

FORM-3 [see Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Date: 10-Oct-2023

To,
Enerrgia Skyi Ventures,
Sr. No 274, Songbirds, Village Bhugaon, Tal- Mulshi, Pune – 412115.

Subject:- Certificate of Financial Progress of Work of 5 Maidan by Skyi having MahaRERA Registration Number P52100050885 being developed by Enerrgia Skyi Ventures.

Sir,

This certificate is being issued for RERA compliance for 5 Maidan by Skyi having Maha RERA Registration Number P52100050885 being developed by Enerrgia Skyi Ventures and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

Table A- Estimated Cost of the Project

Sr. No.	Particulars	Amount (Rs.)
1	i. Land Cost.	
	(a) Value of the land cost as ascertained from the Annual Statement of Rates (ASR)	97,67,14,833
	(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 Statutory Authority	N.A.
	(c) Estimated Acquisition cost of TDR (if any)	N.A.
	(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	N.A.
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A.
	(f) Under Rehabilitation scheme:	N.A.
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	
	(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, amount payable to slum dwellers. tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	
	(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.	
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub-total of LAND COST	97,67,14,833
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	1,05,00,10,201
	(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, darning. Layout roads etc.),absorbed cost (attributable to this /project)of machineries and equipment including its hire and maintenance cost consumable etc.	12,27,22,792
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	11,28,00,000
	(e) Interest payable to financial institutions. Scheduled banks, non-banking financial institution(NBFC) or money lenders on construction funding or money borrowed for construction.	11,20,00,000
	Sub-total of Development Cost	1,39,75,32,993
	Total Cost of the Project (Estimated)	2,37,42,47,827



R V Porwal & Associates

Chartered Accountants

Plot No.30, Walvekar Nagar, Pune – 411009

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

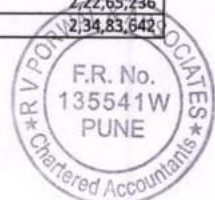
Sr. No.	Particulars	Amount (Rs.)
1	i. Land Cost.	
	(a) Value of the land cost as ascertained from the Annual Statement of Rates (ASR)	16,60,91,400
	(b) Incurred Expenditure on Premium payable to obtain development rights. FSI, additional FSI, fungible area, and any other incentive / concession in deficiency under DCR from local Authority or State Government / UT Administration or Statutory Authority	-
	(c) Incurred Expenditure for Acquisition 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	-
	(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 Engineer	-
	(b) Incurred for Construction of rehab building as per the books of accounts as verified by the CA	-
	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.	-
	(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.	-
	(iv) Any other cost including interest on the borrowing done specifically for construction of rehabilitation component	-
	Sub-total of Land Cost	16,60,91,400
2	ii. Development Cost / Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	3,60,34,813
	a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	3,64,00,000
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	3,60,34,813
	(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, darning. Layout roads etc.), absorbed cost (attributable to this /project) of machineries and equipment including its hire and maintenance cost consumable etc. All cost incurred to complete the construction of the entire phase of the project registered	1,40,51,181
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	6,33,71,052
	(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.	1,34,76,899
	Sub-total of Development Cost	12,69,33,945
3	Total Cost of the Project (Actual incurred as on date of Certificate)	29,30,25,345
4	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	12%
5	Amount which can be withdrawn from the designated Account.	29,30,25,345
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	8,38,28,237
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	20,91,97,108



Table C
Statement for Calculation of Receivable From the Sales of The Real Estate Project

