



ASHISH S AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Shop No. 4077, 2nd Floor, Eaze Zone Mall, opp. Ozone Tower, Sunder Nagar, Goregaon-Mulund Link Rd., Malad (w), Mumbai-64.

Phone : 49715726 • Mob. : 9892316163 E-mail : ashishagarwal2050@yahoo.in / caashish46@gmail.com

Ref. No. _____

Date _____

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

To be submitted at the time of Registration of Project and for Withdrawal of Money from Designated Account.

To,

Dated:- 21/01/2025

The MERU REALTY LLP
G330, 3RD FLOOR, KANAKIA ZILLION,
NEA KURLA BUS DEPOT, LBS ROAD,
KURLA WEST. MUMBAI – 400070.

Subject :- Certificate of Financial Progress of Work of (YOJAN ONE) having MahaRERA Registration Number P51800028864 (Only Applicable after project Registration) being developed by Promoter's Name M/S. MERU REALTY LLP as on 31st Dec 2024.

Sir,

This certificate is being issued for RERA compliance for the YOJAN ONE having MahaRERA Registration Number, P51800028864 (Only Applicable after project Registration) being developed by M/S. MERU REALTY LLP 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 Project (at The time of Registration of Project)

| Sr. No | Particulars | Estimated Cost At the Time of registration of project |
|--|-------------|---|
| 1 i. Land Cost : | | 9,38,95,000 |
| a. Value of land as ascertained from the Annual Statement of Rates (ASR) | | 8,90,00,000 |
| b. Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority | | - |
| 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 stampduty, transfer Charges, Registration fees etc; and | | 74,98,000 |
| e. Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. | | Not Applicable |
| f. Under Rehabilitation scheme: | | |
| (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer | | 22,00,00,000 |

| | |
|--|---------------------|
| (ii) Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transi accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum Dwellers, tenants, apartment owner or appropriate authority or government or concessionaire which are not refundable and so on. | 6,09,18,000 |
| (iii) Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities toward and in project of rehabilitation. | |
| (iv) Any other cost including interest incurred on borrowing done specifically for construction of rehabilitation component. | |
| Sub-Total of LAND COST | 47,13,11,000 |

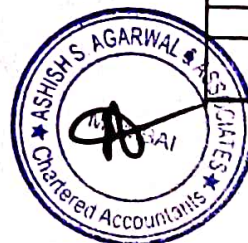
| | |
|--|-----------------------|
| Development Cost/ Cost of Construction : | |
| a Estimated Cost of Construction as certified by Engineer | 40,00,00,000 |
| b Cost incurred on additional items not included in estimated cost (As per Engineer Certificate) | |
| c Estimated Expenditure for development 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. | 12,00,00,000 |
| d Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority. | 2,82,85,120 |
| e Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | 19,00,00,000 |
| Sub-Total of Development Cost | 73,82,85,120 |
| Total Cost Of Project Estimated | 1,20,95,96,120 |

*Pass through charges or indirect taxes not included in estimated cost of project
**Estimated cost shall be revised through correction application.



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

| Sr. No | Particulars | Amount |
|--------|--|----------------------|
| 1 | Land Cost : | Incurred upto |
| | a. Value of land as ascertained from the Annual Statement of Rates (ASR) | 7,40,71,573 |
| | b. Incurred expenditure of Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority | 4,83,36,278 |
| | 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 | 66,28,427 |
| | e. Land Premium paid for redevelopment of land owned by public authorities | - |
| | f. Under Rehabilitation scheme: | |
| | (i) Incurred construction cost of rehab 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 Engineer. | 21,26,44,866 |
| | (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA. | |
| | (iii) Incurred Expenditure 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 owner or appropriate authority or government or concessionaire which are not refundable and so on | 7,51,12,556 |
| | (iv) 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. | |
| | (v) Any other cost including interest incurred on borrowing done specifically for construction of rehabilitation component. | - |
| | Sub-Total of LAND COST | 41,67,93,700 |
| | 2 Development Cost/ Cost of Construction : | |
| | (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 Engineer | |



| | |
|--|---------------------|
| (b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA, | 20,53,73,714 |
| (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. All costs incurred to complete the construction of the entire phase of the project registered. | 10,58,98,449 |
| b Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. | 36,51,139 |
| c 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 ; | 19,00,72,448 |
| Sub-Total of Development Cost | 50,49,95,750 |
| 3 Total Cost of the Project (Actual Incurred as on date of certificate) | 92,17,89,450 |
| 4 Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A) | 76.20% |
| 5 Amount Which can be withdrawn from the Designated Account | 92,17,89,450 |
| 6 Less: Amount withdrawn till date of this certificate from Designated account | 28,98,34,441 |
| 7 Net Amount which can be withdrawn from the Designated Bank Account under this certificate | 63,19,55,009 |

