

# S C Vora & Co.

## Chartered Accountants

(Earlier known as 'Subodh Vora & Co')

📍 D-723/ 724, Neelkanth Business Park,  
Opp. Vidyavihar Railway Station,  
Vidyavihar (W), Mumbai- 400086.

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To,  
The Branch Manager,  
State Bank Of India,  
SME Chembur Branch  
Unit No. 11, Bldg. No.11,  
Ground Floor, Corporate Park,  
Sion- Trombay Road,  
Chembur, Mumbai-400071

We write to inform you that we have examined and verified the accounts, records and all relevant documents of **Anupam Creation** having its registered office at 2nd Floor, 204, Anupam Residency Building, V.P. Road, Prarthna Samaj, Girgaum, Mumbai, Maharashtra-400004 that they require a certificate for certifying cost incurred for the project and do hereby state as follows:

At the outset, we would like to highlight that management is solely responsible for preparation and maintenance of books of accounts and we have relied upon the fact that all the transactions pertaining to various financial years have been duly recorded in unaudited books of accounts.

Currently the total investment in the Project "Shreeji Heights" (RERA Reg.no. - P51900052017) by the Firm Anupam Creation is Rs.30.4184 Crores as on 31.12.2024 based on unaudited tally data provided to us, which is partly invested in the project through promoter's contribution and secured loan, which equals to 49.0965 % of the total project cost which is estimated at Rs.61.9563 crores based on Management Representation and Chartered Engineer's Certificate

We have verified the unaudited Financial Statements and other relevant records of Anupam Creation and based on information and explanation provided to us by the management, we certify the following: -

(Rs. In Crore)

Particulars (1)	Estimated Cost as per Firm (2)	Incurred Till 31.12.2024 as per tally (3)	Balance to be incurred (4)=(2)-(3)
Land cost	01.4833	01.4833	00.0000
Rent and corpus	05.8717	03.3645	02.5072
Construction cost	33.7249	14.3534	19.3715
Approvals & Statutory costs	09.6948	08.0128	01.6820
Professional & Legal Fees	01.7816	00.6261	01.1555
Others	02.4000	00.0038	02.3962
Admin & other cost	03.0000	00.1289	02.8711
Interest on loan (IDC)	04.0000	00.8062	03.1938
Advance to vendor (Car Parking Area)	-	00.5377	-00.5377
Other Current Assets (INCL- DSRA & BANK GURANTEE)	-	01.1017	-01.1017
<b>Total</b>	<b>61.9563</b>	<b>30.4184</b>	<b>31.5379</b>

We further certify that the cost incurred till 31.12.2024 in the Project "30.4184 Cr" is by way of:

(Rs. In Crore)

Particulars (1)	Estimated Cost as per Firm (2)	Incurred Till 31.12.2024 as per tally (3)	Balance to be incurred (4)=(2)-(3)
Promoter contribution i.e. Equity / Partner's Capital / Unsecured loan from Director	20.0000	21.2840	-1.2840
Secured loan	25.0000	09.1344	15.8656
Advance received from customer against flat sold / allotted	16.9563	00.0000	16.9563
<b>Total</b>	<b>61.9563</b>	<b>30.4184</b>	<b>31.5379</b>

This certificate has been solely issued in connection with loan from State Bank of India, SME Chembur, Mumbai.

This certificate is issued for the above purpose and same must not be copied, disclosed or circulated in whole or part to anyone other than as mentioned above without our prior consent.

**Certificate No.\*** : 

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**Signature** :

**UDIN\*\*** : 

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**Date** : 17/01/2025                      **Name** : Mr. Subodh Vora  
**Place** : Mumbai                      **Membership Number** : 034071  
**Designation** : Partner  
**Name of the firm** : M/s. S C Vora & Co  
**Firm Registration Number** : 125176W  
**Address** : D-723-724, 7<sup>th</sup> Floor,  
Neelkanth Business Park,  
Opp. Vidyavihar Station,  
Vidyavihar (West),  
Mumbai – 400086.

*\*Certificate number is an internal number given by us for our internal records.*

*\*\* To curb the malpractices, the Professional Development Committee of Institute of Chartered Accountants has implemented concept of UDIN i.e. Unique Document Identification Number. All Certificates should mandatorily consist of UDIN with effect from 1st February, 2019 as per the Council decision taken at its 379th Meeting.*