Sold Inventory

Sr.No	Flat No	Carpet Area (in.Sq. Mtrs)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	5MBS-BLD-A-A0702	138.39	1,81,00,000	36,650	1,80,63,350
2	5MBS-BLD-A-A0801	138.39	2,17,53,000	-	2,17,53,000
3	5MBS-BLD-A-A0802	138.39	1,81,00,000	36,850	1,80,63,150
4	5MBS-BLD-A-A0803	145.93	2,28,87,000	16,02,091	2,12,84,910
5	5MBS-BLD-A-B0806	138.39	2,03,30,750	4,28,942	1,99,01,808
6	5MBS-BLD-A-A0901	138.39	2,06,29,095	12,37,745	1,93,91,350
7	5MBS-BLD-A-A0902	138.39	2,11,48,750	3,94,073	2,07,54,677
8	5MBS-BLD-A-B0905	138.39	2,16,69,643	13,00,179	2,03,69,464
9	5MBS-BLD-A-B0906	138.39	2,18,73,850	4,23,442	2,14,50,408
10	5MBS-BLD-A-A1001	138.39	2,11,48,750	4,25,979	2,07,22,771
11	5MBS-BLD-A-A1002	138.39	2,12,69,600	14,78,744	1,97,90,856
12	5MBS-BLD-A-A1003	145.93	2,19,63,382	70,28,381	1,49,35,001
13	5MBS-BLD-A-B1005	138.39	2,23,57,250	-	2,23,57,250
14	5MBS-BLD-A-B1006	138.39	2,11,34,248	4,26,030	2,07,08,218
15	5MBS-BLD-A-A1101	138.39	1,82,86,200	12,71,327	1,70,14,873
16	5MBS-BLD-A-A1102	138.39	2,12,69,600	4,25,556	2,08,44,044
17	5MBS-BLD-A-B1104	145.93	2,17,96,056	13,07,763	2,04,88,293
18	5MBS-BLD-A-B1105	138.39	2,13,90,450	4,25,133	2,09,65,317
19	5MBS-BLD-A-B1106	138.39	2,15,11,300	12,90,678	2,02,20,622
20	5MBS-BLD-A-B1205	138.39	2,19,94,700	4,23,019	2,15,71,681
21	5MBS-BLD-A-B1206	138.39	1,94,82,296	4,32,012	1,90,50,284
22	5MBS-BLD-A-A1301	138.39	2,10,27,900	9,26,402	2,01,01,498
23	5MBS-BLD-A-A1302	138.39	2,09,55,390	1,13,15,912	96,39,478
24	5MBS-BLD-A-A1303	145.93	2,03,30,357	75,95,238	1,27,35,119
25	5MBS-BLD-A-B1304	145.93	2,21,24,100	15,48,687	2,05,75,413
26	5MBS-BLD-A-B1305	138.39	2,16,69,855	12,99,890	2,03,69,966
27	5MBS-BLD-A-B1306	138.39	1,91,71,725	4,60,799	1,87,10,926
28	5MBS-BLD-A-A1401	138.39	2,16,69,855	13,00,191	2,03,69,665
29	5MBS-BLD-A-A1402	138.39	1,86,00,000	11,16,000	1,74,84,000
30	5MBS-BLD-A-B1404	145.93	2,21,24,100	4,22,566	2,17,01,534
31	5MBS-BLD-A-B1405	138.39	2,27,41,553	15,81,079	2,11,60,474
32	5MBS-BLD-A-B1406	138.39	2,12,23,348	4,25,752	2,07,97,596
33	5MBS-BLD-A-A1501	138.39	2,28,40,650	13,70,493	2,14,70,157
34	5MBS-BLD-A-A1502	138.39	1,87,31,200	4,29,426	1,83,01,774
35	5MBS-BLD-A-A1503	145.93	1,94,78,400	11,44,894	1,83,33,506
36	5MBS-BLD-A-B1504	145.93	2,41,58,500	4,22,774	2,37,35,726
37	5MBS-BLD-A-B1505	138.39	2,10,00,000	4,26,500	2,05,73,500
38	5MBS-BLD-A-B1506	138.39	2,11,34,000	12,68,040	1,98,65,960
39	5MBS-BLD-A-A1602	138.39	1,86,00,000	-	1,86,00,000
40	5MBS-BLD-A-A1603	145.93	2,31,81,988	16,11,700	2,15,70,288
41	5MBS-BLD-A-B1604	145.93	1,90,32,700	-	1,90,32,700
42	5MBS-BLD-A-B1605	138.39	2,22,04,000	14,27,478	2,07,76,522
43	5MBS-BLD-A-A1701	138.39	2,05,50,000	12,33,000	1,93,17,000
44	5MBS-BLD-A-A1702	138.39	2,19,37,901	24,76,190	1,94,61,711
45	5MBS-BLD-A-B1704	145.93	2,25,05,550	4,21,231	2,20,84,319
46	5MBS-BLD-A-B1705	138.39	2,16,70,822	14,16,957	2,02,53,865
47	5MBS-BLD-A-B1706	138.39	1,96,15,550	11,77,034	1,84,38,516
48	5MBS-BLD-A-A1801	138.39	2,02,41,553	12,14,493	1,90,27,060
49	5MBS-BLD-A-A1802	138.39	2,22,36,400	13,34,185	2,09,02,215
50	5MBS-BLD-A-B1804	145.93	1,93,48,541	32,380	1,93,16,161
51	5MBS-BLD-A-B1806	138.39	2,29,37,500	13,76,325	2,15,61,175
52	5MBS-BLD-A-A1902	138.39	2,30,53,571	13,83,214	2,16,70,358
53	5MBS-BLD-A-A1903	145.93	2,13,18,986	99,89,848	1,13,29,138
54	5MBS-BLD-A-B1904	145.93	2,33,95,600	14,03,736	2,19,91,864
55	5MBS-BLD-A-B1905	138.39	2,09,55,464	12,57,328	1,96,98,136
56	5MBS-BLD-A-B1906	138.39	2,27,19,800	3,20,481	2,23,99,319
57	5MBS-BLD-A-A2003	145.93	2,36,34,604	31,03,031	2,05,31,573
58	5MBS-BLD-A-B2004	145.93	2,37,77,050	14,26,623	2,23,50,427
59	5MBS-BLD-A-B2006	138.39	2,27,41,553	38,55,933	1,88,85,620
60	5MBS-BLD-A-A2102	138.39	2,29,19,643	13,75,181	2,15,44,462
61	5MBS-BLD-A-A2103	145.93	2,25,73,214	15,30,326	2,10,42,888
62	5MBS-BLD-A-B2104	145.93	1,98,00,000	14,19,143	1,83,80,857
63	5MBS-BLD-A-B2105	138.39	2,26,59,375	15,75,466	2,10,83,909
64	5MBS-BLD-A-B2106	138.39	2,30,08,929	4,21,269	2,25,87,660
65	5MBS-BLD-A-A2201	138.39	1,94,46,360	5,31,938	1,89,14,422
66	5MBS-BLD-A-A2202	138.39	2,31,87,500	4,20,644	2,27,66,856
67	5MBS-BLD-A-B2204	145.93	1,97,94,851	71,71,812	1,26,23,039
68	5MBS-BLD-A-B2205	138.39	2,27,19,800	13,63,188	2,13,56,612
69	5MBS-BLD-A-A2301	138.39	2,39,01,786	4,18,144	2,34,83,642
70	5MBS-BLD-A-A2302	138.39	2,41,70,000	19,04,764	2,22,65,236
71	5MBS-BLD-A-B2305	138.39	2,39,01,786	4,18,144	2,34,83,642