*Pass through charges or indirect taxes not included in Incurred cost of project



Table C

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

| Sr. No | Wing | Flat No. | RERA Carpet Area (Sqm) | Agreement Value | Amount Received | Amount Receivable |
|--------|--------|----------|------------------------|-----------------|-----------------|-------------------|
| 1 | A-wing | 206 | 53.14 | 1,05,00,000 | 2,00,000 | 1,03,00,000 |
| 2 | A-wing | 207 | 54.72 | 1,05,00,000 | 1,75,000 | 1,03,25,000 |
| 3 | A-wing | 208 | 34.28 | 88,00,000 | 1,00,000 | 87,00,000 |
| 4 | A-wing | 304 | 35.77 | 88,00,000 | 7,61,905 | 80,38,095 |
| 5 | A-wing | 305 | 35.40 | 73,00,000 | 2,99,000 | 70,01,000 |
| 6 | A-wing | 308 | 34.28 | 76,00,000 | 71,27,620 | 4,72,380 |
| 7 | B-wing | 301 | 55.00 | 1,05,00,000 | 2,00,000 | 1,03,00,000 |
| 8 | B-wing | 302 | 35.21 | 88,00,000 | 1,00,000 | 87,00,000 |
| 9 | B-wing | 303 | 51.93 | 1,05,00,000 | 1,75,000 | 1,03,25,000 |
| 10 | A-wing | 404 | 35.77 | 73,00,000 | 99,000 | 72,01,000 |
| 11 | A-wing | 405 | 35.40 | 75,00,000 | 40,00,000 | 35,00,000 |
| 12 | A-wing | 407 | 54.72 | 1,12,61,760 | 47,500 | 1,12,14,260 |
| 13 | A-wing | 408 | 34.28 | 75,00,000 | 10,47,619 | 64,52,381 |
| 14 | B-wing | 403 | 51.93 | 1,00,00,000 | 2,50,000 | 97,50,000 |
| 15 | A-wing | 502 | 38.37 | 79,00,000 | 71,52,154 | 7,47,846 |
| 16 | A-wing | 503 | 54.91 | 1,02,00,000 | 2,50,000 | 99,50,000 |
| 17 | A-wing | 504 | 35.77 | 78,00,000 | 62,63,239 | 15,36,761 |
| 18 | A-wing | 505 | 35.40 | 77,00,000 | 64,67,906 | 12,32,094 |
| 19 | A-wing | 508 | 34.28 | 77,61,000 | 47,500 | 77,13,500 |
| 20 | B-wing | 501 | 55.00 | 1,02,00,000 | 2,25,000 | 99,75,000 |
| 21 | B-wing | 502 | 35.21 | 75,00,000 | 6,00,000 | 69,00,000 |
| 22 | B-wing | 503 | 51.93 | 1,06,00,000 | 7,00,000 | 99,00,000 |
| 23 | B-wing | 504 | 55.09 | 1,00,00,000 | 2,25,000 | 97,75,000 |
| 24 | A-wing | 601 | 38.65 | 80,00,000 | 71,61,905 | 8,38,095 |
| 25 | A-wing | 604 | 35.77 | 76,00,000 | 63,71,379 | 12,28,621 |
| 26 | A-wing | 605 | 35.40 | 79,00,000 | 68,26,205 | 10,73,795 |
| 27 | A-wing | 607 | 54.72 | 1,06,50,000 | 82,38,095 | 24,11,905 |
| 28 | A-wing | 608 | 34.28 | 75,00,000 | 71,46,429 | 3,53,571 |
| 29 | B-wing | 602 | 35.21 | 75,00,000 | 61,76,975 | 13,23,025 |
| 30 | B-wing | 603 | 51.93 | 1,31,50,000 | 1,22,09,524 | 9,40,476 |
| 31 | A-wing | 702 | 38.37 | 81,00,000 | 50,00,000 | 31,00,000 |
| 32 | A-wing | 704 | 35.77 | 77,55,000 | 33,46,453 | 44,08,547 |
| 33 | A-wing | 705 | 35.40 | 88,81,110 | 83,60,163 | 5,20,947 |
| 34 | A-wing | 706 | 53.14 | 1,14,00,000 | 1,00,000 | 1,13,00,000 |
| 35 | A-wing | 708 | 34.28 | 80,00,000 | 67,85,238 | 12,14,762 |
| 36 | B-wing | 702 | 35.21 | 79,60,000 | 73,69,085 | 5,90,915 |
| 37 | B-wing | 703 | 51.93 | 1,19,00,000 | 87,97,087 | 31,02,913 |
| 38 | A-wing | 801 | 38.65 | 81,00,000 | 26,66,667 | 54,33,333 |
| 39 | A-wing | 804 | 35.77 | 77,00,000 | 65,42,307 | 11,57,693 |



