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 31.03.2023

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 2023 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	40,40,07,712
	(b) Actual` Cost of Construction incurred as per the books of accounts as verified by the CA	31,15,53,092
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;	14,18,77,170
	Sub Total of Development Cost	**46,76,30,262**
3	**Total Cost of the Project (Actual Incurred as on date of Certificate)**	**50,52,30,262**
4	**Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)**	**80.84%**
5	**Amount which can be withdrawn from the Designated Account**	**50,52,30,262**
6	**Less: Amount withdrawn till date of this certificate from the Designated Account**	88,88,04,872
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	Total Amount Received	Balance Receivable
1	B1 - 402	24.65	20,00,000	20,00,000	-
2	A1 - 406	24.65	12,00,000	12,00,248	-248
3	A2 - 206	24.65	11,00,000	11,00,002	-2
4	B1 - 502	24.65	18,00,000	18,00,000	-
5	A2-105	34.81	23,12,695	21,89,921	1,22,774
6	A2 - 302	24.65	6,63,462	6,63,462	-
7	C1 - 602	24.65	11,50,000	9,40,595	2,09,405
8	A1-205	34.81	17,51,000	17,51,090	-90
9	A2 - 106	24.65	12,95,040	12,95,040	-
10	B2 - 403	24.65	18,00,000	11,47,330	6,52,670
11	B2 - 506	24.65	18,00,000	18,00,000	-
12	B2 - 507	24.65	18,00,000	18,00,000	-
13	A1 - S4	25.7	24,50,000	24,99,792	-49,792
14	B1 - 303	24.65	18,50,000	18,49,996	4
15	B2-408	34.81	23,70,000	23,69,994	6
16	B1 - 302	24.65	18,50,000	18,49,996	4
17	C1-201	34.81	15,18,426	15,18,426	-
18	B2-508	34.81	28,00,000	28,00,000	-
19	B1 - 407	24.65	16,50,000	16,49,994	6
20	A1 - 306	24.65	13,00,000	13,00,000	-
21	B1 - 506	24.65	15,50,000	15,50,000	-
22	A2-505	34.81	17,51,000	17,51,000	-
23	A2-405	34.81	17,51,000	17,51,000	-
24	B1-508	34.81	29,00,000	29,00,000	-
25	B1-104	34.81	18,00,000	17,99,992	8
26	A1 - 307	24.65	14,70,000	20,000	14,50,000
27	A2-204	34.81	16,11,960	16,11,960	-
28	A1 - 606	24.65	16,51,000	16,94,026	-43,026
29	B1-401	34.81	24,50,000	24,50,000	-
30	A2-504	34.81	14,85,940	14,85,940	-
31	C2 - 207	24.65	15,00,000	1,13,862	13,86,138
32	C1-204	34.81	28,00,000	20,58,545	7,41,455
33	C1-304	34.81	16,57,347	16,57,348	-1
34	B1-408	34.81	16,70,838	16,70,838	-
35	C1 - 202	24.65	15,50,000	99,496	14,50,504
36	A1 - 603	24.65	12,00,000	12,00,000	-
37	A1-604	34.81	12,86,960	12,86,960	-
38	C1 - 107	24.65	15,50,000	1,14,357	14,35,643
39	C1-104	34.81	21,00,000	21,00,000	-
40	A1 - 607	24.65	16,11,000	16,11,000	-
41	A1-304	34.81	17,50,000	17,50,000	-
42	A1 - 503	24.65	15,51,000	15,51,000	-
43	A1 - S7	25.7	15,51,790	15,51,790	-
44	B2 - 202	24.65	16,00,000	1,00,000	15,00,000
45	A2-404	34.81	16,16,000	16,16,000	-
46	C1-108	34.81	17,03,624	16,86,753	16,871

47	A1 - S6	25.7	15,79,400	51,000	15,28,400
48	A2-601	34.81	24,81,000	24,81,000	-
49	A1 - 506	24.65	16,00,000	16,00,001	-1
50	A2 - 607	24.65	12,20,000	12,20,000	-
51	A1 - 507	24.65	13,66,000	13,66,000	-
52	B1-501	34.81	30,00,000	30,00,000	-
53	A2-401	34.81	24,80,000	24,80,000	-
54	A2-301	34.81	14,55,111	13,88,730	66,381
55	A2 - 406	24.65	11,50,000	11,50,000	-
56	A1 - 202	24.65	17,25,000	17,26,000	-1,000
57	A1-608	34.81	29,00,000	29,00,000	-
58	B2-504	34.81	23,50,000	23,50,002	-2
59	B1-604	34.81	28,00,000	28,00,450	-450
60	A2-608	34.81	16,00,000	15,99,366	634
61	B2-608	34.81	29,00,000	29,06,000	-6,000
62	B2 - 102	24.65	16,70,000	16,70,000	-
63	A1 - 206	24.65	12,00,000	12,00,000	-
64	B1-304	34.81	16,50,000	16,50,830	-830
65	B1-608	34.81	25,00,000	25,00,000	-
66	A2 - 402	24.65	18,00,000	18,00,000	-0
67	A2 - 303	24.65	18,00,000	18,00,000	-
68	B2-501	34.81	25,56,000	25,56,000	-
69	A2 - 102	24.65	16,50,000	16,50,000	-
70	B2 - 206	24.65	19,00,000	19,00,000	-
71	B2 - 207	24.65	19,00,000	19,00,000	-
72	B2-205	34.81	16,11,069	16,11,069	-
73	B1-605	34.81	18,42,543	18,43,542	-999
74	A2 - 503	24.65	18,00,000	18,00,000	-
75	A1 - 602	24.65	18,00,000	18,00,000	-
76	B1-308	34.81	28,00,000	28,01,650	-1,650
77	A2 - 403	24.65	15,42,000	15,42,000	-
78	B2 - 406	24.65	18,00,000	18,00,000	-
79	B2 - 407	24.65	18,00,000	18,00,000	-
80	B2 - 603	24.65	18,00,000	18,00,000	-
81	A2 - 603	24.65	16,50,000	16,50,000	-
82	C1-105	34.81	15,99,000	15,27,713	71,287
83	B1 - 406	24.65	18,00,000	14,67,327	3,32,673
84	B2 - 203	24.65	19,00,000	19,00,000	-
85	B2 - 502	24.65	19,00,000	19,00,000	-
86	B1 - 603	24.65	19,00,000	19,00,000	-
87	B2 - 106	24.65	17,00,000	19,50,000	-2,50,000
88	A1 - 106	24.65	9,30,703	1,46,092	7,84,611
89	B2-405	34.81	18,08,624	18,07,240	1,384
90	B1 - 507	24.65	9,71,280	9,71,280	-
91	C2-505	34.81	14,78,049	14,78,049	-
92	B1 - 102	24.65	11,01,763	11,02,766	-1,003
93	C2-205	34.81	14,78,049	5,72,585	9,05,464
94	A1-305	34.81	14,78,049	14,83,452	-5,403
95	A1-408	34.81	14,45,917	14,21,719	24,198
96	A2-501	34.81	15,50,004	15,50,004	-
97	B2 - 103	24.65	17,00,000	17,00,921	-921
98	B1-405	34.81	16,79,000	16,79,001	-1
99	D1-208	34.81	14,78,049	7,03,942	7,74,107
100	B1 - 203	24.65	9,51,000	8,49,824	1,01,176
101	A2 - 407	24.65	11,50,000	11,50,000	-
102	B1 - 503	24.65	11,66,050	11,66,050	-

103	D1 - 106	24.65	10,14,448	9,10,574	1,03,874
104	A2-201	34.81	14,76,600	14,76,600	-
105	A2 - 202	24.65	10,00,000	10,00,000	-
106	A2 - 307	24.65	13,00,000	12,35,000	65,000
107	A2-305	34.81	15,42,312	16,04,012	-61,700
108	A2 - 103	24.65	9,54,013	9,54,013	-
109	D1-201	34.81	15,42,000	10,37,720	5,04,280
110	B1 - 103	24.65	9,92,864	9,92,864	-
111	A1-401	34.81	14,78,049	14,79,363	-1,314
112	D1-101	34.81	17,35,101	15,39,101	1,96,000
113	A1 - 207	24.65	9,71,280	5,25,390	4,45,890
114	A2 - 506	24.65	9,92,864	9,92,864	-
115	A1-605	34.81	19,00,000	19,00,000	-
116	B2-204	34.81	14,78,049	10,55,207	4,22,842
117	C2-305	34.81	14,78,000	2,95,856	11,82,144
118	D1-404	34.81	14,78,000	3,11,317	11,66,683
119	C1-404	34.81	14,78,000	2,43,477	12,34,523
120	A2-308	34.81	19,00,000	19,00,000	-
121	B2-301	34.81	14,78,049	14,78,053	-4
122	B1 - 403	24.65	11,53,855	11,53,855	-
123	C1 - 206	24.65	9,51,000	9,51,000	-
124	B1-208	34.81	14,78,049	14,78,049	-
125	D2 - 107	24.65	10,36,032	6,43,392	3,92,640
126	A1-505	34.81	14,21,016	14,21,016	-
127	C2-405	34.81	14,21,000	3,37,975	10,83,025
128	B1 - 202	24.65	9,51,000	9,77,192	-26,192
129	B1-301	34.81	14,51,000	14,51,000	-
130	B1-201	34.81	14,00,002	14,00,002	-
131	D1-405	34.81	14,51,000	6,08,420	8,42,580
132	A1-501	34.81	14,13,786	14,13,876	-90
133	C2 - 307	24.65	10,36,032	10,36,032	-
134	A1-105	34.81	15,10,180	15,10,180	-
135	B2 - 107	24.65	12,30,000	12,30,000	-
136	B2-208	34.81	14,00,000	14,00,000	-
137	C2-208	34.81	14,21,016	14,21,016	-
138	A1-108	34.81	13,10,160	13,10,160	-
139	A2-508	34.81	14,78,049	14,78,051	-2
140	A1 - 403	24.65	10,29,988	10,81,487	-51,499
141	A2-604	34.81	14,00,034	14,00,034	-
142	C2-108	34.81	15,00,000	15,00,000	-
143	D2 - 306	24.65	9,71,280	8,06,868	1,64,412
144	D2 - 307	24.65	9,71,280	8,02,697	1,68,583
145	D2 - 407	24.65	9,71,280	9,58,805	12,475
146	A2-205	34.81	19,69,051	19,69,051	-
147	A1-101	34.81	12,20,997	12,20,997	-
148	A2 - S1	25.7	15,48,282	15,48,282	-
149	A1-204	34.81	14,13,800	13,58,649	55,151
150	B1-505	34.81	14,69,997	15,88,772	-1,18,775
151	A1-208	34.81	13,85,500	13,85,500	-
152	D2-205	34.81	14,21,016	12,78,913	1,42,103
153	A2-408	34.81	14,21,016	14,24,724	-3,708
154	A1-404	34.81	13,40,000	13,40,041	-41
155	D2-104	34.81	15,00,059	4,97,974	10,02,085
156	A1-405	34.81	13,40,000	13,40,000	-
157	A1-504	34.81	14,13,800	14,13,800	-
158	A1-601	34.81	14,13,800	14,13,800	-