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72	5MBS-BLD-A-B2306	138.39	2,41,70,000	4,15,405	2,37,54,595
73	5MBS-BLD-A-A2401	138.39	2,39,20,300	-	2,39,20,300
74	5MBS-BLD-A-A2402	138.39	1,88,00,000	14,39,048	1,73,60,952
75	5MBS-BLD-A-A2403	145.93	2,51,75,700	-	2,51,75,700
76	5MBS-BLD-A-B2404	145.93	2,53,30,823	4,43,289	2,48,87,534
77	5MBS-BLD-A-B2405	138.39	2,39,28,300	-	2,39,28,300
78	5MBS-BLD-A-B2406	138.39	2,45,27,716	61,20,249	1,84,07,467
79	5MBS-BLD-A-A2503	145.93	2,00,00,000	4,07,216	1,95,92,784
80	5MBS-BLD-A-B2504	145.93	2,16,69,000	14,27,259	2,02,41,742
81	5MBS-BLD-A-SHOP 03	7.59	14,17,575	92,912	13,24,663
82	5MBS-BLD-A-SHOP 04	7.59	14,17,575	92,763	13,24,812
83	5MBS-BLD-A-SHOP 06	7.59	15,83,025	92,085	14,90,940
84	5MBS-BLD-A-SHOP 11	7.59	11,07,000	1,00,000	10,07,000
85	5MBS-BLD-A-SHOP 12	7.59	11,07,000	1,00,000	10,07,000
86	5MBS-BLD-A-SHOP 24	7.59	12,48,450	93,758	11,54,692
87	5MBS-BLD-A-SHOP 26	8.81	12,50,000	1,90,476	10,59,524
88	5MBS-BLD-A-SHOP 27	10.68	17,50,875	91,246	16,59,629
89	5MBS-BLD-A-SHOP 35	7.49	11,00,000	94,500	10,05,500
90	5MBS-BLD-A-SHOP 36	8.22	12,00,000	94,000	11,06,000
Total	90	11,325.36	1,74,35,22,569	11,97,54,625	1,62,37,67,944