| | | | | | | |
|----|--------------|------|----------------|---------------------|---------------------|---------------------|
| 40 | A-wing | 805 | 35.40 | 71,48,750 | 66,49,939 | 4,98,811 |
| 41 | A-wing | 808 | 34.28 | 87,27,000 | 74,30,427 | 12,96,573 |
| 42 | B-wing | 802 | 35.21 | 82,59,000 | 76,56,675 | 6,02,325 |
| 43 | A-wing | 901 | 35.77 | 77,36,500 | 55,15,595 | 22,20,905 |
| 44 | A-wing | 902 | 35.58 | 77,36,500 | 55,15,596 | 22,20,904 |
| 45 | A-wing | 903 | 54.91 | 1,17,81,000 | 80,88,095 | 36,92,905 |
| 46 | A-wing | 906 | 53.14 | 1,00,00,000 | 67,08,095 | 32,91,905 |
| 47 | A-wing | 908 | 34.28 | 73,00,000 | 60,95,237 | 12,04,763 |
| 48 | B-wing | 901 | 55.00 | 1,06,00,000 | 44,86,951 | 61,13,049 |
| 49 | B-wing | 902 | 35.21 | 84,57,000 | 75,60,645 | 8,96,355 |
| 50 | A-wing | 1001 | 38.65 | 84,00,000 | 80,33,944 | 3,66,056 |
| 51 | A-wing | 1002 | 38.37 | 77,00,000 | 66,48,428 | 10,51,572 |
| 52 | A-wing | 1003 | 54.91 | 1,07,00,000 | 93,15,963 | 13,84,037 |
| 53 | A-wing | 1004 | 35.77 | 75,00,000 | 63,05,897 | 11,94,103 |
| 54 | A-wing | 1005 | 35.40 | 94,50,000 | 88,92,000 | 5,58,000 |
| 55 | A-wing | 1007 | 54.72 | 1,23,35,000 | - | 1,23,35,000 |
| 56 | A-wing | 1008 | 34.28 | 74,00,000 | 69,23,809 | 4,76,191 |
| 57 | B-wing | 1001 | 55.00 | 1,06,00,000 | 96,29,810 | 9,70,190 |
| 58 | B-wing | 1002 | 35.21 | 70,00,000 | 30,00,000 | 40,00,000 |
| 59 | B-wing | 1003 | 51.93 | 90,00,000 | 40,00,000 | 50,00,000 |
| 60 | B-wing | 1004 | 55.09 | 1,14,00,000 | 1,04,41,130 | 9,58,870 |
| 61 | A-wing | 1101 | 38.65 | 81,00,000 | 62,79,048 | 18,20,952 |
| 62 | A-wing | 1102 | 35.58 | 80,00,000 | 72,92,304 | 7,07,696 |
| 63 | A-wing | 1104 | 35.77 | 94,87,000 | 83,74,285 | 11,12,715 |
| 64 | A-wing | 1105 | 35.40 | 78,00,000 | 43,59,145 | 34,40,855 |
| 65 | A-wing | 1108 | 34.28 | 74,00,000 | 67,53,347 | 6,46,653 |
| 66 | B-wing | 1101 | 55.00 | 1,08,00,000 | 90,36,285 | 17,63,715 |
| 67 | B-wing | 1102 | 35.21 | 77,00,000 | 55,72,760 | 21,27,240 |
| 68 | B-wing | 1103 | 51.93 | 1,02,50,000 | 94,32,481 | 8,17,519 |
| 69 | A-wing | 1201 | 38.65 | 85,00,000 | 61,90,476 | 23,09,524 |
| 70 | A-wing | 1204 | 35.77 | 76,00,000 | 2,50,000 | 73,50,000 |
| 71 | A-wing | 1205 | 35.40 | 76,00,000 | 2,50,000 | 73,50,000 |
| 72 | A-wing | 1208 | 34.28 | 78,00,000 | 70,26,122 | 7,73,878 |
| 73 | A-wing | 1304 | 35.77 | 72,00,000 | 95,000 | 71,05,000 |
| 74 | A-wing | 1305 | 35.40 | 72,00,000 | 95,000 | 71,05,000 |
| 75 | A-wing | 1307 | 54.72 | 1,07,00,000 | 45,71,728 | 61,28,272 |
| 76 | A-wing | 1308 | 34.28 | 75,00,000 | 37,14,286 | 37,85,714 |
| 77 | A-wing | 1404 | 35.77 | 65,13,500 | 34,92,415 | 30,21,085 |
| 78 | A-wing | 1405 | 35.40 | 65,13,500 | 34,92,414 | 30,21,086 |
| | | | | | | |
| | TOTAL | | 3237.55 | 68,45,13,620 | 36,47,86,287 | 31,97,27,333 |

