

CHARTERED ACCOUNTANT



FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Sub :- Certificate of Financial progress of work of **Gokul Enclave Wing E** having MahaRERA Registration Number P50500080961 Being developed by M/s. Hare Krishna Builders

This Certificate is being Issued for RERA Compliance for the **Gokul Enclave Wing E** having MahaRERA Registration Number (P50500080961) Being developed by **M/s Hare Krishna Builders** and is based on the records and documents produced before me and explanations provided to me by the partner of the firm.

Sr. No	Particulars	Amount (Rs. in Lacs) Estimated (Table A)	Amount (Rs. In Lacs) Incurred (Table B)
1	i. Land cost : a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Including transfer fees) b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority c. Acquisition cost of TDR (if any) d. Amounts payable to State Government of 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 payable as per annual statements 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) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered) (iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any other amount whatsoever payable to any authorities towards and in project of rehabilitation.	202.97 8.34	202.97 8.34
	Sub-Total of LAND COST	211.32	211.32



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PARTNER

Sr. No	Particulars	Amount (Rs. in Lacs) Estimated (Table A)	Amount (Rs. in Lacs) Incurred (Table B)
	iii. Development Cost, Cost of construction:		
	a. Cost of Construction		
	(i) Estimated Cost of Construction as certified by Engineer	918.25	286.63
	(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)	-	-
	(iii) On-site expenditure of 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 equipments including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest, etc to any statutory authority	40.64	40.64
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
	Sub-total of Development Cost	958.89	327.27
	Total estimated Cost of the Real Estate Project	Rs. 1,170.21	
2	[1(i)+1(ii)] of Estimated Column		538.59
3	Total cost Incurred of Real Estate Project		
	[1(i)+1(ii)] of Incurred Column		
4	% completion of Construction Work		As per Annexure
	(as per Project Architect's Certificate) %		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2%)		46.02%
6	Amount which can be withdrawn from the Designated Account		
	Total Estimated Cost * Proportion of cost incurred		538.59
	(Sr. Number 2 * Sr number 5)		
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		32.64
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Project Name: Gokul Enclave Wing E by M/s. Hare Krishna Builders.		505.95

This certificate being issued is based on the records and documents produced before us and explanations provided to us by the management of the Company. It is pertinent to mention that the estimated costs in this certificate are based on engineer's certificate and management estimate. We don't vouch for accuracy of the same. Incurred costs in this certificate are as per the generally accepted accounting principles in India and we have obtained sufficient necessary supportings for issuance of this certificate but we have not verified the costs in entirety considering the voluminous transactions of the company.

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number- 128516
Date: 16/07/2026
Place: Nagpur
UDIN: 26128516ZLZCPC7553



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Table D
Comparison between Balance Cost and Receivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Rs. in Lacs
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	631.62
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	405.47
3 i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)- in sq mt.	2,623.58
(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-	1,246.20
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	1,651.67
5. Amount to be deposited in Designated Account – 70% or 100%-	-

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number- 128516
Date:16/07/2026
Place: Nagpur
UDIN:26128516ZLZCPC7553



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Table C

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Rs.in Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	107	67.203	47.00	0.51	46.49
2	201	68.898	45.00	0.51	44.49
4	301	68.898	45.00	1.00	44.00
4	202	68.898	43.50	1.00	42.50
5	302	68.898	45.00	16.00	29.00
6	402	68.898	45.00	1.00	44.00
7	501	68.898	45.11	0.11	45.00
8	502	68.898	43.50	10.51	32.99
9	601	68.898	34.00	1.00	33.00
10	604	67.203	45.00	1.00	44.00
			438.11	32.64	405.47

Unsold Inventory wing E

Rs.in Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready Reckoner rate
1	101	68.898	32.73
2	102	68.898	32.73
3	103	67.203	31.92
4	104	67.203	31.92
5	105	68.898	32.73
6	106	68.898	32.73
7	203	67.203	31.92
8	204	67.203	31.92
9	205	68.898	32.73
10	206	68.898	32.73
11	207	67.203	31.92
13	303	67.203	31.92
14	304	67.203	31.92
15	305	68.898	32.73
16	306	68.898	32.73
17	307	67.203	31.92
18	401	68.898	32.73
19	403	67.203	31.92
20	404	67.203	31.92
21	405	68.898	32.73
22	406	68.898	32.73
23	407	67.203	31.92



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Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
25	503	67.203	31.92		
26	504	67.203	31.92		
27	505	68.898	32.73		
28	506	68.898	32.73		
29	507	67.203	31.92		
30	602	68.898	32.73		
31	603	67.203	31.92		
32	605	68.898	32.73		
33	606	68.898	32.73		
34	607	67.203	31.92		
35	701	68.898	32.73		
36	702	68.898	32.73		
37	703	56.791	26.98		
38	704	56.791	26.98		
39	705	68.898	32.73		
40	706	68.898	32.73		
41	707	56.791	26.98		
		2623.58	1246.20		



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Table E
Designated Bank Account Details
APRIL 2026- JUNE 2026

Rs.in Lacs

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	0
2	Deposits	32.64
3	Withdrawals	32.64
4	Closing Balance	0

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 headrby certify that (M/s.Hare Krishna Builders) has utilized the required proportion of money, as specified I the act collected from allottees for this project only for land and construction of this project.



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SIGNATURE

Table F
Means of Finance
APRIL 26 - JUNE-2026

S. NO.	Particulars	Rs.in Lacs		
		Estimated (At time of Registration) (proposed and indicative)	Proposed/Estimated (As on the date of the Certificate)	Actual (As on the date of certificate)
1	Own Funds	538.59	538.59	505.95
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	1,246.20	1,246.20	32.64
5	Total Funds for Project	1,784.79	1,784.79	538.59
6	Total Estimated Cost(As Per Table A)	1,170.21	1,170.21	1,170.21



Gitesh A. Maddiwar
Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Signature of Promoter
Name: Mrs. Shruti Pankaj Dhawan
M/s. Hare Krishna Builders

Membership Number- 128516
Date: 16/07/2026
Place: Nagpur
UDIN: 26128516ZLZCPC7553

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Shruti
PARTNER

Table G
Any Comments/Observations of CA
APRIL 2026-JUNE-2026

NIL

Ageed and accepted by:

Signature of Promoter
Name: Mrs. Shruti Pankaj Dhawan
M/s. Hare Krishna Builders

HARE KRISHNA BUILDERS

Shruti
PARTNER



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Gitesh

Membership Number- 128516

Date: 16/07/2026

Place: Nagpur

UDIN: 26128516ZLZCPC7553

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PARTNER