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

Unsold Inventory

Sr.No	Unit No.	Carpet Area (in.Sq. Mtrs)	Unit Consideration as per ready Reckoner rate
1	5MBS-BLD-A-A0701	138.39	1,69,43,553
2	5MBS-BLD-A-A0703	120.21	1,49,44,369
3	5MBS-BLD-A-B0704	145.93	1,78,35,253
4	5MBS-BLD-A-B0705	138.39	1,69,43,553
5	5MBS-BLD-A-B0706	138.39	1,69,43,553
6	5MBS-BLD-A-B0804	145.93	1,78,35,253
7	5MBS-BLD-A-B0805	138.39	1,69,43,553
8	5MBS-BLD-A-A0903	145.93	1,78,35,253
9	5MBS-BLD-A-B0904	145.93	1,78,35,253
10	5MBS-BLD-A-B1004	145.93	1,78,35,253
11	5MBS-BLD-A-A1103	145.93	1,87,13,068
12	5MBS-BLD-A-A1201	138.39	1,77,76,782
13	5MBS-BLD-A-A1202	138.39	1,77,76,782
14	5MBS-BLD-A-A1203	120.21	1,56,77,639
15	5MBS-BLD-A-B1204	145.93	1,87,13,068
16	5MBS-BLD-A-A1403	145.93	1,87,13,068
17	5MBS-BLD-A-A1601	138.39	1,77,76,782
18	5MBS-BLD-A-B1606	138.39	1,77,76,782
19	5MBS-BLD-A-A1703	120.21	1,60,44,274
20	5MBS-BLD-A-A1803	145.93	1,91,51,975
21	5MBS-BLD-A-B1805	138.39	1,81,93,397
22	5MBS-BLD-A-A1901	138.39	1,81,93,397
23	5MBS-BLD-A-A2001	138.39	1,81,93,397
24	5MBS-BLD-A-A2002	138.39	1,81,93,397
25	5MBS-BLD-A-B2005	138.39	1,81,93,397
26	5MBS-BLD-A-A2101	138.39	1,81,93,397
27	5MBS-BLD-A-A2203	120.21	1,60,44,274
28	5MBS-BLD-A-B2206	138.39	1,81,93,397
29	5MBS-BLD-A-A2303	145.93	1,91,51,975
30	5MBS-BLD-A-B2304	145.93	1,91,51,975
31	5MBS-BLD-A-A2501	138.39	1,81,93,397
32	5MBS-BLD-A-A2502	138.39	1,81,93,397
33	5MBS-BLD-A-B2505	138.39	1,81,93,397
34	5MBS-BLD-A-B2506	138.39	1,81,93,397
35	5MBS-BLD-A-A2601	138.39	1,81,93,397
36	5MBS-BLD-A-A2602	138.39	1,81,93,397
37	5MBS-BLD-A-A2603	145.93	1,91,51,975
38	5MBS-BLD-A-B2604	145.93	1,91,51,975
39	5MBS-BLD-A-B2605	138.39	1,81,93,397
40	5MBS-BLD-A-B2606	138.39	1,81,93,397
41	5MBS-BLD-A-A2701	138.39	1,86,10,012
42	5MBS-BLD-A-A2702	138.39	1,86,10,012
43	5MBS-BLD-A-A2703	120.21	1,64,10,909
44	5MBS-BLD-A-B2704	145.93	1,95,90,882
45	5MBS-BLD-A-B2705	138.39	1,86,10,012
46	5MBS-BLD-A-B2706	138.39	1,86,10,012
47	5MBS-BLD-A-A2801	138.39	1,86,10,012
48	5MBS-BLD-A-A2802	138.39	1,86,10,012
49	5MBS-BLD-A-A2803	145.93	1,95,90,882
50	5MBS-BLD-A-B2804	145.93	1,95,90,882



