



H L JAIN & ASSOCIATES

CHARTERED ACCOUNTANTS

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

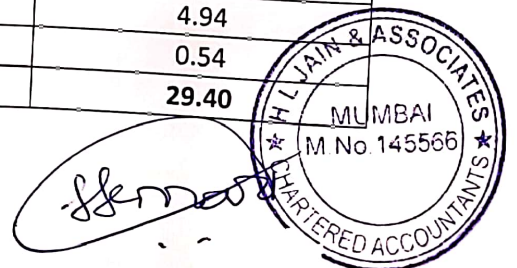
CERTIFICATE

We write to inform you that we have examined and verified the accounts, records and all relevant documents of Meru Realty LLP, having its registered office at 243/2,3 Diamond Building,1st Floor, Sarveshwar Mandir Marg, Opp. Kurla Police Station, Kurla West, Mumbai, Maharashtra- 400070 And do hereby state as follows:

Currently the total investment in the Project “Yojan One” (P51800028864) by the Firm Meru Realty LLP is Rs. 75.70 Crores as on 31.12.2024, out of which Rs 30.16 crores is collected from the customers and State Bank of India have disbursed 19.29 crores. The balance investment of Rs. 26.25 crores in the project is through promoter’s contribution & unsecured loans, which is equal to 24.98% of the total project cost which is estimated at Rs.105.10 crores.

The details of the estimated project cost and means of finance are as mentioned hereunder:-

Particulars	Estimated Cost	Incurred Till 31.12.2024	Rs. In Crore
			Balance to be incurred
Land cost	08.07	8.07	0.00
Rent and corpus	06.77	7.51	-0.74
<u>Construction cost</u>			
Sale Building	41.59	20.53	21.06
Rehab Building	22.00	21.26	0.74
Approvals & Statutory costs	06.50	5.20	1.30
Professional & Legal Fees	04.50	2.37	2.13
Sales & Marketing cost	03.89	3.56	0.33
Admin & other cost	02.80	3.70	-0.90
Interest on loan (IDC)	06.98	2.04	4.94
Contingencies	02.00	1.46	0.54
Total	105.10	75.70	29.40

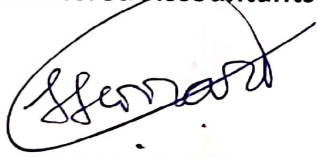


We further certify that the cost incurred till 31.12.2024 in the Project "75.70 Cr" is by way of
Rs. In Crore

Particulars	Estimated Cost	Incurred Till 31.12.2024	Balance to be incurred
Promoter contribution i.e. Equity / Partner's Capital / Unsecured loan from Director			
Promoter's Equity:	23.66	23.66	0.00
Unsecured Loan:	02.59	02.59	0.00
Total Promoter's Contribution including USL	26.25	26.25	0.00
Secured loan	30.00	19.29	10.71
Advance received from customer against flat sold / allotted	48.85	30.16	18.69
Total	105.10	75.70	29.40

The aforesaid facts stated by us are certified to be true and correct.

For H L Jain and Associates
Chartered Accountants



CA HEMANT JAIN

Membership no. - 145566

Date:- 21/01/2025

UDIN No:- 25145566BMJEBD3577