

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Karnataka Real Estate (Regulation & Development) Rules, 2017)]
FORM-4

CHARTERED ACCOUNTANT'S CERTIFICATE FOR PROJECT MODIFICATION

Date: 08-11-2022

KRERA Registration Number: **PRM/KA/RERA/1251/308/PR/210518/004157**

Project Name : **CONFIDENT MEADOWS**

Promoter Name: **D J PROJECTS PVT LTD**

Cost of Real Estate Project: **Rs 77, 19, 33,106/-**

This Certificate **as on 30-09-2022** is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: **D J PROJECTS PVT LTD**

Name of the designated bank account as per KRBAD: **D J PROJECTS PRIVATE LIMITED RERA DESIGNATED ACCOUNT CONFIDENT MEADOWS**

Designated Account Number: **510909010159587**

Bank Name: **City Union Bank**

IFSC Code: **CIUB0000109**

Branch Name: **KORAMANGALA, BENGALURU**

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost:		
	a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.	16,00,00,000	16,00,00,000
	b. Amount paid for Acquisition/ purchase of TDR (if any)		



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	c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.		
	Sub - Total Land Cost	16,00,00,000	16,00,00,000
	ii. Development Cost/ Cost of Construction:	56,87,92,888	12,25,41,671
	a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	3,80,78,021	1,57,06,140
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.	50,62,197	25,32,030
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.		
	c. Principal sum and 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 Development Cost	61,19,33,106	14,07,79,841
	2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated Column.	Rs. 77,19,33,106/-	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	Rs. 30,07,79,841/-	
	4. Percentage of completion of construction work (as per Project Architect's Certificate	21.71 %	
	5. Proportion of the Cost incurred on Land Cost		



	to the Total Estimated Cost	100%
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost	21.54 %
	7. Total percentage of completion of construction as per CA (i.e., 3/2)	
	8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * percentage of completion of construction (lower of 4 & 7)	38.96 % Rs. 16,75,86,677/-
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. 44,73,71,754/-
	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate	(Rs. 27,97,85,077/-)
2	Borrowings / Mortgage Details (If Applicable)	
	A. Borrowing Details	
	1. Name of the Lender:	
	2. Amount Disbursed:	
	3. Amount pending for disbursement from Lender:	
	4. Amount to be repaid to lender:	
	B. Mortgage Details	
	1. Mortgaged to (Name of the Entity/ Institution) :	
	2. Amount Disbursed:	
	3. Amount pending for disbursement:	
	4. Amount to be repaid to lender:	
3	Details of transactions in the designated RERA Bank Account(include pre RERA transactions in case of ongoing projects, wherever applicable)	
	a. Total number of units booked	120 Units
	b. Total amount realized from sale of units during the quarter(3b)	Rs. 11,92,24,165/-
	c. Total amount deposited into the bank out of sale proceeds during the quarter (3)	Rs. 11,83,01,616/-
	d. % of Deposit made	99.23 %
	Reconciliation for the quarter:	
	a. Opening Balance Date (Quarter start date)	01/07/2022



b. Opening balance as per bank statement (INR) (to match with the previous quarter closing bank balance) :	Rs. 73,59,275/-
c. Deposits during the quarter on account of sales (INR) :	Rs 11,83,01,616/-
d. Other deposits made (if any) :	Rs 1,34,18,484/-
e. Withdrawals during the quarter from sale proceeds (INR) :	Rs 5,09,24,220/-
f. Other withdrawals made (if any) :	Rs. 6,80,00,000/-
g. Closing Balance as per bank statement (INR):	Rs. 2,01,55,155/-
h. Closing Balance Date (Quarter end date):	30/09/2022
Cumulative Reconciliation from the beginning of the project :	
a. Opening balance of the account (INR) :	Rs. 7,640/-
b. Total deposits made from sale proceeds (INR):	Rs. 46,75,19,269/-
c. Total deposits made other than sale proceeds (if any) (INR) :	Rs. 9,55,38,940/-
d. Total withdrawals made from sale proceeds (INR) :	Rs 44,73,71,754/-
e. Total withdrawals made other than those from sale proceeds (if any) (INR)	Rs 9,55,38,940/-
f. Closing balance for the current quarter (a+b+c)-(d+e)	Rs. 2,01,55,155/-

This certificate is being issued for the project **CONFIDENT MEADOWS** with RERA Registration No. **KA/RERA/1251/308/PR/210518/004157** for period ended 30-09-2022 in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Qualification / Observations – The amount withdrawn in excess of percentage of completion is (Rs. 27,97,85,077/-)

I hereby certify that the total amount collected / realised from the allottees on account of sale / bookings of units during the quarter is Rs 11,92,24,165/- (as per point A) out of which Rs 11,83,01,616/- is deposited into the Project designated Bank account as per section 4(2)(1)(D) of the Act.



Yours Faithfully,


**Signature of the Chartered Accountant****Name:** Shubham Dalmia

LTA & Co

Partner

Membership Number: 310769**Address:** LTA & Co

FRN: 024083S

51/7 /1, Chitrakoot, Rathna Avenue,

Richmond road, Bangalore -560025

Email ID: onlinelta@gmail.com**UDIN:****(Additional Information for Ongoing Projects)**

	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	
	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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 Annexure A to this certificate	
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	
5	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account.	

IF Sl.No4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	
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RERA ANNEXURE-A

1. Statement for calculation of Sale Receipts from the ongoing Real Estate Project

(The content of this section is crossed out with a large diagonal line.)



Sr. No.	Client Details	Ref. No.	Contract Amount in lakhs	Contract Amount in per Agreement Letter of allotment (Rs)	Received Amount	Balance Outstanding	Date of Payment of bill	In Agreement Registered Yes/No
1	CP/MED/8102/71 Ashwini S R	8102	934	6,765,000	5,620,000	2,880,000	09/12/2021	Yes
2	CP/MED/8103/70 Rama Raj, Varadachari	8103	857	6,880,000	2,990,000	2,610,000	01/12/2021	Yes
3	CP/MED/8104/69 Mr. Murugan Krishna Rao	8104	720	5,400,000	5,510,000	1,990,000	26/01/2022	Yes
4	CP/MED/8201/81 Umesh Kandappa	8201	1,034	10,300,000	6,590,000	4,000,000	16/01/2022	Yes
5	CP/MED/8202/82 Mr. Anil K	8202	913	8,800,000	5,670,000	5,114,000	11/12/2021	Yes
6	CP/MED/8203/83 Mrs. Suresh Anil Sam	8203	926	7,800,000	5,830,000	5,130,000	29/11/2021	Yes
7	CP/MED/8204/84 Mr. Vivek Divyash	8204	944	7,100,000	4,780,000	2,540,400	08/11/2021	Yes
8	CP/MED/8205/85 George Mathew Varthana	8205	1,004	8,582,000	5,780,704	5,832,138	27/12/2021	Yes
9	CP/MED/8206/86 Mr. Vinay Kumar	8206	915	6,760,000	4,377,250	2,267,750	12/10/2021	Yes
10	CP/MED/8207/87 Mahesh Ambekar	8207	924	6,821,200	4,192,730	2,788,480	17/12/2021	Yes
11	CP/MED/8208/88 Mr. Rukhmi Pathak	8208	944	7,010,000	5,094,230	3,481,750	11/04/2021	Yes
12	CP/MED/8209/89 Mr. Anil Sakumar Nam	8209	1,004	9,700,000	6,019,000	5,632,000	14/09/2021	Yes
13	CP/MED/8210/90 Mr. Prasad Bhatnagar	8210	913	6,700,000	3,774,630	2,925,370	26/11/2021	Yes
14	CP/MED/8211/91 Mr. Akhil Thomas	8211	924	7,000,000	3,850,000	3,150,000	07/10/2021	Yes
15	CP/MED/8212/92 Mr. Vinay Raj	8212	944	6,824,371	3,029,676	2,894,697	16/11/2021	Yes
16	CP/MED/8213/93 Mr. Dhruv	8213	1,004	9,100,000	3,607,500	3,702,500	26/11/2021	Yes
17	CP/MED/8214/94 Mr. Niranjan Kumar	8214	913	6,765,000	4,019,000	2,706,000	27/10/2021	Yes
18	CP/MED/8215/95 Mr. Shantanu Joshi	8215	924	7,100,000	3,903,000	3,193,000	14/09/2021	Yes
19	CP/MED/8216/96 Mr. Satender Kumar Verma	8216	944	6,600,000	4,000,000	3,720,000	07/10/2021	Yes
20	CP/MED/8217/97 Mr. Sushil Kumar	8217	1,004	9,600,000	5,170,000	4,430,000	01/12/2021	Yes
21	CP/MED/8218/98 Mr. Pradeep Das	8218	913	6,800,000	4,090,000	2,790,000	07/12/2021	Yes
22	CP/MED/8219/99 Mr. Sanjay Sinha	8219	924	6,800,000	3,400,000	3,400,000	24/10/2021	Yes
23	CP/MED/8220/00 Mr. Anil Kumar	8220	944	7,200,000	3,960,000	3,240,000	07/10/2021	Yes
24	CP/MED/8221/01 Mr. Geeta Baby	8221	1,004	9,582,340	5,270,340	4,312,376	28/12/2021	Yes
25	CP/MED/8222/02 Mr. Ashwin Thapa	8222	913	6,880,500	4,139,500	2,745,450	18/12/2021	Yes
26	CP/MED/8223/03 Mr. Jyoti Kumar	8223	924	7,000,000	3,905,000	3,180,000	14/09/2021	Yes
27	CP/MED/8224/04 Mr. Ravi Kumar	8224	944	7,040,400	4,274,400	2,816,120	28/10/2021	Yes
28	CP/MED/8225/05 Mr. Anshu Thapa	8225	913	6,990,500	4,054,833	2,935,667	01/09/2021	Yes
29	CP/MED/8226/06 Mr. Mahesh Prasad	8226	924	7,250,000	4,350,000	2,900,000	20/11/2021	Yes
30	CP/MED/8227/07 Mr. Karan Singh	8227	913	5,944,500	3,278,880	2,665,620	05/08/2022	Yes
31	CP/MED/8228/08 Mr. Arjun Alan Kherani	8228	716	5,700,400	3,279,400	2,909,990	21/08/2021	Yes
32	CP/MED/8229/09 Mr. Chitra Gang	8229	749	9,000,000	4,950,000	4,950,000	03/08/2022	Yes
33	CP/MED/8230/10 Mr. Vinod	8230	913	7,000,000	4,000,000	2,520,000	24/08/2021	Yes
34	CP/MED/8231/11 Mr. Arjun Thapa	8231	716	5,764,400	3,473,070	2,311,330	06/01/2022	Yes
35	CP/MED/8232/12 Mr. Rajendra Singh	8232	749	3,800,800	1,772,470	2,028,330	21/12/2021	Yes
36	CP/MED/8233/13 Mr. Arjun Singh	8233	749	5,760,500	3,500,570	3,004,920	12/08/2022	Yes
37	CP/MED/8234/14 Mr. Arjun Singh	8234	749	7,000,000	4,350,000	2,950,000	16/01/2022	Yes
38	CP/MED/8235/15 Mr. Anshu Thapa	8235	749	6,900,000	3,509,999	2,400,001	18/07/2022	Yes
39	CP/MED/8236/16 Mr. Anshu Thapa	8236	749	6,300,000	3,720,000	2,600,000	26/10/2021	Yes
40	CP/MED/8237/17 Mr. Anshu Thapa	8237	749	6,300,000	3,720,000	2,600,000	24/07/2022	Yes
41	CP/MED/8238/18 Mr. Anshu Thapa	8238	749	6,300,000	3,720,000	2,600,000	11/07/2022	Yes
42	CP/MED/8239/19 Mr. Anshu Thapa	8239	749	6,300,000	3,720,000	2,600,000	21/06/2022	Yes
43	CP/MED/8240/20 Mr. Anshu Thapa	8240	749	6,300,000	3,720,000	2,600,000	18/07/2022	Yes
44	CP/MED/8241/21 Mr. Anshu Thapa	8241	749	6,300,000	3,720,000	2,600,000	08/08/2022	Yes
45	CP/MED/8242/22 Mr. Anshu Thapa	8242	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes
46	CP/MED/8243/23 Mr. Anshu Thapa	8243	749	6,300,000	3,720,000	2,600,000	06/08/2022	Yes
47	CP/MED/8244/24 Mr. Anshu Thapa	8244	749	6,300,000	3,720,000	2,600,000	09/04/2022	Yes
48	CP/MED/8245/25 Mr. Anshu Thapa	8245	749	6,300,000	3,720,000	2,600,000	20/10/2021	Yes
49	CP/MED/8246/26 Mr. Anshu Thapa	8246	749	6,300,000	3,720,000	2,600,000	18/12/2021	Yes
50	CP/MED/8247/27 Mr. Anshu Thapa	8247	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes
51	CP/MED/8248/28 Mr. Anshu Thapa	8248	749	6,300,000	3,720,000	2,600,000	26/06/2022	Yes
52	CP/MED/8249/29 Mr. Anshu Thapa	8249	749	6,300,000	3,720,000	2,600,000	02/07/2022	Yes
53	CP/MED/8250/30 Mr. Anshu Thapa	8250	749	6,300,000	3,720,000	2,600,000	09/04/2022	Yes
54	CP/MED/8251/31 Mr. Anshu Thapa	8251	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes
55	CP/MED/8252/32 Mr. Anshu Thapa	8252	749	6,300,000	3,720,000	2,600,000	01/09/2022	Yes
56	CP/MED/8253/33 Mr. Anshu Thapa	8253	749	6,300,000	3,720,000	2,600,000	02/06/2022	Yes
57	CP/MED/8254/34 Mr. Anshu Thapa	8254	749	6,300,000	3,720,000	2,600,000	08/04/2022	Yes
58	CP/MED/8255/35 Mr. Anshu Thapa	8255	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes
59	CP/MED/8256/36 Mr. Anshu Thapa	8256	749	6,300,000	3,720,000	2,600,000	01/09/2022	Yes
60	CP/MED/8257/37 Mr. Anshu Thapa	8257	749	6,300,000	3,720,000	2,600,000	02/06/2022	Yes
61	CP/MED/8258/38 Mr. Anshu Thapa	8258	749	6,300,000	3,720,000	2,600,000	08/04/2022	Yes
62	CP/MED/8259/39 Mr. Anshu Thapa	8259	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes
63	CP/MED/8260/40 Mr. Anshu Thapa	8260	749	6,300,000	3,720,000	2,600,000	01/09/2022	Yes
64	CP/MED/8261/41 Mr. Anshu Thapa	8261	749	6,300,000	3,720,000	2,600,000	02/06/2022	Yes
65	CP/MED/8262/42 Mr. Anshu Thapa	8262	749	6,300,000	3,720,000	2,600,000	08/04/2022	Yes
66	CP/MED/8263/43 Mr. Anshu Thapa	8263	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes
67	CP/MED/8264/44 Mr. Anshu Thapa	8264	749	6,300,000	3,720,000	2,600,000	01/09/2022	Yes
68	CP/MED/8265/45 Mr. Anshu Thapa	8265	749	6,300,000	3,720,000	2,600,000	02/06/2022	Yes
69	CP/MED/8266/46 Mr. Anshu Thapa	8266	749	6,300,000	3,720,000	2,600,000	08/04/2022	Yes
70	CP/MED/8267/47 Mr. Anshu Thapa	8267	749	6,300,000	3,720,000	2,600,000	28/10/2021	Yes



13	CP/MED/C101/121 Mr. Raju George	C101	745	5,400,000	2,875,870	2,524,130	30/04/2021	Yes
14	CP/MED/C101/122 Kalyan Ramnath	C101	753	5,850,000	3,122,160	2,727,840	02/07/2021	Yes
15	CP/MED/C101/141 Santhosh Kumar M	C101	760	5,900,000	3,221,000	2,679,000	25/08/2022	Yes
16	CP/MED/C101/142 Sukesh Menon	C101	761	6,000,000	3,283,910	2,716,090	14/11/2021	Yes
17	CP/MED/C101/148 Shashan Kumar	C101	763	6,100,000	3,361,000	2,739,000	06/04/2022	Yes
18	CP/MED/C101/150 Mr. Vinu the Sanyas Sathya	C101	764	6,300,000	3,500,830	2,799,170	11/03/2022	Yes
19	CP/MED/C101/153 Mrs. Sandhya Susan	C101	766	6,800,000	3,804,430	2,995,570	18/03/2022	Yes
20	CP/MED/C101/162 Mr. V. Manikandan	C101	769	6,600,000	3,396,300	2,203,700	23/03/2022	Yes
21	CP/MED/C101/171 Koda Sunny	C101	921	6,800,000	3,139,100	2,759,900	18/10/2021	Yes
22	CP/MED/C101/180 Mr. Rajasekar Singh	C101	763	5,700,000	3,289,000	2,411,000	21/02/2022	Yes
23	CP/MED/C101/181 Mrs. P. J. Sharma	C101	766	5,500,000	3,494,312	2,005,688	19/03/2022	Yes
24	CP/MED/C101/128 Mr. Anshu Ram	C101	766	5,800,000	3,804,570	2,044,430	25/04/2022	Yes
25	CP/MED/C101/134 Mr. Arjun Narayanan	C101	769	5,800,000	2,948,400	2,948,400	01/12/2021	Yes
26	CP/MED/C101/151 S. Sathya Nar	C101	921	6,800,000	4,139,090	2,759,910	13/12/2021	Yes
27	CP/MED/C101/142 Siddique Hashim Mohammed	C101	763	6,146,000	3,994,903	2,151,097	08/08/2022	Yes
28	CP/MED/C101/163 K. Senani	C101	766	5,350,000	3,350,000	2,000,000	18/12/2021	Yes
29	CP/MED/C101/167 Mr. S. Shashikiran	C101	766	5,800,000	3,720,000	4,330,000	15/01/2022	Yes
30	CP/MED/C101/164 Christy Nishak	C101	769	5,400,000	3,360,000	2,200,000	15/01/2022	Yes
31	CP/MED/C101/171 Prerith M.R.	C101	820	6,800,000	4,139,101	2,759,899	18/12/2021	Yes
32	CP/MED/C101/186 U. Moujia	C101	766	6,100,000	3,050,000	3,050,000	16/08/2022	Yes
33	CP/MED/C101/194 Mr. J. J. P.	C101	763	6,000,000	3,618,157	2,412,103	16/11/2021	Yes
34	CP/MED/C101/171 Mr. Rajay Rajan	C101	766	5,500,000	3,619,880	3,519,220	26/11/2021	Yes
35	CP/MED/C101/180 Mr. Arjun J. J.	C101	766	5,100,000	2,310,000	2,310,000	24/03/2022	Yes
36	CP/MED/C101/183 Ravi Thakur	C101	769	5,200,000	3,054,000	2,746,000	27/01/2022	Yes
37	CP/MED/C101/183 Ravi Thakur	C101	921	6,300,000	3,722,340	3,916,260	10/03/2022	Yes
38	CP/MED/C101/185 Mr. Anish Kumar	C101	766	6,176,500	4,034,725	2,161,775	30/08/2022	Yes
39	CP/MED/C101/125 Mr. Vikram Babu	C101	763	5,334,500	3,584,700	2,889,800	19/04/2022	Yes
40	CP/MED/C101/184 Anish Kumar	C101	766	5,800,000	3,736,000	2,630,000	28/11/2021	Yes
41	CP/MED/C101/189 Mr. Subash	C101	766	5,900,000	3,838,250	2,666,750	01/04/2022	Yes
42	CP/MED/C101/182 Manish Kumar	C101	769	5,733,000	3,046,570	2,672,130	03/12/2021	Yes
43	CP/MED/C101/187 Anika Mitra	C101	921	7,200,000	3,960,000	3,240,000	14/12/2021	Yes
44	CP/MED/C101/188 Mr. Mohan Kumar	C101	763	6,100,000	700,000	5,400,000	28/09/2022	Yes
45	CP/MED/C101/181 Mr. Anish Kamrath	C101	763	5,974,500	3,883,425	2,091,075	14/02/2022	Yes
46	CP/MED/C101/185 Mrs. Sheela Haroub	C101	763	5,500,000	3,619,580	3,409,220	09/11/2021	Yes
47	CP/MED/C101/190 Mr. Nisha Chandra	C101	766	5,180,000	3,108,000	3,072,000	23/02/2022	Yes
48	CP/MED/C101/196 Geo. Antony	C101	769	5,600,000	2,610,000	3,190,000	14/12/2021	Yes
49	CP/MED/C101/193 Gaurav Kumar	C101	921	6,950,000	3,121,500	3,822,500	11/12/2021	Yes
50	CP/MED/C101/193 Gaurav Kumar	C101	766	6,136,500	4,014,725	2,161,775	05/09/2022	Yes
51	CP/MED/C101/198 Anu Varughese	C101	763	5,974,500	3,883,425	2,091,075	23/12/2021	Yes
52	CP/MED/C101/198 Anu Varughese	C101	766	5,790,000	3,415,995	2,280,000	23/12/2021	Yes
53	CP/MED/C101/136 Mr. K. S. HARIKUMAR	C101	766	5,600,000	2,971,200	2,628,800	01/04/2022	Yes
54	CP/MED/C101/136 Mr. K. S. HARIKUMAR	C101	769	5,200,000	3,515,000	2,065,000	09/12/2021	Yes
55	CP/MED/C101/145 Pottipati Amaram	C101	921	6,600,000	3,400,000	3,199,999	09/12/2021	Yes
56	CP/MED/C101/154 Geetika Biswal	C101	766	6,200,000	3,720,500	2,479,500	19/08/2021	Yes
57	CP/MED/C101/146 Mr. Arpit Jain	C101	763	6,145,200	3,383,857	2,791,343	28/06/2022	Yes
58	CP/MED/C101/147 Roshita Bonuah	C101	766	5,755,000	3,726,490	2,008,510	08/11/2021	Yes
59	CP/MED/C101/152 Mr. Anil Kumar	C101	766	5,900,000	3,540,000	2,580,000	11/02/2022	Yes
60	CP/MED/C101/157 Nattath Jayaram	C101	769	5,545,000	3,565,400	2,375,600	11/12/2021	Yes
61	CP/MED/C101/144 Suresh Kumar	C101	921	6,550,000	3,127,500	3,822,500	11/12/2021	Yes
62	CP/MED/C101/155 Geeta	C101	766	6,176,500	3,705,500	2,470,000	03/08/2022	Yes
Total			187,151	809,591,029	473,771,943	435,819,116		

2. Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential/ Commercial premises Rs. 91,494/- Per sq mts. (Rs. 8,500/- per SFT)



Sl. No.	Flat Nos	Carpet Area	Unit Consideration as per Ready Reckoner Rate	Unit Consideration as per Agreement /Letter of Allotment
1	A101	1,115	8,500	9,479,693
2	B103	766	8,500	6,510,713
3	C206	788	8,500	6,701,021
4	C306	788	8,500	6,701,021
5	C106	788	8,500	6,701,060
	Total	4,246		

Unsold unit details after modification:

Sl No	Not Shown in Report	Carpet Area in sft/sq.mtrs	Unit Consideration as per Ready Reckoner Rate	Unit Consideration as per Agreement /Letter of Allotment
1	A 801	1,136	8,500	9,652,617
2	A 804	798	8,500	6,786,060
3	A 902	788	8,500	6,694,616
4	A 903	788	8,500	6,694,616
5	B 901	709	8,500	6,023,050
6	B 902	867	8,500	7,367,097
7	B 903	201	8,500	1,711,853
8	B 904	950	8,500	8,077,090
9	B 905	788	8,500	6,701,021
10	B 906	682	8,500	5,800,720
11	C1001	709	8,500	6,023,050
12	C1002	663	8,500	5,637,860
13	C 1003	662	8,500	5,624,136
14	C 1004	650	8,500	5,528,982
15	C 1005	788	8,500	6,701,021
16	C 1006	682	8,500	5,800,720
		11,862		

This certificate is being issued for RERA compliance for the Company **D J Projects Pvt Ltd** and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.



This is also to be noted that the promoters has applied / going to apply for the modification and this certificate has been issued on the specific request for submission to the RERA department. The certificate is provided based on the input provided by the promoter that there is only change in the total number of units and the total area accordingly.

Yours Faithfully,

Shubham Dalmia



Signature of the Chartered Accountant

Name: Shubham Dalmia

LTA & Co

Partner

Membership Number: 310769

Address: LTA & Co

FRN: 024083S

51/7 /1, Chitrakoot, Rathna Avenue,

Richmond road, Bangalore -560025

Email ID: onlinelta@gmail.com

UDIN: 22310769BCNAYI3428

Date: 08-11-2022