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51	5MBS-BLD-A-B2805	138.39	1,86,10,012
52	5MBS-BLD-A-B2806	138.39	1,86,10,012
53	5MBS-BLD-A-SHOP 01	7.59	10,16,362
54	5MBS-BLD-A-SHOP 02	7.59	10,16,362
55	5MBS-BLD-A-SHOP 05	7.59	10,16,362
56	5MBS-BLD-A-SHOP 07	7.59	10,16,362
57	5MBS-BLD-A-SHOP 08	7.59	10,16,362
58	5MBS-BLD-A-SHOP 09	7.59	10,16,362
59	5MBS-BLD-A-SHOP 10	7.59	10,16,362
60	5MBS-BLD-A-SHOP 13	7.59	10,16,362
61	5MBS-BLD-A-SHOP 14	7.27	9,73,511
62	5MBS-BLD-A-SHOP 15	6.12	8,19,517
63	5MBS-BLD-A-SHOP 16	6.12	8,19,517
64	5MBS-BLD-A-SHOP 17	6.12	8,19,517
65	5MBS-BLD-A-SHOP 18	6.12	8,19,517
66	5MBS-BLD-A-SHOP 19	7.27	9,73,511
67	5MBS-BLD-A-SHOP 20	7.24	9,69,494
68	5MBS-BLD-A-SHOP 21	7.59	10,16,362
69	5MBS-BLD-A-SHOP 22	7.59	10,16,362
70	5MBS-BLD-A-SHOP 23	7.59	10,16,362
71	5MBS-BLD-A-SHOP 25	7.59	10,16,362
72	5MBS-BLD-A-SHOP 28	9.25	12,38,649
73	5MBS-BLD-A-SHOP 29	10.45	13,99,339
74	5MBS-BLD-A-SHOP 30	8.04	10,76,620
75	5MBS-BLD-A-SHOP 31	8.04	10,76,620
76	5MBS-BLD-A-SHOP 32	9.03	12,09,189
77	5MBS-BLD-A-SHOP 33	9.03	12,09,189
78	5MBS-BLD-A-SHOP 34	9.03	12,09,189
79	5MBS-BLD-A-SHOP 37	11.70	15,66,724
Total	79	7438.00	96,80,08,287

Table D
Comparison Between Balance Cost and Receivables

Sr.No	Particular	Amount
1	Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project Cost Less Cost incurred	2,08,12,22,481
2	Balance amount of receivable from sold apartments as per Table C of this certificate (as Certified by Chartered Accountant as Verified from the records and books of Account	1,62,37,67,944
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	7438 Sqmts.
	(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	96,80,08,287
4	Estimated receivables of ongoing Project.(Sum of 2 +3(ii))	2,59,17,76,232
5	(To be Filled for Ongoing Projects only)	
	Amount to be deposited in designated Account-70% or 100%	70%
	If 4 is greater than 1, then 70% of the balance receivable of ongoing project will be deposited in designated Account.	
	If 4 is lesser than 1, then 100% of the balance receivable of ongoing project will be deposited in designated Account	

Table E
Designated Bank Account Details

Sr.No	Particulars	Amount
1	Opening Balance	-
2	Deposits	10,27,65,742
3	Withdrawals	10,10,15,000
4	Closing Balance as on 30-Sep-2023	17,50,742

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 Energia Skyi Ventures 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.



R V Porwal & Associates

Chartered Accountants

Plot No.30, Walvekar Nagar, Pune – 411009

Table F
Means of Finance

Sr.No	Particulars	Estimated	Proposed / Estimated	Actual
		(At time of Registration) (In Rs) Proposed and indicative	(As on the date of the Certificate (In Rs)	(As on the date of the Certificate (In Rs)
1	Own Funds	10,00,00,000	10,00,00,000	7,00,00,000
2	Total Borrowed Funds(Secured)-Drawdown availed till date	40,00,00,000	40,00,00,000	12,00,00,000
3	Total Borrowed Funds (Unsecured) Drawdown availed till date			
4	Customer Receipts Used for Project	1,87,42,47,827	1,87,42,47,827	10,30,25,345
5	Total Funds for Project	2,37,42,47,827	2,37,42,47,827	29,30,25,345
6	Total Estimated Cost (As per Table A)	2,37,42,47,827	2,37,42,47,827	29,30,25,345

Table G
Any Comments/Observations of CA

1.	Indirect Taxes are included in estimated cost of project and actual incurred cost of the Project as Project is no ITC credit Project
2	The carpet Area for the Project given in Table C is as per Real Estate Regulation Act 2016 (RERA Act) and the said Area is taken as per floor drawings given by the Architect & as certified by the Promoter.
3	Unit wise consideration receivable as per Ready Reckoner Rate (RRR) (Table C) as applicable for Residential Units as notified under the provisions of the Maharashtra Stamp (Determination of True Value of Property) Rules 1995 is arrived at after taking into consideration carpet area as per RERA 2016 Act, enclosed balcony, Dry balcony, proportionate area, Terrace / open balcony area and Parking Areas. The value of consideration of unsold units is arrived at as per RR Rates published by the Government of Maharashtra and as applicable on the date of certificate. The promoters have produced sample valuation prepared by stamp duty authority, Government of Maharashtra and represented to us the detailed calculations for the same. We have relied on the representation given by the Promoter, considered for the purpose of reporting consideration receivable in Form 3. The final/ correct value of the respective individual unsold flat for stamp duty would be determined by the stamp duty authority at the time of registration of flat.
4	The estimated cost for the project is taken as per the Certificate issued by Managment of the firm for the purpose of Real Estate Regulation Act 2016 & Maharashtra Real Estate Regulatory Authority (General) Regulations 2017. Since cost for the project is estimated, there may be deviation in quantity required for development of the Real Estate Project or any deviation in rates/cost for the items, will result in amendment of the cost of incurred/to be incurred
5	We have carried out our verification in accordance with Auditing Standards generally accepted in India, which inter-alia includes application of such test checks as may be appropriate and also the application of the concept of materiality. Accordingly the cost incurred with reference to cost of construction for the Project, has been verified by us in accordance with the said Auditing Standards. We have relied on the figures of opening cost of construction incurred for FY 2022-23 from audited books & FY 2023-24 (up to 30-Sep-2023) from unaudited books of accounts applying materiality check for the figures wherever necessary
6	The cost of construction incurred as on 30-Sep-2023 is verified from unaudited books of accounts which are subject to Audit under Income Tax Act 1961. The information reported for the purpose of this certificate is on the basis of the documents, records, books of accounts and information & explanation made available by the promoter and verified by the practicing Chartered Accountant on test check basis & checks as considered appropriate.
7	The cost of construction incurred for the project mentioned in the certificate is solely & exclusively for the purpose of reporting the cost incurred as per Real Estate (Regulation & Development) Act 2016 Maharashtra Real Estate Regulatory Authority Rules 2017 & The Maharashtra Real Estate(Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Websites) Rules 2017. The cost of construction incurred is worked out as per the definitions given under the Act and rules prescribed & clarifications issued by RERA Authorities from time to time (till the date of issue of certificate) & bisect on supporting references, material available for interpretations of cost of construction for compliance reporting under RERA
8	The number of units sanctioned in the Project is taken as given & certified by the Promoter based on Sanctioned Plan by the Local Authorities We have relied on the Certification of units given by the Promoter in this regard
9	Incurred cost of onsite expenditure for development towards cost of service (including water, electricity, sewerage, drainage, layout, road, etc.) is included in cost of construction at Table B 2 (iii)
10	The statistical data of units sold, amount received from prospective customers, & balance receivable position reported in Form 3 Table C under Unsold Inventory is as on 30-Sep-2023.
11	The promoters have represented us that Tower A in Project is to be considered as separate phase for the purpose of registering with MAHARERA Authorities & for reporting as per Real Estate (Regulation & Development) Act 2016, Maharashtra Real Estate Regulatory Authority Rules 2017 & The Maharashtra Real Estate(Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website Rules 2017. The promoters have represented to us that, this phase wise bifurcation is solely & exclusively for the purpose of registration with RERA Authorities, on which we have relied for the purpose of certification
12	The interest cost (on Bank & NBFC), incurred is allocated between Building "A" & Other buildings on the basis of year wise cost incurred including land cost. The promoters have represented to us that for interest allocation, total cost incurred is to be considered as cost of construction incurred and the land cost for the purpose of reporting under RERA & registration with RERA Authorities. We have relied on such representation



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13	The allocation of common development expenditure & incidental expenditure is solely & exclusively for the purpose of reporting ,the cost incurred as per Real Estate (Regulation & Development) Act 2016 ,Maharashtra Real Estate Regulatory Authority Rules 2017 & The Maharashtra Real Estate(Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Websites) Rules 2017. The common development expenditure is arithmatically worked out which is identified by engineering\cost Department based on their estimate figure related to it. The books of accounts give the details of combined expenditure on the project. The books do not give individual building wise break up of expenses incurred. The allocation is done on the rationale basis.
14	Total Estimated Land cost reported in Table A is based on estimated amount payable to Land Owner / co-promoter as per Development Agreement dated 19-January-2023 plus Stamp duty and registration charges incurred for the registration of said Development Agreement.

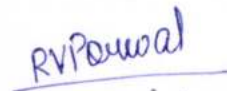
Agreed and accepted by:
For Ennergia Skyi Ventures



Signature of Promoter
Authorised Signatory
Name: Sushant Mohan Jadhav
Date: 10-Oct-2023



Yours Faithfully
FOR R V Porwal & Associates
Chartered Accountants



Membership No. 152305
Name: CA Rashmi Porwal



UDIN:

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