Supriya Abhijit Mundada
CHARTERED ACCOUNTANT
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Annexure D
FORM 3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(To be Submitted at the time of Registration of the Project and for withdrawal of Money from designated Account)

To,
Kumar Kering Developers LLP
Kumar Capital, 2413, East Street,
Camp, Pune - 411 001

Subject: Certificate of Financial Progress Of work of Palmspring Tower A-6 , A-7 , B-3 having MahaRERA Registration Number P52100018532 (Only Applicable after Project registration) being developed by Kumar Kering Developers LLP

Sir,
This certificate is being issued for RERA Compliance for the Palmspring Tower A-6 , A-7 , B-3 having MahaRERA Registration Number P52100018532 (Only Applicable after Project registration) being developed by Kumar Kering Developers LLPand is based on the records and documents produced before me and explanation provided to me by the Management of the Company.

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	i			**Land Cost :**	
		a		Value of Land as ascertained from the Annual Statement of the Rates (ASR)	18,91,21,780
		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 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 stamp duty, transfer charges, registration fees etc; and	
		e		Estimated Land Premium payable as per Annual statement of Rates (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 Engineer	
			ii	Estimated Cost towards clearance of Land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for provinding 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.	
			iii	Estimated Cost of ASR linked Premium, Fees, Charges and Scrutiny 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:	**18,91,21,780**
	ii			**Development Cost/ Cost of Construction of Building**	
		a		Estimated Cost of Construction as certified by Engineer	47,41,00,000
		b		Cost incurred on additional items not included in estimated cost (As per engineers 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.	23,22,00,000
		d		Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory authority.	1,35,15,455
		e		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	3,00,10,816
				Sub-Total of Development Cost:	**74,98,26,271**
				Total Cost of the Project (Estimated)	**93,89,48,051**

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

SUPRIYA ABHIJIT MUNDADA
M. No. 156545
Chartered Accountant

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

Sr. No.				Particulars	Amount in Rs. (Incurred)
1	i			Land Cost :	
	g			Value of Land as ascertained from the Annual Statement of the Rates (ASR)	18,91,21,780
	h			Incurred Expenditure on Premiums 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 any statutory authority.	
	i			Incurred Expenditure for Acquisition cost of TDR (If any)	
	j			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	
	k			Land Premium paid for redevelopment of land owned by Public Authorities.	
	l			Under Rehabilitation scheme:	
		i		Incurred Expenditure for construction of rehabilitation building Minimum of (a) or (b) to be consider.	
			(a)	Cost incurred for construction rehab building including site development and infrastructure for the same as certified by Engineer.	
			(b)	Incurred Expenditure for construction rehab building as per the books of accounts as verified by the CA.	
		ii		Incurred Expenditure towards clearance of land of all or any encumbrance including cost of removal of legal / illegal occupants, cost for providig temporary Transit accomodation 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.	
		iii		Incurred Expenditure of ASR linked Premium, Fees, Charges and Scrutiny Deposits or Maintenance deposit or any amount whatsoever payable to any authorities towards and in project or Rehabilitation .	
		iv		Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
				Sub-Total of LAND COST :	**18,91,21,780**
2				**Development Cost/ Cost of Construction of Building**	
	(a)			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,	31,28,38,847
		(b)		Actual cost of construction incurred as per the books of accounts as verified by the CA.	30,35,95,106
	(b)			Cost incurred on additional items not included in estimated cost (As per engineers certificate)	
	(c)			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.	20,96,57,782
	(d)			Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory authority.	1,29,67,723
	(e)			Incurred expenditure towards interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
				Sub-Total of Development Cost :	**52,62,20,611**
3				Total Cost of the Project (Actual incurred as on date of Certificate)	**71,53,42,391**
4				Proportion of the Cost incurred on hand Cost and Construction Cost to the total Estimated Cost (Table A).	76
5				Amount which can be withdrawn from the Designated Account.	71,53,42,391
6				Less : Amount withdrawn till date of this certificate from the Designated Accoun.	53,59,47,298
7				Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	**17,93,95,093**

* Pass through charges or indirect taxes not included in incurred in cost of the project.

M. No. 156545

Chartered Accountants

Table C - Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs) (3)	Unit Consideration as per Agreement / Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables (6)
1	A-6/704	60.10	60,64,183	48,51,345	12,12,838
2	A-6/1104	60.10	60,86,865	48,69,489	12,17,376
3	A-6/702	59.60	58,63,140	46,90,511	11,72,629
4	A-6/1202	59.60	60,04,080	51,18,478	8,85,602
5	A-6/604	60.10	60,64,183	45,68,269	14,95,914
6	A-6/304	60.10	59,97,190	47,97,755	11,99,435
7	A-6/404	60.10	59,97,190	47,97,755	11,99,435
8	A-6/1204	60.10	59,97,190	47,97,634	11,99,556
9	A-6/1203	67.20	65,50,621	52,40,497	13,10,124
10	A-6/403	88.20	84,61,582	57,96,182	26,65,400
11	A-6/303	88.20	84,61,582	67,69,264	16,92,318
12	A-6/803	67.20	64,43,299	51,54,641	12,88,658
13	A-6/603	88.20	84,61,582	67,69,264	16,92,318
14	A-6/804	60.10	58,75,035	47,80,029	11,95,006
15	A-6/1303	88.20	86,31,100	38,29,368	47,91,732
16	A-6/904	60.10	59,52,880	47,62,304	11,90,576
17	A-6/1102	59.60	58,50,000	46,79,998	11,70,002
18	A-6/802	59.60	57,74,400	45,76,212	11,98,188
19	A-6/204	60.10	57,80,915	46,24,735	11,56,180
20	A-6/903	88.20	83,85,374	54,59,580	29,25,794
21	A-6/203	67.20	63,35,400	50,36,643	12,98,757
22	A-6/701	60.10	58,04,125	46,43,300	11,60,825
23	A-6/801	60.10	58,04,125	45,99,769	12,04,356
24	A-6/902	59.60	58,10,940	46,05,167	12,05,773
25	A-6/703	88.20	83,00,615	60,39,537	22,61,078
26	A-6/602	59.60	57,56,652	45,74,176	11,82,476
27	A-6/1004	60.10	59,09,760	42,88,037	16,21,723
28	A-6/503	88.20	71,91,684	2,16,526	69,75,158
29	A-6/504	60.10	60,63,800	41,44,144	19,18,656
30	A-6/1404	60.10	60,42,555	47,88,727	12,53,828
31	A-6/1103	88.20	85,23,700	67,55,031	17,68,669
32	A-6/502	59.60	57,56,652	45,62,149	11,94,503
33	A-6/402	59.60	57,56,652	18,59,810	38,96,842
34	A-6/601	60.10	58,25,436	51,78,651	6,46,785
35	A-6/1002	59.60	55,70,820	44,00,946	11,69,874
36	A-6/1101	60.10	58,67,425	46,49,934	12,17,491
37	A-6/401	60.10	57,51,375	45,57,968	11,93,407
38	A-6/901	60.10	58,31,555	40,52,941	17,78,614
39	A-6/1003	88.20	85,47,828	67,74,149	17,73,679
40	A-6/1201	60.10	58,77,975	46,58,295	12,19,680
41	A-6/502	59.60	57,26,276	45,23,837	12,02,539
42	A-6/1301	60.10	58,83,250	24,47,829	34,35,421
43	A-6/1403	88.20	85,64,185	67,65,706	17,98,479
44	A-6/1504	60.10	57,49,265	50,73,695	6,75,570
45	A-6/1401	60.10	58,93,800	46,85,572	12,08,228
46	A-6/101	60.10	57,57,705	45,48,586	12,09,119
47	A-6/1402	59.60	60,35,400	52,20,529	8,14,871
48	A-6/101	60.10	59,36,000	45,70,640	13,65,360
49	A-6/501	60.10	57,25,000	45,22,751	12,02,249
		3,241.70	31,44,61,446	23,36,88,455	8,07,72,991

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs) (3)	Unit Consideration as per Agreement / Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables (6)
1	A-7/504	60.00	61,16,405	42,81,482	18,34,923
2	A-7/1304	60.00	59,32,871	19,45,246	39,87,625
3	A-7/1001	60.00	60,69,861	42,48,900	18,20,961
4	A-7/1203	67.50	67,30,196	44,71,317	22,58,879
5	A-7/1104	60.00	61,62,525	42,52,143	19,10,382
6	A-7/404	60.00	62,54,126	4,37,783	58,16,343
7	A-7/603	67.50	64,83,755	27,00,484	37,83,271
8	A-7/304	60.00	61,26,193	42,23,134	18,03,059
9	A-7/503	88.00	85,94,431	60,16,106	25,78,325
10	A-7/1004	60.00	61,43,000	41,70,009	18,72,991
11	A-7/504	60.00	61,88,850	42,08,396	19,80,454
12	A-7/1201	60.00	59,77,900	42,21,630	17,56,270
13	A-7/1202	59.50	60,80,900	41,84,529	18,46,371
14	A-7/701	60.00	60,06,700	42,04,687	18,02,013
15	A-7/704	60.00	61,15,140	13,07,015	48,08,125
16	A-7/904	60.00	61,36,200	41,25,632	20,10,568
17	A-7/604	60.00	65,31,075	42,77,852	22,53,223
18	A-7/1103	88.00	89,43,575	59,97,961	29,45,614
19	A-7/1401	60.00	62,41,500	44,06,628	18,34,872
20	A-7/903	88.00	87,54,595	60,40,665	27,13,930
21	A-7/704	60.00	61,18,299	43,48,893	17,69,406
22	A-7/1003	88.00	89,06,500	61,45,477	27,61,023
23	A-7/703	88.00	88,43,575	61,02,060	27,41,515
24	A-7/1403	88.00	88,44,214	62,19,098	26,25,116
25	A-7/801	60.00	61,59,886	14,34,441	47,25,445
26	A-7/502	59.50	60,50,910	14,27,397	46,23,513
27	A-7/802	59.50	61,86,500	42,68,681	19,17,819
28	A-7/1204	60.00	59,32,971	15,57,435	43,75,536
29	A-7/801	60.00	59,16,123	7,01,000	52,15,123
30	A-7/1303	88.00	89,06,500	9,35,183	79,71,317
31	A-7/203	87.00	65,91,000	14,00,000	51,91,000
32	A-7/1404	60.00	62,76,249	6,59,006	56,17,243
33	A-7/501	60.00	58,26,039	25,00,000	33,26,039

34	A-7/1301	60.00	64,02,609	14,48,176	49,54,433
35	A-7/1101	60.00	64,02,609	7,16,163	56,86,446
36	A-7/408	88.00	89,17,729	26,37,878	62,79,851
37	A-7/303	88.00	89,17,725	64,65,351	24,52,374
38	A-7/402	58.50	60,03,975	42,02,782	18,01,193
39	A-7/601	60.00	61,58,313	6,46,623	55,11,690
40	A-7/605	88.00	99,80,011	61,96,205	37,83,806
		2,700.00	27,38,71,121	13,90,33,834	13,48,38,187

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs) (3)	Unit Consideration as per Agreement / Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables (6)
1	B-3 Wing-A/703	88.00	83,46,226	42,77,540	40,68,686
2	B-3 Wing-A/809	88.20	81,19,593	42,42,482	40,76,111
3	B-3 Wing-A/402	58.60	56,96,100	25,44,266	31,51,834
4	B-3 Wing-A/1103	85.00	84,67,550	49,42,842	35,24,708
5	B-3 Wing-A/803	58.70	64,83,720	33,71,534	31,12,186
6	B-3 Wing-A/701	60.80	57,49,344	29,32,167	28,17,177
7	B-3 Wing-A/1203	66.70	64,84,875	33,72,135	31,12,740
8	B-3 Wing-A/1303	85.00	85,47,578	44,85,741	40,61,837
9	B-3 Wing-A/403	88.10	82,94,865	42,30,383	40,64,482
10	B-3 Wing-A/1002	58.60	59,60,232	30,95,034	28,65,198
11	B-3 Wing-A/601	60.50	59,16,387	30,67,357	28,49,030
12	B-3 Wing-A/802	58.60	60,06,168	30,64,148	29,42,020
13	B-3 Wing-A/1201	58.50	60,75,235	7,79,946	52,95,289
14	B-3 Wing-A/902	58.60	58,26,600	19,60,297	38,66,303
15	B-3 Wing-A/901	58.50	59,51,825	30,95,000	28,56,825
16	B-3 Wing-A/903	85.00	85,28,312	26,73,739	58,54,573
17	B-3 Wing-A/1003	85.00	86,18,714	28,05,543	58,21,171
18	B-3 Wing-A/501	60.30	60,95,952	33,28,390	27,67,562
19	B-3 Wing-A/1101	58.30	61,25,892	64,091	60,59,801
20	B-3 Wing-A/604	87.80	88,33,860	8,38,056	79,95,804
21	B-3 Wing-A/303	88.00	88,39,532	5,00,000	83,39,532
22	B-3 Wing-A/1202	58.60	61,13,700	5,50,000	55,63,700
23	B-3 Wing-A/1104	91.20	88,42,750	9,28,489	79,14,261
24	B-3 Wing-A/1001	58.50	61,68,240	1,00,000	60,68,240
25	B-3 Wing-A/602	58.60	60,95,852	1,00,001	59,95,851
26	B-3 Wing-A/1304	91.20	92,95,090	9,79,984	83,15,106
27	B-3 Wing-A/1401	58.50	61,45,250	2,00,000	59,45,250
28	B-3 Wing-A/1404	91.20	91,30,508	2,00,000	89,30,508
29	B-3 Wing-A/1402	58.60	62,30,628	1,00,000	61,30,628
30	B-3 Wing-A/503	88.00	88,06,842	2,00,000	86,06,842
		2,068.70	21,61,14,512	6,33,13,965	15,28,00,547

Sr. No. (1)	Flat No. (2)	Carpet Area (in Sq. Mtrs) (3)	Unit Consideration as per Agreement / Letter of Allotment* (4)	Received Amount* (5)	Balance Receivables (6)
1	B-3 Wing-B/801	66.70	64,56,000	33,08,700	31,47,300
2	B-3 Wing-B/901	85.00	82,58,588	42,94,466	39,64,122
3	B-3 Wing-B/1101	85.00	85,15,680	43,64,284	41,51,396
4	B-3 Wing-B/1001	85.00	83,94,932	43,02,402	40,92,530
5	B-3 Wing-B/1301	85.00	85,52,730	43,83,273	41,69,457
6	B-3 Wing-B/603	58.50	56,64,168	31,57,474	25,06,694
7	B-3 Wing-B/701	88.00	83,21,289	42,64,662	40,56,627
8	B-3 Wing-B/1201	66.70	64,96,425	36,02,289	28,94,136
9	B-3 Wing-B/601	88.10	83,94,226	35,91,049	48,03,177
10	B-3 Wing-B/503	60.50	58,33,264	29,73,663	28,29,601
11	B-3 Wing-B/803	59.50	58,03,490	30,17,296	27,86,194
12	B-3 Wing-B/703	60.50	57,78,576	29,61,518	28,17,058
13	B-3 Wing-B/301	88.00	83,54,170	42,92,863	40,61,307
14	B-3 Wing-B/1203	59.50	58,25,490	29,85,557	28,39,933
15	B-3 Wing-B/1403	59.50	58,41,155	29,93,591	28,47,564
16	B-3 Wing-B/1003	59.50	58,20,000	30,16,000	27,84,000
17	B-3 Wing-B/1103	59.50	57,94,418	30,13,101	27,81,318
18	B-3 Wing-B/402	59.60	56,96,100	29,50,580	27,45,520
19	B-3 Wing-B/902	59.60	57,73,960	36,02,449	21,71,511
20	B-3 Wing-B/802	59.60	58,41,350	29,79,600	28,62,750
21	B-3 Wing-B/1002	59.60	57,95,280	35,67,368	22,27,912
22	B-3 Wing-B/501	88.00	83,17,868	42,42,112	40,75,756
23	B-3 Wing-B/602	59.60	57,74,400	29,44,946	28,29,454
24	B-3 Wing-B/503	60.30	56,57,333	28,85,241	27,72,092
25	B-3 Wing-B/502	59.60	57,14,388	29,71,376	27,43,808
26	B-3 Wing-B/401	88.10	82,25,884	42,77,509	39,48,475
27	B-3 Wing-B/203	59.50	58,36,250	30,27,489	29,08,761
28	B-3 Wing-B/1303	59.50	60,24,700	31,32,840	28,91,860
29	B-3 Wing-B/1202	59.60	59,61,279	3,70,932	55,90,346
30	B-3 Wing-B/1401	85.00	88,83,202	11,04,578	77,38,624
31	B-3 Wing-B/702	59.60	63,11,250	1,67,251	61,43,999
32	B-3 Wing-B/403	60.50	59,20,575	1,00,000	58,20,575
33	B-3 Wing-B/1302	59.60	61,45,020	7,85,475	53,59,545
34	B-3-Wing-B/1402	59.60	61,39,800	1,80,000	59,59,800
		2,302.20	22,65,12,143	9,89,11,944	12,62,00,200
Total		10,404.60	1,83,05,48,222	33,59,47,298	49,46,12,924

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

M. No. 156545

Unsold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (In Sq. Mtrs) (3)	Unit Consideration as per Ready recknor rate (4)
1	A-6/101	60.10	22,71,780
2	A-6/102	59.60	22,52,880
3	A-6/103	67.20	25,40,160
4	A-6/104	60.10	22,71,780
5	A-6/202	59.60	22,52,880
6	A-6/1001	60.10	22,71,780
7	A-6/1002	59.60	22,52,880
		426.30	1,61,14,140

Sr. No. (1)	Flat No. (2)	Carpet Area (In Sq. Mtrs) (3)	Unit Consideration as per Ready recknor rate (4)
1	A-7/101	60.00	22,68,000
2	A-7/102	59.50	22,49,100
3	A-7/103	67.50	25,51,500
4	A-7/104	60.00	22,68,000
5	A-7/201	60.00	22,68,000
6	A-7/202	59.50	22,49,100
7	A-7/301	60.00	22,68,000
8	A-7/302	59.50	22,49,100
9	A-7/401	60.00	22,68,000
10	A-7/602	59.50	22,49,100
11	A-7/702	59.50	22,49,100
12	A-7/802	59.50	22,49,100
13	A-7/1002	59.50	22,49,100
14	A-7/1102	59.50	22,49,100
15	A-7/1302	59.50	22,49,100
16	A-7/1402	59.50	22,49,100
		962.50	3,63,82,500

Sr. No. (1)	Flat No. (2)	Carpet Area (In Sq. Mtrs) (3)	Unit Consideration as per Ready recknor rate (4)
1	B-3 Wing-A/101	59.30	22,41,540
2	B-3 Wing-A/102	59.60	22,52,880
3	B-3 Wing-A/103	66.70	25,21,260
4	B-3 Wing-A/201	59.50	22,49,100
5	B-3 Wing-A/202	59.60	22,52,880
6	B-3 Wing-A/203	66.80	25,25,040
7	B-3 Wing-A/301	60.30	22,79,340
8	B-3 Wing-A/302	59.60	22,52,880
9	B-3 Wing-A/401	60.50	22,86,900
10	B-3 Wing-A/502	59.60	22,52,880
11	B-3 Wing-A/702	59.60	22,52,880
12	B-3 Wing-A/901	59.30	22,41,540
13	B-3 Wing-A/904	91.20	34,47,360
14	B-3 Wing-A/1004	91.20	34,47,360
15	B-3 Wing-A/1102	59.60	22,52,880
16	B-3 Wing-A/1204	87.90	33,22,620
17	B-3 Wing-A/1301	59.30	22,41,540
18	B-3 Wing-A/1302	59.60	22,52,880
19	B-3 Wing-A/1403	85.00	32,13,000
		1,264.20	4,77,86,760

Sr. No. (1)	Flat No. (2)	Carpet Area (In Sq. Mtrs) (3)	Unit Consideration as per Ready recknor rate (4)
1	B-3 Wing-B/101	66.70	25,21,260
2	B-3 Wing-B/102	59.60	22,52,880
3	B-3 Wing-B/103	59.30	22,41,540
4	B-3 Wing-B/201	66.80	25,25,040
5	B-3 Wing-B/202	59.60	22,52,880
6	B-3 Wing-B/302	59.60	22,52,880
7	B-3 Wing-B/303	60.30	22,79,340
8	B-3 Wing-B/1102	59.60	22,52,880
		491.50	1,85,78,700
Total		3,144.50	11,88,62,100

M. No. 156545
Chartered Accountant

Table D - Comparison between Balance Cost and receivables

Sr. 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)	22,36,05,660
2	Balance amount of receivables from sold Apartments as per Table C of this certificate (as certified by CA as verified from the records and books of Accounts)	49,46,12,924
3	i. Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,145
	ii. Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date to cartificate, to be calculated and certified by CA) as per Table C to this certificate	11,88,62,100
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	61,34,75,024
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 less than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	42,94,32,517
	Total	

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	53,59,47,298
3	Withdrawals	53,59,47,298
4	Closing Balance	-

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 Kumar Kering Developers LLP 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.

SUPRIYA ABHIJIT MUNDADA
M. No. 156545
Chartered Accountant

Table F - Means of Finance

Sr. No.	Particulars	Estimated* (At time of registration) (Proposed and Indicative) (In Rs.)	Proposed / Estimated (As on the date of Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	32,93,14,914	32,93,14,914	17,93,95,093
2	Total Borrowed Funds (Securred) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecurred) - Drawdown availed till date	-	-	-
4	Customer Receipts used for project	57,96,22,321	57,96,22,321	53,59,47,298
5	Total Funds for Project	90,89,37,235	90,89,37,235	71,53,42,391
6	Total Estimated Cost (As per Table A)	90,89,37,235		

Table G - Any Comments / Observations of CA

1	
2	
3	
4	

Yours Faithfully

Mundada A.

Supriya Abhijit Mundada
Chartered Accountants
M.No. 156545
Place : Pune
Date :- 05-04-2022
UDIN : 22156545AGQSLS2061

SUPRIYA ABHIJIT MUNDADA
M. No. 156545
Chartered Accountants

Agreed and Accepted By
KUMAR KERING DEVELOPERS LLP

Signature of Promoters
Name : Kewalkumar Jain
Date : 05/04/2022
PARTNER