Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND FOR WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT)

To,
RADHA MADHAV DEVELOPERS
KH.NO.38, PH.NO.48,VRINDAVAN CITY, JAMTHA, NAGPUR-441122

Subject: Certificate of Financial Progress of Work of (GOKUL) having MAHARERA Registration Number P50500000854 being developed by (RADHA MADHAV DEVELOPERS) as on 31.03.2022

Sir,

This Certificate is being issued for RERA compliance for the Project (GOKUL having Maha RERA Registration Number P50500000854 being developed by (RADHA MADHAV DEVELOPERS) and is based on the records and documents produced before me and explanations 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	**1) Land Cost:**	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,38,00,000
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.	1,47,00,000
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	78,00,000
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 providing 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 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 Rs	**4,63,00,000**

ii)	**Development Cost / Cost of Construction of Building**	
a)	Estimated Cost of Construction as certified by Engineer	46,99,54,011
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, developement 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. .	4,27,00,000
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	
e)	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	6,60,00,000
	Sub Total of Development Cost	**57,86,54,011**
	Total Cost of the Project (Estimated)	**62,49,54,011**

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

Table B - Actual Cost incurred on the Project (31st March,2022 of Certificate)

Sr No.	Particulars	Amount Incurred (Rs.)
2	**(i) Land Cost:**	
a)	Value of the land as ascertained from Annual Statement of Rates (ASR).	2,29,00,000
b)	Incurred Expenditure on Premium 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.	1,47,00,000
c)	Incurred Expenditure for Acquisition cost of 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 Expenditure for construction of rehab Building as per the books of Accounts as verified by 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 lien 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 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.	
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	
	Sub Total of LAND COST Rs	**3,76,00,000**

ii)	**Development Cost / Cost of Construction:**	
i)	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	38,33,62,805
	(b) Actual` Cost of Construction incurred as per the books of accounts as verified by the CA	27,14,01,368
ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
iii)	Incurred Expenditure for developement of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, developement work, 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.	1,42,00,000
d)	Incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	
e)	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;	12,29,18,826
	Sub Total of Development Cost	**40,85,20,194**
3	**Total Cost of the Project (Actual Incurred as on date of Certificate)**	**44,61,20,194**
4	**Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)**	**71.38%**
5	**Amount which can be withdrawn from the Designated Account**	**44,61,20,194**
6	**Less: Amount withdrawn till date of this certificate from the Designated Account**	78,23,29,968
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	-

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

TABLE C

STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE REAL ESTATE PROJECT

SOLD INVENTORY

Sr. No.	Flat No.	Carpet Area (in Sq. Meters)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4.00	5	6
1	A1 - 406	24.65	12,00,000	11,63,367	36,633
2	A2 - 206	24.65	11,00,000	10,49,001	50,999
3	A2-105	34.81	23,12,695	21,69,129	1,43,566
4	A2 - 302	24.65	6,63,462	6,63,462	-
5	A1-205	34.81	17,51,000	16,50,090	1,00,910
6	A2 - 106	24.65	12,95,040	12,95,040	-
7	B1 - 303	24.65	18,50,000	18,49,996	4
8	B1 - 302	24.65	18,50,000	18,49,996	4
9	B2-508	34.81	28,00,000	28,00,000	-
10	A1 - 306	24.65	13,00,000	13,00,000	-
11	A2-505	34.81	17,51,000	17,33,663	17,337
12	A2-405	34.81	17,51,000	17,33,663	17,337
13	B1-104	34.81	18,00,000	17,99,893	107
14	A2-204	34.81	16,11,960	16,11,960	-
15	A1 - 606	24.65	16,51,000	16,51,000	-
16	B1-401	34.81	24,50,000	24,50,000	-
17	A2-504	34.81	14,85,940	14,85,940	-
18	B1-408	34.81	16,70,838	16,70,838	-
19	A1 - 603	24.65	12,00,000	12,00,000	-
20	A1-604	34.81	12,86,960	9,90,099	2,96,861
21	A1 - 607	24.65	16,11,000	16,11,000	-
22	A1-304	34.81	17,50,000	17,50,000	-
23	A1 - 503	24.65	15,51,000	15,51,000	-
24	A1 - S7	25.70	15,51,790	15,51,790	-
25	A2-404	34.81	16,16,000	16,00,004	15,996
26	A2-601	34.81	24,81,000	24,81,000	-
27	A1 - 506	24.65	16,00,000	16,00,000	-
28	A2 - 607	24.65	12,20,000	11,89,614	30,386
29	A1 - 507	24.65	13,66,000	13,66,000	-
30	B1-501	34.81	30,00,000	30,00,000	-
31	A2-401	34.81	24,80,000	24,30,000	50,000
32	A2-301	34.81	14,55,111	-	14,55,111
33	A2 - 406	24.65	11,50,000	10,99,000	51,000
34	A1 - 202	24.65	17,25,000	17,25,000	-
35	A1-608	34.81	29,00,000	29,00,000	-
36	B2-504	34.81	23,50,000	23,50,000	-
37	B1-604	34.81	28,00,000	28,00,000	-
38	A2-608	34.81	16,00,000	15,99,366	634
39	B2-608	34.81	29,00,000	29,00,000	-
40	B2 - 102	24.65	16,70,000	16,70,000	-
41	A1 - 206	24.65	12,00,000	12,00,000	-
42	B1-304	34.81	16,50,000	16,34,648	15,352
43	B1-608	34.81	25,00,000	25,00,000	-
44	A2 - 402	24.65	18,00,000	18,00,000	-
45	A2 - 303	24.65	18,00,000	14,85,849	3,14,151

46	B2-501	34.81	25,56,000	25,56,000	-
47	A2 - 102	24.65	16,50,000	3,08,000	13,42,000
48	B2 - 202	24.65	13,84,000	61,388	13,22,612
49	B2 - 206	24.65	19,00,000	19,00,000	-
50	B2 - 207	24.65	19,00,000	19,00,000	-
51	B2-205	34.81	16,11,069	13,18,407	2,92,662
52	B1-605	34.81	18,42,543	18,42,543	-
53	A2 - 306	24.65	18,00,000	17,822	17,82,178
54	A2 - 503	24.65	18,00,000	18,00,000	-
55	A1 - 602	24.65	18,00,000	18,00,000	-
56	A2 - 602	24.65	18,00,000	-	18,00,000
57	B1-308	34.81	28,00,000	27,98,614	1,386
58	A2 - 403	24.65	15,42,000	5,19,336	10,22,664
59	B2 - 306	24.65	12,25,000	17,078	12,07,922
60	B2 - 406	24.65	18,00,000	7,62,405	10,37,595
61	B2 - 407	24.65	18,00,000	7,62,406	10,37,594
62	B2 - 302	24.65	18,00,000	17,822	17,82,178
63	B2 - 303	24.65	18,00,000	17,822	17,82,178
64	B2 - 603	24.65	18,00,000	6,82,563	11,17,437
65	A2 - 603	24.65	16,50,000	4,35,959	12,14,041
66	C1-105	34.81	15,99,000	15,836	15,83,164
67	B1 - 406	24.65	18,00,000	17,822	17,82,178
68	B2 - 203	24.65	19,00,000	18,812	18,81,188
69	B2 - 502	24.65	19,00,000	18,812	18,81,188
70	B1 - 603	24.65	19,00,000	18,813	18,81,187
71	B2 - 106	24.65	17,00,000	16,832	16,83,168
72	A2-101	34.81	28,00,000	-	28,00,000
73	A1-508	34.81	28,00,000	-	28,00,000
74	A1 - 106	24.65	9,30,703	1,46,092	7,84,611
75	B2-405	34.81	18,08,624	16,51,468	1,57,156
76	B1 - 507	24.65	9,71,280	8,87,960	83,320
77	C2-505	34.81	14,78,049	13,46,498	1,31,551
78	B1 - 102	24.65	11,01,763	8,92,082	2,09,681
79	C2-205	34.81	14,78,049	5,72,585	9,05,464
80	A1-305	34.81	14,78,049	14,78,049	-
81	A1-408	34.81	14,45,917	14,21,719	24,198
82	C1-301	34.81	14,21,000	1,96,274	12,24,726
83	A2-501	34.81	15,50,004	15,50,004	-
84	B1-405	34.81	16,79,000	16,79,000	-
85	D1-208	34.81	14,78,049	7,03,942	7,74,107
86	B1 - 203	24.65	9,51,000	5,99,822	3,51,178
87	C1 - 107	24.65	9,31,000	1,86,200	7,44,800
88	D1 - 703	24.65	11,22,368	2,24,402	8,97,966
89	A2 - 407	24.65	11,50,000	11,50,000	-
90	B1 - 503	24.65	11,66,050	8,56,788	3,09,262
91	D1 - 106	24.65	10,14,448	9,10,574	1,03,874
92	A2-201	34.81	14,76,600	14,76,600	-
93	D1-308	34.81	14,80,000	2,24,108	12,55,892
94	C1-304	34.81	14,80,000	2,24,108	12,55,892
95	D2-608	34.81	15,00,001	2,90,905	12,09,096
96	A2 - 202	24.65	10,00,000	10,00,000	-
97	A2 - 307	24.65	13,00,000	12,35,000	65,000
98	A2-305	34.81	15,42,312	15,42,312	-
99	A2 - 103	24.65	9,54,013	9,54,013	-
100	D1-201	34.81	15,42,000	10,37,720	5,04,280
101	B1 - 103	24.65	9,92,864	8,99,437	93,427

102	A1-401	34.81	14,78,049	13,78,003	1,00,046
103	D1-101	34.81	17,35,101	15,39,101	1,96,000
104	A1 - 207	24.65	9,71,280	5,25,390	4,45,890
105	A2 - 506	24.65	9,92,864	7,34,139	2,58,725
106	A1-605	34.81	19,00,000	19,00,000	-
107	B2-204	34.81	14,78,049	10,55,207	4,22,842
108	C2-305	34.81	14,78,000	2,95,856	11,82,144
109	D1-404	34.81	14,78,000	3,11,317	11,66,683
110	A1 - 307	24.65	9,92,864	4,71,018	5,21,846
111	C1-404	34.81	14,78,000	2,43,477	12,34,523
112	A2-308	34.81	19,00,000	19,00,000	-
113	C1-201	34.81	15,42,312	3,08,462	12,33,850
114	B2-301	34.81	14,78,049	13,29,867	1,48,182
115	B1 - 403	24.65	11,53,855	10,16,962	1,36,893
116	C1 - 206	24.65	9,51,000	7,46,197	2,04,803
117	B1-208	34.81	14,78,049	14,04,147	73,902
118	D2 - 107	24.65	10,36,032	6,43,392	3,92,640
119	A1-505	34.81	14,21,016	13,82,202	38,814
120	C2 - 107	24.65	12,90,000	47,222	12,42,778
121	C2 - 106	24.65	12,90,000	-	12,90,000
122	C2-405	34.81	14,21,000	3,37,975	10,83,025
123	B1 - 202	24.65	9,51,000	8,43,574	1,07,426
124	B1-301	34.81	14,51,000	12,14,790	2,36,210
125	B1-201	34.81	14,00,002	14,00,002	-
126	D1-405	34.81	14,51,000	6,08,420	8,42,580
127	A1-501	34.81	14,13,786	14,13,786	-
128	D2 - 506	24.65	9,49,696	1,89,939	7,59,757
129	D2 - 606	24.65	9,49,696	1,89,939	7,59,757
130	C2 - 307	24.65	10,36,032	2,07,165	8,28,867
131	A1-105	34.81	15,10,180	15,10,180	-
132	B2 - 107	24.65	12,30,000	8,61,000	3,69,000
133	B2-208	34.81	14,00,000	13,27,855	72,145
134	C2-208	34.81	14,21,016	13,49,964	71,052
135	A1-108	34.81	13,10,160	13,10,160	-
136	A2-508	34.81	14,78,049	14,78,049	-
137	A1 - 403	24.65	10,29,988	10,29,988	-
138	A2-604	34.81	14,00,034	14,00,034	-
139	C2-108	34.81	15,00,000	11,60,038	3,39,962
140	B2-604	34.81	15,00,000	2,91,978	12,08,022
141	D2 - 306	24.65	9,71,280	8,06,868	1,64,412
142	D2 - 307	24.65	9,71,280	8,02,697	1,68,583
143	D2 - 407	24.65	9,71,280	8,63,738	1,07,542
144	A2-205	34.81	19,69,051	19,69,051	-
145	C1-208	34.81	14,51,059	3,79,496	10,71,563
146	A1-101	34.81	12,20,997	12,20,997	-
147	A2 - S1	25.70	15,48,282	14,70,869	77,413
148	A1-204	34.81	14,13,800	12,39,311	1,74,489
149	B1-505	34.81	14,69,997	10,66,925	4,03,072
150	A1-208	34.81	13,85,500	10,87,113	2,98,387
151	D2-205	34.81	14,21,016	12,78,913	1,42,103
152	A2-408	34.81	14,21,016	14,21,016	-
153	A1-404	34.81	13,40,000	9,11,469	4,28,531
154	D2-104	34.81	15,00,059	4,97,974	10,02,085
155	A1-405	34.81	13,40,000	13,40,000	-
156	A1-504	34.81	14,13,800	14,13,800	-
157	A1-601	34.81	14,13,800	14,13,800	-

158	A2-108	34.81	14,13,800	14,13,800	-
159	A2-208	34.81	13,85,500	10,28,386	3,57,114
160	C1-505	34.81	14,50,000	2,81,307	11,68,693
161	B1 - 206	24.65	9,49,696	9,49,696	-
162	D1-401	34.81	14,60,000	2,90,048	11,69,952
163	C2-604	34.81	14,51,000	13,05,900	1,45,100
164	A2-605	34.81	14,31,000	14,31,000	-
165	D1-108	34.81	15,00,000	2,91,008	12,08,992
166	B1-101	34.81	14,13,800	14,13,800	-
167	B1-105	34.81	14,78,000	13,32,720	1,45,280
168	B1-108	34.81	14,13,800	4,61,331	9,52,469
169	B1-205	34.81	13,49,500	9,56,657	3,92,843
170	B1-305	34.81	13,49,500	12,94,918	54,582
171	B1-404	34.81	14,51,000	13,73,431	77,569
172	D2 - 103	24.65	9,71,280	1,94,256	7,77,024
173	B1-504	34.81	14,00,000	11,80,065	2,19,935
174	B2-401	34.81	14,78,049	2,21,709	12,56,340
175	B2-101	34.81	15,42,300	15,42,300	-
176	B2-104	34.81	14,13,800	2,13,279	12,00,521
177	B2-105	34.81	14,13,800	2,69,959	11,43,841
178	B2-201	34.81	14,00,000	9,65,744	4,34,256
179	B2-108	34.81	15,42,300	14,64,528	77,772
180	C2-301	34.81	14,78,049	2,47,343	12,30,706
181	B2-505	34.81	14,51,000	13,10,833	1,40,167
182	D1-705	34.81	15,00,000	10,26,174	4,73,826
183	C1-104	34.81	13,25,000	2,54,587	10,70,413
184	C1-205	34.81	14,21,000	13,49,733	71,267
185	B2-605	34.81	14,78,049	13,03,214	1,74,835
186	A2 - 606	24.65	9,92,864	9,92,864	-
187	C2-101	34.81	14,21,000	12,78,900	1,42,100
188	C2-104	34.81	13,25,000	2,54,587	10,70,413
189	C2-105	34.81	13,25,000	2,54,587	10,70,413
190	B1-204	34.81	14,00,000	12,04,815	1,95,185
191	C2-308	34.81	14,13,780	13,43,089	70,691
192	D1-104	34.81	13,80,000	8,66,593	5,13,407
193	D1-105	34.81	13,80,000	8,66,593	5,13,407
194	D1-204	34.81	13,80,000	8,82,628	4,97,372
195	D1-205	34.81	13,80,000	9,75,220	4,04,780
196	C1-605	34.81	14,78,049	1,45,894	13,32,155
197	B2-404	34.81	14,30,000	12,71,163	1,58,837
198	D2-504	34.81	15,50,994	97,585	14,53,409
199	B2-304	34.81	14,51,001	13,78,393	72,608
200	B2-308	34.81	14,78,049	14,04,147	73,902
201	D2-201	34.81	15,42,310	1,75,099	13,67,211
202	D2-208	34.81	15,42,310	4,36,970	11,05,340
203	C2-508	34.81	15,42,312	13,88,080	1,54,232
204	D2-304	34.81	13,80,000	11,67,748	2,12,252
205	D2-305	34.81	14,00,000	10,33,334	3,66,666
206	C1 - 307	24.65	9,92,864	9,43,220	49,644
207	C1-308	34.81	14,78,049	14,27,843	50,206
208	D2-704	34.81	14,51,000	9,45,079	5,05,921
209	D2-505	34.81	14,78,000	1,53,022	13,24,978
210	D2-604	34.81	13,80,000	2,76,000	11,04,000
211	D2-605	34.81	13,80,000	2,76,000	11,04,000
212	D2-601	34.81	14,78,049	49,275	14,28,774
213	A1 - 107	24.65	8,92,370	6,71,729	2,20,641

214	D1 - 202	24.65	8,20,191	-	8,20,191
215	A1 - 203	24.65	9,10,580	9,10,580	-
216	C2-304	34.81	15,50,994	13,01,940	2,49,054
217	A1 - 303	24.65	9,00,000	9,00,000	-
218	A1 - 502	24.65	9,31,000	9,31,000	-
219	A2 - 107	24.65	8,92,370	6,82,107	2,10,263
220	B1 - 106	24.65	10,36,032	7,13,262	3,22,770
221	C1 - 102	24.65	9,51,000	8,12,319	1,38,681
222	C1 - 103	24.65	9,51,000	8,91,159	59,841
223	C1 - 106	24.65	9,51,000	9,32,624	18,376
224	C2 - 102	24.65	10,00,000	1,86,724	8,13,276
225	D2 - 106	24.65	9,92,864	9,25,259	67,605
226	A1-201	34.81	13,85,500	13,85,500	-
227	A2 - S2	25.70	18,17,430	10,44,054	7,73,376
228	A1 - S5	25.70	18,54,520	4,07,360	14,47,160
229	B1-601	34.81	14,78,000	13,13,281	1,64,719
230	A2 - 207	24.65	10,00,000	10,00,000	-
231	B1 - 207	24.65	9,71,256	9,22,691	48,565
232	A2-104	34.81	15,10,181	15,10,181	-
233	A2-304	34.81	15,10,181	15,10,181	-
234	D2 - 406	24.65	10,30,000	1,79,710	8,50,290
235	C1-604	34.81	15,10,180	13,39,579	1,70,601
236	D2-405	34.81	15,10,181	14,34,669	75,512
237	A2 - 507	24.65	10,21,001	8,91,083	1,29,918
238	A1 - 407	24.65	9,92,864	9,92,864	-
239	A1-301	34.81	15,10,180	15,10,180	-
240	A1-308	34.81	15,10,180	14,85,971	24,209
241	A1 - 402	24.65	9,49,696	9,49,696	-
242	A1 - 102	24.65	11,65,536	11,65,536	-
243	C2-605	34.81	17,35,101	13,25,995	4,09,106
244	C2-408	34.81	17,35,101	16,48,345	86,756
245	B2-601	34.81	15,00,541	13,57,992	1,42,549
246	D1 - 103	24.65	10,36,032	48,309	9,87,723
247	D1 - 203	24.65	10,36,032	48,309	9,87,723
248	A1 - 302	24.65	9,50,000	9,50,000	-
249	D1-501	34.81	14,78,049	13,30,245	1,47,804
250	C2-204	34.81	16,70,838	15,67,337	1,03,501
251	A2 - 203	24.65	11,11,000	11,11,000	-
252	B2-305	34.81	16,51,000	14,73,670	1,77,330
253	A1 - 103	24.65	10,00,000	10,00,000	-
254	A1-104	34.81	14,13,786	14,13,786	-
255	C1-305	34.81	14,21,003	3,28,843	10,92,160
	Total	**7,834.27**	**37,55,24,551**	**26,67,76,518**	**10,87,48,033**

*Unit consideration as per agreement/letter of allotment and amount received does not include Pass through

UNSOLD INVENTORY

Sr No	Flat No/ Shop No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	A1 - S4	25.70	7,55,580
2	A1 - S6	25.70	7,55,580
3	A2 - 502	24.65	7,24,710
4	A2 - S3	25.70	7,55,580

5	B1 - 107	24.65	7,24,710
6	B1 - 306	24.65	7,24,710
7	B1 - 307	24.65	7,24,710
8	B1 - 407	24.65	7,24,710
9	B1 - 502	24.65	7,24,710
10	B1 - 506	24.65	7,24,710
11	B1 - 602	24.65	7,24,710
12	B1 - 606	24.65	7,24,710
13	B1 - 607	24.65	7,24,710
14	B1-508	34.81	10,23,414
15	B2 - 103	24.65	7,24,710
16	B2 - 307	24.65	7,24,710
17	B2 - 402	24.65	7,24,710
18	B2 - 403	24.65	7,24,710
19	B2 - 503	24.65	7,24,710
20	B2 - 506	24.65	7,24,710
21	B2 - 507	24.65	7,24,710
22	B2 - 602	24.65	7,24,710
23	B2 - 606	24.65	7,24,710
24	B2 - 607	24.65	7,24,710
25	B2-408	34.81	10,23,414
26	C1 - 202	24.65	7,24,710
27	C1 - 203	24.65	7,24,710
28	C1 - 207	24.65	7,24,710
29	C1 - 302	24.65	7,24,710
30	C1 - 303	24.65	7,24,710
31	C1 - 306	24.65	7,24,710
32	C1 - 402	24.65	7,24,710
33	C1 - 403	24.65	7,24,710
34	C1 - 406	24.65	7,24,710
35	C1 - 407	24.65	7,24,710
36	C1 - 502	24.65	7,24,710
37	C1 - 503	24.65	7,24,710
38	C1 - 506	24.65	7,24,710
39	C1 - 507	24.65	7,24,710
40	C1 - 602	24.65	7,24,710
41	C1 - 603	24.65	7,24,710
42	C1 - 606	24.65	7,24,710
43	C1 - 607	24.65	7,24,710
44	C1-101	34.81	10,23,414
45	C1-108	34.81	10,23,414
46	C1-204	34.81	10,23,414
47	C1-401	34.81	10,23,414
48	C1-405	34.81	10,23,414
49	C1-408	34.81	10,23,414
50	C1-501	34.81	10,23,414
51	C1-504	34.81	10,23,414
52	C1-508	34.81	10,23,414
53	C1-601	34.81	10,23,414
54	C1-608	34.81	10,23,414
55	C2 - 103	24.65	7,24,710
56	C2 - 202	24.65	7,24,710
57	C2 - 203	24.65	7,24,710
58	C2 - 206	24.65	7,24,710
59	C2 - 207	24.65	7,24,710
60	C2 - 302	24.65	7,24,710

61	C2 - 303	24.65	7,24,710
62	C2 - 306	24.65	7,24,710
63	C2 - 402	24.65	7,24,710
64	C2 - 403	24.65	7,24,710
65	C2 - 406	24.65	7,24,710
66	C2 - 407	24.65	7,24,710
67	C2 - 502	24.65	7,24,710
68	C2 - 503	24.65	7,24,710
69	C2 - 506	24.65	7,24,710
70	C2 - 507	24.65	7,24,710
71	C2 - 602	24.65	7,24,710
72	C2 - 603	24.65	7,24,710
73	C2 - 606	24.65	7,24,710
74	C2 - 607	24.65	7,24,710
75	C2-201	34.81	10,23,414
76	C2-401	34.81	10,23,414
77	C2-404	34.81	10,23,414
78	C2-501	34.81	10,23,414
79	C2-504	34.81	10,23,414
80	C2-601	34.81	10,23,414
81	C2-608	34.81	10,23,414
82	D1 - 102	24.65	7,24,710
83	D1 - 107	24.65	7,24,710
84	D1 - 206	24.65	7,24,710
85	D1 - 207	24.65	7,24,710
86	D1 - 302	24.65	7,24,710
87	D1 - 303	24.65	7,24,710
88	D1 - 306	24.65	7,24,710
89	D1 - 307	24.65	7,24,710
90	D1 - 402	24.65	7,24,710
91	D1 - 403	24.65	7,24,710
92	D1 - 406	24.65	7,24,710
93	D1 - 407	24.65	7,24,710
94	D1 - 502	24.65	7,24,710
95	D1 - 503	24.65	7,24,710
96	D1 - 506	24.65	7,24,710
97	D1 - 507	24.65	7,24,710
98	D1 - 602	24.65	7,24,710
99	D1 - 603	24.65	7,24,710
100	D1 - 606	24.65	7,24,710
101	D1 - 607	34.81	10,23,414
102	D1 - 706	24.65	7,24,710
103	D1-301	34.81	10,23,414
104	D1-304	34.81	10,23,414
105	D1-305	34.81	10,23,414
106	D1-408	34.81	10,23,414
107	D1-504	34.81	10,23,414
108	D1-505	34.81	10,23,414
109	D1-508	34.81	10,23,414
110	D1-601	34.81	10,23,414
111	D1-604	34.81	10,23,414
112	D1-605	34.81	10,23,414
113	D1-608	34.81	10,23,414
114	D1-704	34.81	10,23,414
115	D2 - 102	24.65	7,24,710
116	D2 - 202	24.65	7,24,710

117	D2 - 203	24.65	7,24,710
118	D2 - 206	24.65	7,24,710
119	D2 - 207	24.65	7,24,710
120	D2 - 302	24.65	7,24,710
121	D2 - 303	24.65	7,24,710
122	D2 - 402	24.65	7,24,710
123	D2 - 403	24.65	7,24,710
124	D2 - 502	24.65	7,24,710
125	D2 - 503	24.65	7,24,710
126	D2 - 507	24.65	7,24,710
127	D2 - 602	24.65	7,24,710
128	D2 - 603	24.65	7,24,710
129	D2 - 607	24.65	7,24,710
130	D2 - 703	24.65	7,24,710
131	D2 - 706	24.65	7,24,710
132	D2-101	34.81	10,23,414
133	D2-105	34.81	10,23,414
134	D2-108	34.81	10,23,414
135	D2-204	34.81	10,23,414
136	D2-301	34.81	10,23,414
137	D2-308	34.81	10,23,414
138	D2-401	34.81	10,23,414
139	D2-404	34.81	10,23,414
140	D2-408	34.81	10,23,414
141	D2-501	34.81	10,23,414
142	D2-508	34.81	10,23,414
143	D2-705	34.81	10,23,414
144	B1 - 402	24.65	7,24,710
		4,009.95	**11,78,92,530.00**

TABLE D

COMPARISON BETWEEN BALANCE COST AND RECEIVABLES

SR NO.	PARTICULARS	AMOUNT
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	17,88,33,817
2	Balance amount of receivables from sold apartments as per Table C of this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	10,87,48,033
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 Table C to this certificate	4,009.95 11,78,92,530
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	22,66,40,563
5	(To be Filled for Ongoing Projects only) Amount to be deposited in Designed Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	70.00%

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	14,103.50
2	Deposits	78,23,22,532.84
3	Withdrawals	78,23,24,223.62
4	Closing Balance	12,412.72

I hereby certify that required proportion of money, as specified in the act, collectcd from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Acccount.

I hereby certify that **(Name of Promoter)** 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.

TABLE F
MEANS OF FINANCE

SR NO	PARTICULARS	ESTIMATED* (At the time of Registration) (In Rs.) (Proposed and indicative)	Proposed / Estimated (As on the date of the Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	17,50,00,000	17,50,00,000	8,91,42,921.08
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date	30,00,00,000	30,00,00,000	30,00,00,000.00
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	-	-	
4	Customer receipts Used for Project	15,00,00,000	15,00,00,000	5,69,77,272.92
5	Total Funds for Project	62,50,00,000	62,50,00,000	44,61,20,194.00
6	Total Estimated Cost (As per Table A)	62,49,54,011	62,49,54,011	44,61,20,194.00

TABLE G
Any Comment/Observation of CA

1	This certificate is for the purposes of RERA, 2016. This certificate is prepared on the basis of data given by the management.
2	'Gokul' is 1 of the projects of the builder 'Radha Madhav Developers'. Project wise accounting is not maintained. We have bifurcated project wise figures based on the area of the project, wherever required.
3	We have not audited the books of the builder. We have just checked the underlying data required for the certificate.
4	Estimates have been provided by the mangement. We do not vouch for the accurancy of the same.
5	We have relied on the work of another expert, Engineer and Architect as per SA 620
6	Prior to RERA, the builder had 1 account for all the projects. After RERA registration, that common account was converted into designated account for this ' Gokul' Project. Hence, the figures of 'deposits' and 'withdrawals' are taken from the date of RERA registration of the project, which is 23/07/2017, instead of the date of opening of the bank account.

Yours Faithfully,
For D P Sarda & Co.

Mukund Sarda
Digitally signed by Mukund Sarda
Date: 2022.04.05 11:46:11 +05'30'

Signature of Chartered Accountant

UDIN 22149588AHIMJR8447
MEMBERSHIP NO. 149588
CA Mukund Sarda
Partner

Agreed and Accepted by-

Signature of Promoter
Name: Mr. Rajesh Agrawal
Date: 05/04/2022