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 30.06.2022

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 (30th June 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	38,44,99,574
	(b) Actual` Cost of Construction incurred as per the books of accounts as verified by the CA	28,49,88,759
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;	12,92,39,499
	Sub Total of Development Cost	**42,84,28,258**
3	**Total Cost of the Project (Actual Incurred as on date of Certificate)**	**46,60,28,258**
4	**Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)**	**74.57%**
5	**Amount which can be withdrawn from the Designated Account**	**46,60,28,258**
6	**Less: Amount withdrawn till date of this certificate from the Designated Account**	80,85,26,838
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	A1 - 102	24.65	20,00,000	20,00,000	-
2	A1 - 103	24.65	12,00,000	11,63,367	36,633
3	A1 - 106	24.65	11,00,000	10,49,001	50,999
4	A1 - 107	24.65	18,00,000	18,00,000	-
5	A1 - 202	24.65	23,12,695	21,69,129	1,43,566
6	A1 - 203	24.65	6,63,462	6,63,462	-
7	A1 - 206	24.65	11,50,000	9,40,595	2,09,405
8	A1 - 207	24.65	17,51,000	90	17,50,910
9	A1 - 302	24.65	12,95,040	12,95,040	-
10	A1 - 303	24.65	18,00,000	11,47,330	6,52,670
11	A1 - 306	24.65	18,00,000	18,00,000	-
12	A1 - 307	24.65	18,00,000	18,00,000	-
13	A1 - 402	24.65	25,00,000	-	25,00,000
14	A1 - 403	24.65	18,50,000	18,49,996	4
15	A1 - 406	24.65	18,50,000	18,49,996	4
16	A1 - 407	24.65	28,00,000	28,00,000	-
17	A1 - 502	24.65	13,00,000	13,00,000	-
18	A1 - 503	24.65	17,51,000	17,33,663	17,337
19	A1 - 506	24.65	17,51,000	17,33,663	17,337
20	A1 - 507	24.65	18,00,000	17,99,893	107
21	A1 - 602	24.65	16,11,960	16,11,960	-
22	A1 - 603	24.65	16,51,000	16,51,000	-
23	A1 - 606	24.65	24,50,000	24,50,000	-
24	A1 - 607	24.65	14,85,940	14,85,940	-
25	A1 - S4	25.7	16,70,838	16,70,838	-
26	A1 - S5	25.7	12,00,000	12,00,000	-
27	A1 - S7	25.7	12,86,960	9,90,099	2,96,861
28	A1-101	34.81	16,11,000	16,11,000	-
29	A1-104	34.81	17,50,000	17,50,000	-
30	A1-105	34.81	15,51,000	15,51,000	-
31	A1-108	34.81	15,51,790	15,51,790	-
32	A1-201	34.81	16,16,000	16,00,004	15,996
33	A1-204	34.81	24,81,000	24,81,000	-
34	A1-205	34.81	16,00,000	16,00,000	-
35	A1-208	34.81	12,20,000	11,89,614	30,386
36	A1-301	34.81	13,66,000	13,66,000	-
37	A1-304	34.81	30,00,000	30,00,000	-
38	A1-305	34.81	24,80,000	24,30,000	50,000
39	A1-308	34.81	14,55,111	6,18,740	8,36,371
40	A1-401	34.81	11,50,000	10,99,000	51,000
41	A1-404	34.81	17,25,000	17,25,000	-
42	A1-405	34.81	29,00,000	29,00,000	-
43	A1-408	34.81	23,50,000	23,50,000	-
44	A1-501	34.81	28,00,000	28,00,000	-
45	A1-504	34.81	16,00,000	15,99,366	634
46	A1-505	34.81	29,00,000	29,00,000	-
47	A1-508	34.81	16,70,000	16,70,000	-
48	A1-601	34.81	12,00,000	12,00,000	-
49	A1-604	34.81	16,50,000	16,34,648	15,352
50	A1-605	34.81	25,00,000	25,00,000	-
51	A1-608	34.81	18,00,000	18,00,000	-
52	A2 - 102	24.65	18,00,000	14,85,849	3,14,151
53	A2 - 103	24.65	25,56,000	25,56,000	-
54	A2 - 106	24.65	16,50,000	3,08,000	13,42,000
55	A2 - 107	24.65	13,84,000	61,388	13,22,612
56	A2 - 202	24.65	19,00,000	19,00,000	-
57	A2 - 203	24.65	19,00,000	19,00,000	-
58	A2 - 206	24.65	16,11,069	16,11,069	-
59	A2 - 207	24.65	18,42,543	18,42,543	-
60	A2 - 302	24.65	18,00,000	17,822	17,82,178
61	A2 - 303	24.65	18,00,000	18,00,000	-
62	A2 - 306	24.65	18,00,000	18,00,000	-
63	A2 - 307	24.65	18,00,000	-	18,00,000
64	A2 - 402	24.65	28,00,000	27,98,614	1,386
65	A2 - 403	24.65	15,42,000	15,42,000	-
66	A2 - 406	24.65	12,25,000	17,078	12,07,922
67	A2 - 407	24.65	18,00,000	18,00,000	-

68	A2 - 503	24.65	18,00,000	18,00,000	-
69	A2 - 506	24.65	18,00,000	17,822	17,82,178
70	A2 - 507	24.65	18,00,000	17,822	17,82,178
71	A2 - 602	24.65	18,00,000	18,00,000	-
72	A2 - 603	24.65	16,50,000	16,50,000	-
73	A2 - 606	24.65	15,99,000	7,05,934	8,93,066
74	A2 - 607	24.65	18,00,000	14,67,327	3,32,673
75	A2 - S1	25.7	19,00,000	19,00,000	-
76	A2 - S2	25.7	19,00,000	19,00,000	-
77	A2-101	34.81	19,00,000	16,14,999	2,85,001
78	A2-104	34.81	17,00,000	17,00,000	-
79	A2-105	34.81	28,00,000	-	28,00,000
80	A2-108	34.81	28,00,000	50,000	27,50,000
81	A2-201	34.81	9,30,703	1,46,092	7,84,611
82	A2-204	34.81	18,08,624	16,51,468	1,57,156
83	A2-205	34.81	9,71,280	9,71,280	-
84	A2-208	34.81	14,78,049	13,49,368	1,28,681
85	A2-301	34.81	11,01,763	8,92,082	2,09,681
86	A2-304	34.81	14,78,049	5,72,585	9,05,464
87	A2-305	34.81	14,78,049	14,78,049	-
88	A2-308	34.81	14,45,917	14,21,719	24,198
89	A2-401	34.81	14,21,000	1,96,274	12,24,726
90	A2-404	34.81	15,50,004	15,50,004	-
91	A2-405	34.81	29,00,000	28,712	28,71,288
92	A2-408	34.81	16,79,000	16,79,000	-
93	A2-501	34.81	14,78,049	7,03,942	7,74,107
94	A2-504	34.81	9,51,000	6,46,118	3,04,882
95	A2-505	34.81	9,31,000	1,86,200	7,44,800
96	A2-508	34.81	11,22,368	2,24,402	8,97,966
97	A2-601	34.81	11,50,000	11,50,000	-
98	A2-604	34.81	11,66,050	8,56,788	3,09,262
99	A2-605	34.81	10,14,448	9,10,574	1,03,874
100	A2-608	34.81	14,76,600	14,76,600	-
101	B1 - 102	24.65	14,80,000	2,24,108	12,55,892
102	B1 - 103	24.65	14,80,000	2,24,108	12,55,892
103	B1 - 106	24.65	15,00,001	2,90,905	12,09,096
104	B1 - 202	24.65	10,00,000	10,00,000	-
105	B1 - 203	24.65	13,00,000	12,35,000	65,000
106	B1 - 206	24.65	15,42,312	15,42,312	-
107	B1 - 207	24.65	9,54,013	9,54,013	-
108	B1 - 302	24.65	15,42,000	10,37,720	5,04,280
109	B1 - 303	24.65	9,92,864	9,63,022	29,842
110	B1 - 402	24.65	14,78,049	13,78,003	1,00,046
111	B1 - 403	24.65	17,35,101	15,39,101	1,96,000
112	B1 - 406	24.65	9,71,280	5,25,390	4,45,890
113	B1 - 502	24.65	9,92,864	9,92,864	-
114	B1 - 503	24.65	19,00,000	19,00,000	-
115	B1 - 507	24.65	14,78,049	10,55,207	4,22,842
116	B1 - 603	24.65	14,78,000	2,95,856	11,82,144
117	B1-101	34.81	14,78,000	3,11,317	11,66,683
118	B1-104	34.81	9,92,864	4,71,018	5,21,846
119	B1-105	34.81	14,78,000	2,43,477	12,34,523
120	B1-108	34.81	19,00,000	19,00,000	-
121	B1-201	34.81	15,42,312	3,08,462	12,33,850
122	B1-204	34.81	14,78,049	13,29,867	1,48,182
123	B1-205	34.81	11,53,855	11,53,855	-
124	B1-208	34.81	9,51,000	7,46,197	2,04,803
125	B1-301	34.81	14,78,049	14,78,049	-
126	B1-304	34.81	10,36,032	6,43,392	3,92,640
127	B1-305	34.81	14,21,016	13,82,202	38,814
128	B1-308	34.81	12,90,000	47,222	12,42,778
129	B1-401	34.81	12,90,000	-	12,90,000
130	B1-404	34.81	14,21,000	3,37,975	10,83,025
131	B1-405	34.81	9,51,000	8,43,574	1,07,426
132	B1-408	34.81	14,51,000	13,28,114	1,22,886
133	B1-501	34.81	14,00,002	14,00,002	-
134	B1-504	34.81	14,51,000	6,08,420	8,42,580
135	B1-505	34.81	14,13,786	14,13,786	-
136	B1-508	34.81	9,49,696	1,89,939	7,59,757
137	B1-601	34.81	9,49,696	1,89,939	7,59,757
138	B1-604	34.81	10,36,032	2,07,165	8,28,867
139	B1-605	34.81	15,10,180	15,10,180	-
140	B1-608	34.81	12,30,000	8,61,000	3,69,000
141	B2 - 102	24.65	14,00,000	13,27,855	72,145
142	B2 - 106	24.65	14,21,016	13,49,964	71,052
143	B2 - 107	24.65	13,10,160	13,10,160	-
144	B2 - 202	24.65	14,78,049	14,78,049	-

145	B2 - 203	24.65	10,29,988	10,29,988	-
146	B2 - 206	24.65	14,00,034	14,00,034	-
147	B2 - 207	24.65	15,00,000	11,60,038	3,39,962
148	B2 - 302	24.65	9,71,280	8,06,868	1,64,412
149	B2 - 303	24.65	9,71,280	8,02,697	1,68,583
150	B2 - 306	24.65	9,71,280	8,63,738	1,07,542
151	B2 - 403	24.65	19,69,051	19,69,051	-
152	B2 - 406	24.65	14,51,059	3,79,496	10,71,563
153	B2 - 407	24.65	12,20,997	12,20,997	-
154	B2 - 502	24.65	15,48,282	14,70,869	77,413
155	B2 - 506	24.65	14,13,800	12,39,311	1,74,489
156	B2 - 507	24.65	14,69,997	12,24,330	2,45,667
157	B2 - 603	24.65	13,85,500	12,36,161	1,49,339
158	B2-101	34.81	14,21,016	12,78,913	1,42,103
159	B2-104	34.81	14,21,016	14,21,016	-
160	B2-105	34.81	13,40,000	9,11,469	4,28,531
161	B2-108	34.81	15,00,059	4,97,974	10,02,085
162	B2-201	34.81	13,40,000	13,40,000	-
163	B2-204	34.81	14,13,800	14,13,800	-
164	B2-205	34.81	14,13,800	14,13,800	-
165	B2-208	34.81	14,13,800	14,13,800	-
166	B2-301	34.81	13,85,500	10,28,386	3,57,114
167	B2-304	34.81	14,50,000	2,81,307	11,68,693
168	B2-305	34.81	9,49,696	9,49,696	-
169	B2-308	34.81	14,60,000	2,90,048	11,69,952
170	B2-401	34.81	14,51,000	13,05,900	1,45,100
171	B2-404	34.81	14,31,000	14,31,000	-
172	B2-405	34.81	15,00,000	2,91,008	12,08,992
173	B2-501	34.81	14,13,800	14,13,800	-
174	B2-504	34.81	14,78,000	13,32,720	1,45,280
175	B2-505	34.81	14,13,800	4,61,331	9,52,469
176	B2-508	34.81	13,49,500	9,56,657	3,92,843
177	B2-601	34.81	13,49,500	13,49,500	-
178	B2-605	34.81	14,51,000	13,73,431	77,569
179	B2-608	34.81	9,71,280	1,94,256	7,77,024
180	C1 - 102	24.65	14,00,000	11,80,065	2,19,935
181	C1 - 103	24.65	14,78,049	2,21,709	12,56,340
182	C1 - 106	24.65	15,42,300	15,42,300	-
183	C1 - 107	24.65	14,13,800	2,13,279	12,00,521
184	C1 - 206	24.65	14,13,800	2,69,959	11,43,841
185	C1 - 307	24.65	14,00,000	9,65,744	4,34,256
186	C1 - 602	24.65	15,42,300	14,64,528	77,772
187	C1-104	34.81	14,78,049	2,47,343	12,30,706
188	C1-105	34.81	14,51,000	13,10,833	1,40,167
189	C1-201	34.81	15,00,000	10,26,174	4,73,826
190	C1-205	34.81	13,25,000	2,54,587	10,70,413
191	C1-208	34.81	14,21,000	13,49,733	71,267
192	C1-301	34.81	14,78,049	13,03,214	1,74,835
193	C1-304	34.81	9,92,864	9,92,864	-
194	C1-305	34.81	14,21,000	12,78,900	1,42,100
195	C1-308	34.81	13,25,000	2,54,587	10,70,413
196	C1-404	34.81	13,25,000	2,54,587	10,70,413
197	C1-505	34.81	14,00,000	12,04,815	1,95,185
198	C1-604	34.81	14,13,780	13,43,089	70,691
199	C1-605	34.81	13,80,000	8,66,593	5,13,407
200	C2 - 102	24.65	13,80,000	8,66,593	5,13,407
201	C2 - 106	24.65	13,80,000	8,82,628	4,97,372
202	C2 - 107	24.65	13,80,000	9,75,220	4,04,780
203	C2 - 307	24.65	14,78,049	1,45,894	13,32,155
204	C2-101	34.81	14,30,000	14,30,000	-
205	C2-104	34.81	15,50,994	97,585	14,53,409
206	C2-105	34.81	14,51,001	14,51,001	-
207	C2-108	34.81	14,78,049	14,78,049	-
208	C2-204	34.81	15,42,310	1,75,099	13,67,211
209	C2-205	34.81	15,42,310	4,36,970	11,05,340
210	C2-208	34.81	15,42,312	13,88,080	1,54,232
211	C2-301	34.81	13,80,000	11,67,748	2,12,252
212	C2-304	34.81	14,00,000	10,33,334	3,66,666
213	C2-305	34.81	9,92,864	9,43,220	49,644
214	C2-308	34.81	14,78,049	14,27,843	50,206
215	C2-405	34.81	14,51,000	9,45,079	5,05,921
216	C2-408	34.81	14,78,000	1,53,022	13,24,978
217	C2-505	34.81	13,80,000	2,76,000	11,04,000
218	C2-508	34.81	13,80,000	2,76,000	11,04,000
219	C2-604	34.81	14,78,049	49,275	14,28,774
220	C2-605	34.81	8,92,370	6,71,729	2,20,641
221	D1 - 103	24.65	8,20,191	-	8,20,191

222	D1 - 106	24.65	9,10,580	9,10,580	-
223	D1 - 202	24.65	15,50,994	13,01,940	2,49,054
224	D1 - 203	24.65	9,00,000	9,00,000	-
225	D1 - 703	24.65	9,31,000	9,31,000	-
226	D1-101	34.81	8,92,370	7,28,403	1,63,967
227	D1-104	34.81	10,36,032	10,36,032	-
228	D1-105	34.81	9,51,000	8,12,319	1,38,681
229	D1-108	34.81	9,51,000	8,91,159	59,841
230	D1-201	34.81	9,51,000	9,32,624	18,376
231	D1-204	34.81	10,00,000	1,86,724	8,13,276
232	D1-205	34.81	9,92,864	9,25,259	67,605
233	D1-208	34.81	13,85,500	13,85,500	-
234	D1-308	34.81	18,17,430	10,44,054	7,73,376
235	D1-401	34.81	18,54,520	4,07,360	14,47,160
236	D1-404	34.81	14,78,000	13,13,281	1,64,719
237	D1-405	34.81	10,00,000	10,00,000	-
238	D1-501	34.81	9,71,256	9,22,691	48,565
239	D1-705	34.81	15,10,181	15,10,181	-
240	D2 - 103	24.65	15,10,181	15,10,181	-
241	D2 - 106	24.65	10,30,000	1,79,710	8,50,290
242	D2 - 107	24.65	15,10,180	13,39,579	1,70,601
243	D2 - 306	24.65	15,10,181	14,34,669	75,512
244	D2 - 307	24.65	10,21,001	8,91,083	1,29,918
245	D2 - 406	24.65	9,92,864	9,92,864	-
246	D2 - 407	24.65	15,10,180	15,10,180	-
247	D2 - 506	24.65	15,10,180	14,85,971	24,209
248	D2 - 606	24.65	9,49,696	9,49,696	-
249	D2-104	34.81	11,65,536	11,65,536	-
250	D2-201	34.81	17,35,101	13,25,995	4,09,106
251	D2-205	34.81	17,35,101	16,48,345	86,756
252	D2-208	34.81	15,00,541	13,57,992	1,42,549
253	D2-304	34.81	10,36,032	48,309	9,87,723
254	D2-305	34.81	10,36,032	48,309	9,87,723
255	D2-405	34.81	9,50,000	9,50,000	-
256	D2-504	34.81	14,78,049	13,30,245	1,47,804
257	D2-505	34.81	16,70,838	15,67,337	1,03,501
258	D2-601	34.81	11,11,000	11,11,000	-
259	D2-604	34.81	16,51,000	16,50,956	44
260	D2-605	34.81	10,00,000	10,00,000	-
261	D2-608	34.81	14,13,786	14,13,786	-
262	D2-704	34.81	14,21,003	3,28,843	10,92,160
	Total	**8,007.87**	**38,97,74,551**	**29,19,14,892**	**9,78,59,659**

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

UNSOLD INVENTORY

Sr No	Unit No.	Flat No/ Shop No	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate
1	A1 - S6	25.70	32,590	8,37,563
2	A2 - 502	24.65	32,590	8,03,344
3	A2 - S3	25.70	32,590	8,37,563
4	B1 - 107	24.65	32,590	8,03,344
5	B1 - 306	24.65	32,590	8,03,344
6	B1 - 307	24.65	32,590	8,03,344
7	B1 - 407	24.65	32,590	8,03,344
8	B1 - 506	24.65	32,590	8,03,344
9	B1 - 602	24.65	32,590	8,03,344
10	B1 - 606	24.65	32,590	8,03,344
11	B1 - 607	24.65	32,590	8,03,344
12	B2 - 103	24.65	32,590	8,03,344
13	B2 - 307	24.65	32,590	8,03,344
14	B2 - 402	24.65	32,590	8,03,344
15	B2 - 503	24.65	32,590	8,03,344
16	B2 - 602	24.65	32,590	8,03,344
17	B2 - 606	24.65	32,590	8,03,344
18	B2 - 607	24.65	32,590	8,03,344
19	B2-408	34.81	32,590	11,34,458
20	B2-604	34.81	32,590	11,34,458
21	C1 - 202	24.65	32,590	8,03,344
22	C1 - 203	24.65	32,590	8,03,344
23	C1 - 207	24.65	32,590	8,03,344
24	C1 - 302	24.65	32,590	8,03,344
25	C1 - 303	24.65	32,590	8,03,344

26	C1 - 306	24.65	32,590	8,03,344
27	C1 - 402	24.65	32,590	8,03,344
28	C1 - 403	24.65	32,590	8,03,344
29	C1 - 406	24.65	32,590	8,03,344
30	C1 - 407	24.65	32,590	8,03,344
31	C1 - 502	24.65	32,590	8,03,344
32	C1 - 503	24.65	32,590	8,03,344
33	C1 - 506	24.65	32,590	8,03,344
34	C1 - 507	24.65	32,590	8,03,344
35	C1 - 603	24.65	32,590	8,03,344
36	C1 - 606	24.65	32,590	8,03,344
37	C1 - 607	24.65	32,590	8,03,344
38	C1-101	34.81	32,590	11,34,458
39	C1-108	34.81	32,590	11,34,458
40	C1-204	34.81	32,590	11,34,458
41	C1-401	34.81	32,590	11,34,458
42	C1-405	34.81	32,590	11,34,458
43	C1-408	34.81	32,590	11,34,458
44	C1-501	34.81	32,590	11,34,458
45	C1-504	34.81	32,590	11,34,458
46	C1-508	34.81	32,590	11,34,458
47	C1-601	34.81	32,590	11,34,458
48	C1-608	34.81	32,590	11,34,458
49	C2 - 103	24.65	32,590	8,03,344
50	C2 - 202	24.65	32,590	8,03,344
51	C2 - 203	24.65	32,590	8,03,344
52	C2 - 206	24.65	32,590	8,03,344
53	C2 - 207	24.65	32,590	8,03,344
54	C2 - 302	24.65	32,590	8,03,344
55	C2 - 303	24.65	32,590	8,03,344
56	C2 - 306	24.65	32,590	8,03,344
57	C2 - 402	24.65	32,590	8,03,344
58	C2 - 403	24.65	32,590	8,03,344
59	C2 - 406	24.65	32,590	8,03,344
60	C2 - 407	24.65	32,590	8,03,344
61	C2 - 502	24.65	32,590	8,03,344
62	C2 - 503	24.65	32,590	8,03,344
63	C2 - 506	24.65	32,590	8,03,344
64	C2 - 507	24.65	32,590	8,03,344
65	C2 - 602	24.65	32,590	8,03,344
66	C2 - 603	24.65	32,590	8,03,344
67	C2 - 606	24.65	32,590	8,03,344
68	C2 - 607	24.65	32,590	8,03,344
69	C2-201	34.81	32,590	11,34,458
70	C2-401	34.81	32,590	11,34,458
71	C2-404	34.81	32,590	11,34,458
72	C2-501	34.81	32,590	11,34,458
73	C2-504	34.81	32,590	11,34,458
74	C2-601	34.81	32,590	11,34,458
75	C2-608	34.81	32,590	11,34,458
76	D1 - 102	24.65	32,590	8,03,344
77	D1 - 107	24.65	32,590	8,03,344
78	D1 - 206	24.65	32,590	8,03,344
79	D1 - 207	24.65	32,590	8,03,344
80	D1 - 302	24.65	32,590	8,03,344
81	D1 - 303	24.65	32,590	8,03,344
82	D1 - 306	24.65	32,590	8,03,344
83	D1 - 307	24.65	32,590	8,03,344
84	D1 - 402	24.65	32,590	8,03,344
85	D1 - 403	24.65	32,590	8,03,344
86	D1 - 406	24.65	32,590	8,03,344
87	D1 - 407	24.65	32,590	8,03,344
88	D1 - 502	24.65	32,590	8,03,344
89	D1 - 503	24.65	32,590	8,03,344
90	D1 - 506	24.65	32,590	8,03,344
91	D1 - 507	24.65	32,590	8,03,344
92	D1 - 602	24.65	32,590	8,03,344
93	D1 - 603	24.65	32,590	8,03,344
94	D1 - 606	24.65	32,590	8,03,344
95	D1 - 607	34.81	32,590	11,34,458
96	D1 - 706	24.65	32,590	8,03,344
97	D1-301	34.81	32,590	11,34,458
98	D1-304	34.81	32,590	11,34,458
99	D1-305	34.81	32,590	11,34,458
100	D1-408	34.81	32,590	11,34,458
101	D1-504	34.81	32,590	11,34,458
102	D1-505	34.81	32,590	11,34,458

103	D1-508	34.81	32,590	11,34,458
104	D1-601	34.81	32,590	11,34,458
105	D1-604	34.81	32,590	11,34,458
106	D1-605	34.81	32,590	11,34,458
107	D1-608	34.81	32,590	11,34,458
108	D1-704	34.81	32,590	11,34,458
109	D2 - 102	24.65	32,590	8,03,344
110	D2 - 202	24.65	32,590	8,03,344
111	D2 - 203	24.65	32,590	8,03,344
112	D2 - 206	24.65	32,590	8,03,344
113	D2 - 207	24.65	32,590	8,03,344
114	D2 - 302	24.65	32,590	8,03,344
115	D2 - 303	24.65	32,590	8,03,344
116	D2 - 402	24.65	32,590	8,03,344
117	D2 - 403	24.65	32,590	8,03,344
118	D2 - 502	24.65	32,590	8,03,344
119	D2 - 503	24.65	32,590	8,03,344
120	D2 - 507	24.65	32,590	8,03,344
121	D2 - 602	24.65	32,590	8,03,344
122	D2 - 603	24.65	32,590	8,03,344
123	D2 - 607	24.65	32,590	8,03,344
124	D2 - 703	24.65	32,590	8,03,344
125	D2 - 706	24.65	32,590	8,03,344
126	D2-101	34.81	32,590	11,34,458
127	D2-105	34.81	32,590	11,34,458
128	D2-108	34.81	32,590	11,34,458
129	D2-204	34.81	32,590	11,34,458
130	D2-301	34.81	32,590	11,34,458
131	D2-308	34.81	32,590	11,34,458
132	D2-401	34.81	32,590	11,34,458
133	D2-404	34.81	32,590	11,34,458
134	D2-408	34.81	32,590	11,34,458
135	D2-501	34.81	32,590	11,34,458
136	D2-508	34.81	32,590	11,34,458
137	D2-705	34.81	32,590	11,34,458
	Total	**3,836.35**		**12,50,26,646.50**

TABLE D

COMPARISON BETWEEN BALANCE COST AND RECEIVABLES

SN	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	15,89,25,753
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)	9,78,59,659
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	3,836.35 12,50,26,647
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	22,28,86,306
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

SN	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	80,87,52,427.84
3	Withdrawals	80,85,21,094.10
4	Closing Balance	2,45,437.24

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

SN	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	7,68,85,336.92
5	Total Funds for Project	62,50,00,000	62,50,00,000	46,60,28,258.00
6	Total Estimated Cost (As per Table A)	62,49,54,011	62,49,54,011	46,60,28,258.00

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.
7	Amount of Estimated Receivables of Unsold Units has increased however unsold area has reduced from previous certificate. This is due to increase in Recknor Rate in FY 2022-23.

Yours Faithfully,
For D P Sarda & Co.
Chartered Accountants

MUKUND DURGAPRASAD SARDA
Digitally signed by MUKUND DURGAPRASAD SARDA
Date: 2022.07.22 12:17:52 +05'30'

CA Mukund Sarda
Partner
MEMBERSHIP NO. 149588
FRN No. 117227w
UDIN 22149588ANHILH9207

Agreed and Accepted by-

Signature of Promoter
Name: Mr. Rajesh Agrawal
Date: