72		1,18,20,990
100	B	1703	63.17		84,17,040
101	B	1705	65.50		87,26,490
102	B	1707	88.72		1,18,20,990
103	B	1708	88.72		1,18,20,990
104	B	1709	65.50		87,26,490
105	B	1710	65.50		87,26,490
106	B	1802	63.17		84,17,040
107	B	1805	65.50		87,26,490
108	B	1806	65.50		87,26,490
109	B	1809	65.50		87,26,490
110	B	1901	33.07		44,06,568
111	B	1905	65.50		87,26,490
112	B	1907	88.72		1,18,20,990
113	B	2005	65.50		87,26,490
TOTAL			7,613.81		1,03,04,78,776





# Vinay Tiwari & Associates

Chartered Accountants

**Table D**

**Comparison between Balance Cost and Receivables**

S.No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,23,18,04,964
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)	70,21,71,158
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (in Sq. Mtr.)	9,960.95
	(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	1,29,90,02,376
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	2,00,11,73,534
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 IF 4 is lesser than 100% of the balance receivables of ongoing project will be deposited in designated Account	2,00,11,73,534

**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	54,38,49,424
3	Withdrawals	53,90,55,320
4	Closing Balance	47,94,104

We hereby certify that required proportion of money, as specified in the act, collected from allottees, other than existing tenants/flat owners, of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

We hereby certify that DGS Township 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.





**Vinay Tiwari & Associates**  
Chartered Accountants

**Table F**

**Means of Finance**

Sr. 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 the certificate) (In Rs.)
1.	Own Funds	1,44,38,66,533	51,05,18,052	57,78,42,336
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	1,12,00,00,000	54,70,00,000
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	NIL	NIL	NIL
4.	Customer Receipts used for Project	1,19,67,17,328	1,26,51,84,568	53,90,55,320
5.	Total Funds for Project	2,64,05,83,861	2,89,57,02,619	1,66,38,97,655
6.	Total Estimated Cost ( As per Table A)	2,64,05,83,861	2,89,57,02,619	2,89,57,02,619

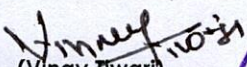
**Table G**

**Any Comments / Observations of CA**

1.	This certificate is issued at the specific request of DGS Township Private Limited without any liability on our part.
----	---

Yours Faithfully,

For **M / s. Vinay Tiwari & Associates**  
Chartered Accountants  
FRN-161321W

  
(Vinay Tiwari)  
Proprietor  
M.N.-136282



UDIN:

24136282BKCJZK4957  
Agreed and accepted by:

Signature of Promoter  
Name:  
Date: