

R S P H & Associates
Chartered Accountants
Office No.48, 5th Floor JITO Business Bay, Near Kotak Mahindra Bank,
Opp. Hotel Sandip Mahamarg, Mumbai Naka, Nashik 422002.



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)

Date:08.11.2024

To,
The Partners,
Gokuldas Housing,
1st Floor, 2504/5, Shop No.09,
Giriraj Chambers, Main Road,
Chopda, Jalgaon,
Maharashtra- 425 107.

Subject: Certificate of Financial Progress of Work of "Gokuldas Housing" situated at Plot no.26, G. No. 1586, Mouje-Chopda, Old Shirpur Road, Indiratai Nagar-425107, having Maha RERA Registration Number P49900049845 being developed by "Gokuldas Housing".

Sir,

This certificate is being issued for RERA compliance for the "Gokuldas Housing" having Maha RERA Registration Number P49900049845 being developed by "Gokuldas Housing" 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 (As latest provided by the Management)

Sr. No.	Particulars	Estimated Cost (As latest provided by the Management)
(1)	(2)	(3)
1	(i) Land Cost :	
	a) Value of the Land as ascertained from the Annual Statement of Rates (ASR)	13,98,901.80
	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.	0.00
	c) Estimated Acquisition cost of TDR (if any)	0.00
	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	1,12,420.00
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00

		Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
		(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, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
		(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.	0.00
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
		Sub-Total of Land Cost	15,11,321.80
	(ii)	Development Cost / Cost of Construction of Building a) Estimated Cost of Construction as certified by Engineer.	1,57,63,700.00
		b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0.00
		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 cost, consumables etc.	5,00,000.00
		d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	2,27,428.00
		e) Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
		Sub-total of Development Cost:	1,64,91,128.00
		Total Cost of the Project (Estimated)	1,80,02,449.80

Table B - Actual Cost Incurred on the Project (as on 30.09.2024)

Sr. No.	Particulars	Actual (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost	
	(a) Value of land as ascertained from the Annual Statement of Rates (ASR)	13,98,901.80
	(b) 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.	0.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(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	1,12,420.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
	(a) Cost Incurred for construction of rehab including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
	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.	0.00
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	0.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub -Total of Land Cost	15,11,321.80

2	Development Cost/ Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	1,22,58,362.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	1,22,60,000.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	1,22,58,362.00
	(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.	3,94,690.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	2,27,428.00
	(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.	0.00
	Sub-Total of Development Cost:	1,28,80,480.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	1,43,91,801.80
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	79.94%
5	Amount which can be withdrawn from the Designated Account	1,43,91,801.80
	Less: Amount withdrawn till date of this certificate from the Designated Account	44,45,700.00
7	Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.	99,46,101.80

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

Table E
Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details The Jalgaon Peoples Co-op. bank Ltd A/c No:-02510000000057
		Actual Amount till Date (01.04.2022 to 30.09.2024)
1	Opening Balance	0.00
2	Deposits	80,97,040.00
3	Withdrawals	80,92,018.50
4	Closing Balance	5,021.50

Note:

As per the contention of the promoter total deposits in the designated bank account are funds not related to collection from customers.

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 not been deposited in Designated RERA Bank Account subject to our Note No.7.

I hereby certify that **Gokuldas Housing** 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. (Refer Note No.6).

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 30.09.2024 (in Rs.)	Actual (As on 30.09.2024) (In Rs.)
1.	Own Funds	52,52,449.80	80,36,801.80	80,36,801.80
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	1,00,00,000.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	25,00,000.00	4,000.00	4,000.00
4.	Customer Receipts used for Project	0.00	99,61,648.00	63,51,000.00
5.	Total Funds for Project	1,77,52,449.80	1,80,02,449.80	1,43,91,801.80
6.	Total Estimated Cost (as per Table A)	1,80,02,449.80	1,80,02,449.80	1,43,91,801.80

Table G
Any Comments/Observations of CA

1	The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2	All the estimates of the project are taken as self- certified by the Promoter and Engineer.
3	The estimates & actuals relating to means of finance are taken as self-certified by the Promoter.
4	The total cost incurred is taken till 30.09.2024 as per extract of expenses self-certified by the Promoter. We have verified the vouchers and Invoices as made available by the Mangement. The amount received in Table C-Sold Inventory is taken as per extract maintained by the Promoter.
5	The details of unsold area i.e Unit No., Carpet Area and Valuation as per ready reckoner rate is taken as provided by the promoter.
6	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. While certifying on utilization, we have relied on the extract of expenses self-certified by the Promoter which shows that the expenditures incurred on the project are more than total amount collected from customers till the quarter ended September 2024 on cumulative basis.
7	The project land is owned by Kalyani Tejbhan Patil, Tejbhan Arun Patil, Poonamchand Gokuldas Jain and Sanket Sanjay Jain, the Partners of firm "Gokuldas Housing" jointly. The amount collected from customers are deposited in Land owner's Individual Bank accounts in equal proportion. However, the landowners/Partners have introduced capital in firm of Rs.71,18,000.00 as on 31.03.2024.

Yours faithfully,
For, RSPH & Associates
Chartered Accountants

Paresh
Prakash
Sabadra

Digitally signed
by Paresh
Prakash Sabadra
Date: 2024.11.08
17:08:43 +05'30'



CA Paresh P. Sabadra
Designation: Partner
Membership No. 119544
UDIN: 24119544BJZXLO1128
Date: 08.11.2024
Place: Nashik

Agreed and accepted by:
For, Gokuldas Housing

M/s Gokuldas Housing

Tej
Partners

Name: Mr. Tejbhan Arun Patil
Designation: Individual
Date: 08.11.2024

Table C

Statement of Calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory-Kalyani Tejbhan Patil, Tejbhan Arun Patil, Poonamchand Gokuldas Jain and Sanket Sanjay Jain.

Sr No.	Flat No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	Row House A	94.95	33,51,000.00	33,51,000.00	0.00
2	Row House H	94.95	30,00,000.00	30,00,000.00	0.00
	Total	189.90	63,51,000.00	63,51,000.00	0.00

*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 Nos.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Row House B	91.49	23,96,000.00
2	Row House C	91.49	23,96,000.00
3	Row House D	91.49	23,97,000.00
4	Row House E	91.49	23,97,000.00
5	Row House F	91.49	23,97,000.00
6	Row House G	91.49	23,97,000.00
	Total	548.92	1,43,80,000.00

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)	36,10,648.00
2	Balance amount receivable from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)(Sq. Mtr.)	548.92
	(ii) Estimated amount of sales proceed 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	1,43,80,000.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	1,43,80,000.00
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 lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	N.A.