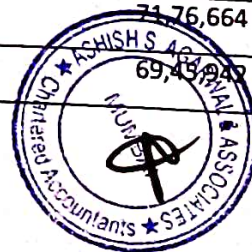
Unit consideration as per agreement/letter of allotment and amount received does not include Pass through charges and indirect taxes



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential/commercial premises Rs 130710/- per sm.

| Sr. No | Wing | Flat No. | RERA Carpet Area (Sqm) | Unit Consideration as per Read Reckoner Rate(ASR) |
|--------|--------|----------|------------------------|---|
| 1 | A-wing | 101 | 38.65 | 50,51,594 |
| 2 | A-wing | 102 | 38.37 | 50,15,164 |
| 3 | A-wing | 106 | 53.14 | 69,45,942 |
| 4 | A-wing | 108 | 34.28 | 44,80,861 |
| 5 | B-wing | 101 | 55.00 | 71,88,807 |
| 6 | B-wing | 102 | 35.21 | 46,02,294 |
| 7 | A-wing | 201 | 38.65 | 50,51,594 |
| 8 | A-wing | 202 | 38.37 | 50,15,164 |
| 9 | B-wing | 201 | 55.00 | 71,88,807 |
| 10 | B-wing | 202 | 35.21 | 46,02,294 |
| 11 | A-wing | 301 | 38.65 | 50,51,594 |
| 12 | A-wing | 302 | 38.37 | 50,15,164 |
| 13 | A-wing | 303 | 54.91 | 71,76,664 |
| 14 | A-wing | 306 | 53.14 | 69,45,942 |
| 15 | A-wing | 307 | 54.72 | 71,52,377 |
| 16 | B-wing | 304 | 55.09 | 72,00,950 |
| 17 | A-wing | 401 | 38.65 | 50,51,594 |
| 18 | A-wing | 402 | 38.37 | 50,15,164 |
| 19 | A-wing | 403 | 54.91 | 71,76,664 |
| 20 | A-wing | 406 | 53.14 | 69,45,942 |
| 21 | B-wing | 401 | 55.00 | 71,88,807 |
| 22 | B-wing | 402 | 35.21 | 46,02,294 |
| 23 | B-wing | 404 | 55.09 | 72,00,950 |
| 24 | A-wing | 501 | 38.65 | 50,51,594 |
| 25 | A-wing | 506 | 53.14 | 69,45,942 |
| 26 | A-wing | 507 | 54.72 | 71,52,377 |
| 27 | A-wing | 602 | 38.37 | 50,15,164 |
| 28 | A-wing | 603 | 54.91 | 71,76,664 |
| 29 | A-wing | 606 | 53.14 | 69,45,942 |



| | | | | |
|----|--------|------|-------|-----------|
| 30 | B-wing | 601 | 55.00 | 71,88,807 |
| 31 | B-wing | 604 | 55.09 | 72,00,950 |
| 32 | A-wing | 701 | 38.65 | 50,51,594 |
| 33 | A-wing | 703 | 54.91 | 71,76,664 |
| 34 | A-wing | 707 | 54.72 | 71,52,377 |
| 35 | B-wing | 701 | 55.00 | 71,88,807 |
| 36 | B-wing | 704 | 55.09 | 72,00,950 |
| 37 | A-wing | 802 | 38.37 | 50,15,164 |
| 38 | A-wing | 806 | 53.14 | 69,45,942 |
| 39 | A-wing | 807 | 54.72 | 71,52,377 |
| 40 | B-wing | 801 | 55.00 | 71,88,807 |
| 41 | A-wing | 904 | 35.77 | 46,75,153 |
| 42 | A-wing | 905 | 35.40 | 46,26,580 |
| 43 | A-wing | 907 | 54.72 | 71,52,377 |
| 44 | B-wing | 903 | 51.93 | 67,88,080 |
| 45 | B-wing | 904 | 55.09 | 72,00,950 |
| 46 | A-wing | 1006 | 53.14 | 69,45,942 |
| 47 | A-wing | 1103 | 54.91 | 71,76,664 |
| 48 | A-wing | 1106 | 53.14 | 69,45,942 |
| 49 | A-wing | 1107 | 54.72 | 71,52,377 |
| 50 | B-wing | 1104 | 55.09 | 72,00,950 |
| 51 | A-wing | 1202 | 38.37 | 50,15,164 |
| 52 | A-wing | 1203 | 54.91 | 71,76,664 |
| 53 | A-wing | 1206 | 53.14 | 69,45,942 |
| 54 | A-wing | 1207 | 54.72 | 71,52,377 |
| 55 | B-wing | 1201 | 55.00 | 71,88,807 |
| 56 | B-wing | 1202 | 35.21 | 46,02,294 |
| 57 | B-wing | 1203 | 51.93 | 67,88,080 |
| 58 | B-wing | 1204 | 55.09 | 72,00,950 |
| 59 | A-wing | 1301 | 38.65 | 50,51,594 |
| 60 | A-wing | 1302 | 38.37 | 50,15,164 |
| 61 | A-wing | 1303 | 54.91 | 71,76,664 |
| 62 | A-wing | 1306 | 53.14 | 69,45,942 |
| 63 | B-wing | 1301 | 55.00 | 71,88,807 |



| | | | | |
|----|--------------|------|-----------------|---------------------|
| 64 | B-wing | 1302 | 35.21 | 46,02,294 |
| 65 | B-wing | 1303 | 51.93 | 67,88,080 |
| 66 | B-wing | 1304 | 55.09 | 72,00,950 |
| 67 | A-wing | 1401 | 38.65 | 50,51,594 |
| 68 | A-wing | 1402 | 38.37 | 50,15,164 |
| 69 | A-wing | 1403 | 54.91 | 71,76,664 |
| 70 | A-wing | 1406 | 53.14 | 69,45,942 |
| 71 | A-wing | 1407 | 54.72 | 71,52,377 |
| 72 | A-wing | 1408 | 34.28 | 44,80,861 |
| 73 | B-wing | 1401 | 55.00 | 71,88,807 |
| 74 | B-wing | 1402 | 35.21 | 46,02,294 |
| 75 | B-wing | 1403 | 51.93 | 67,88,080 |
| 76 | B-wing | 1404 | 55.09 | 72,00,950 |
| 77 | A-wing | 1501 | 38.65 | 50,51,594 |
| 78 | A-wing | 1502 | 38.37 | 50,15,164 |
| 79 | A-wing | 1503 | 54.91 | 71,76,664 |
| 80 | A-wing | 1504 | 35.77 | 46,75,153 |
| 81 | A-wing | 1505 | 35.40 | 46,26,580 |
| 82 | A-wing | 1506 | 53.14 | 69,45,942 |
| 83 | A-wing | 1507 | 54.72 | 71,52,377 |
| 84 | A-wing | 1508 | 34.28 | 44,80,861 |
| 85 | B-wing | 1501 | 55.00 | 71,88,807 |
| 86 | B-wing | 1502 | 35.21 | 46,02,294 |
| 87 | B-wing | 1503 | 51.93 | 67,88,080 |
| 88 | B-wing | 1504 | 55.09 | 72,00,950 |
| 89 | A-wing | 1601 | 38.65 | 50,51,594 |
| 90 | A-wing | 1602 | 38.37 | 50,15,164 |
| 91 | A-wing | 1603 | 54.72 | 71,52,377 |
| 92 | A-wing | 1604 | 34.28 | 44,80,861 |
| 93 | B-wing | 1601 | 55.00 | 71,88,807 |
| | | | | |
| | TOTAL | | 4,429.02 | 57,89,17,539 |



| Table D Comparison Between Balance Cost & Receivables | |
|--|--|
| Sr | Particulars |
| | Amount |
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project costless Cost incurred) 28,78,06,670 |
| 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) 31,97,27,333 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) 4429.02 sq mtr |
| | (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 57,89,17,539 |
| 4 | Estimated receivables of ongoing project. Sum of 2 + 3(ii) 89,86,44,872 |
| 5 | (To Be filled for ongoing projects only) Amount to be deposited in Designated Account – 70% or 100% 62,90,51,410 IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account (70% of point 4) IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account |



Table E
Designated Bank Account Details

| S.No. | Particulars | Designated Bank HDFC Bank | Designated Bank State Bank of India |
|-------|-----------------|--|--|
| | | Actual Amount till Date (From start of bank account to July 2023 as the account got closed) | Actual Amount till Date (From July 2023 to Dec 2024) |
| 1 | Opening Balance | 0 | 0 |
| 2 | Deposits | 10,47,84,400 | 18,50,50,041 |
| 3 | Withdrawals | 10,47,84,400 | 17,95,81,043 |
| 4 | Closing Balance | 0 | 54,68,998 |

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 M/s. Meru Realty LLP has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F
Means of Finance

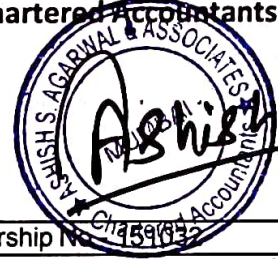
| S.No. | Particulars | Estimated* | Proposed / Estimated | Actual |
|-------|--|--------------------------------------|---|---|
| | | (At time of registration) (in Rs) | (As on the date of the certificates) | (As on the date of certificate) (in Rs) |
| | | (proposed and inactive) | (In Rs) | |
| 1 | Own funds | 23,66,00,000 | 23,66,00,000 | 23,66,00,000 |
| 2 | Total Borrowed Funds (secured) Drawdown awaited till date | 30,00,00,000 | 30,00,00,000 | 19,29,53,199 |
| 3 | Total Borrowed Funds (Unsecured) Draw down awaited till date | 2,59,00,000 | 2,59,00,000 | 2,59,00,000 |
| 4 | Customer Receipts used for Project | 48,85,00,000 | 48,85,00,000 | 30,15,46,801 |
| 5 | Total Funds for Project | 105,10,00,000 | 105,10,00,000 | 75,70,00,000 |
| 6 | Total Estimated Cost (As per Table A) | 1,20,95,96,120 | 1,20,95,96,120 | 1,20,95,96,120 |



| Table G | |
|-------------------------------------|-------------|
| Any Comments /Observations of CA | |
| Sr.no | Particulars |
| 1 | NIL |
| 2 | NIL |
| 3 | NIL |
| 4 | NIL |
| 5 | NIL |

Yours Faithfully,

For Ashish Agarwal and Associates
Chartered Accountants



Membership No. 151032
Name - Ashish Sanjay Agarwal

Agreed and accepted by

Signature of Promoter
Name: Arnik Arvind Shah
Date: 22/01/2025

UDIN No: 25151032BMIFS E 5510