159	A2-108	34.81	14,13,800	14,42,818	-29,018
160	A2-208	34.81	13,85,500	13,85,500	-
161	B1 - 206	24.65	9,49,696	9,49,696	-
162	C2-604	34.81	14,51,000	13,99,882	51,118
163	A2-605	34.81	14,31,000	14,31,000	-
164	D1-108	34.81	15,00,000	2,91,008	12,08,992
165	B1-101	34.81	14,13,800	14,13,800	-
166	B1-105	34.81	14,78,000	14,78,000	-
167	B1-108	34.81	14,13,800	8,27,843	5,85,957
168	B1-205	34.81	13,49,500	13,49,500	-
169	B1-305	34.81	13,49,500	13,55,858	-6,358
170	B1-404	34.81	14,51,000	14,51,000	-
171	B1-504	34.81	14,00,000	13,98,666	1,334
172	B2-401	34.81	14,78,049	3,18,514	11,59,535
173	B2-101	34.81	15,42,300	15,42,300	-
174	B2-104	34.81	14,13,800	2,13,279	12,00,521
175	B2-105	34.81	14,13,800	2,69,959	11,43,841
176	B2-201	34.81	14,00,000	14,04,605	-4,605
177	B2-108	34.81	15,42,300	15,42,606	-306
178	C2-301	34.81	14,78,049	14,04,147	73,902
179	B2-505	34.81	14,51,000	14,51,000	-
180	D1-705	34.81	15,00,000	10,26,174	4,73,826
181	C1-205	34.81	14,21,000	14,21,000	-
182	B2-605	34.81	14,78,049	14,78,049	-
183	A2 - 606	24.65	9,92,864	9,92,864	-
184	C2-101	34.81	14,21,000	13,49,950	71,050
185	C2-104	34.81	13,25,000	4,66,984	8,58,016
186	C2-105	34.81	13,25,000	4,86,363	8,38,637
187	B1-204	34.81	14,00,000	14,00,012	-12
188	C2-308	34.81	14,13,780	14,13,780	-
189	D1-104	34.81	13,80,000	8,66,593	5,13,407
190	D1-105	34.81	13,80,000	8,66,593	5,13,407
191	D1-204	34.81	13,80,000	9,73,075	4,06,925
192	D1-205	34.81	13,80,000	9,75,220	4,04,780
193	C1-605	34.81	14,78,049	14,04,147	73,902
194	B2-404	34.81	14,30,000	14,30,000	-
195	B2-304	34.81	14,51,001	14,51,001	-
196	B2-308	34.81	14,78,049	14,78,049	-
197	D2-304	34.81	13,80,000	11,67,748	2,12,252
198	D2-305	34.81	14,00,000	10,33,334	3,66,666
199	C1 - 307	24.65	9,92,864	9,92,864	-
200	C1-308	34.81	14,78,049	14,78,049	-
201	D2-704	34.81	14,51,000	9,45,079	5,05,921
202	D2-505	34.81	14,78,000	1,53,022	13,24,978
203	D2-604	34.81	13,80,000	2,76,000	11,04,000
204	D2-605	34.81	13,80,000	2,76,000	11,04,000

205	A1 - 107	24.65	8,92,370	8,92,370	-
206	A1 - 203	24.65	9,10,580	9,10,585	-5
207	C2-304	34.81	15,50,994	13,01,940	2,49,054
208	A1 - 303	24.65	9,00,000	9,00,000	-
209	A1 - 502	24.65	9,31,000	9,33,783	-2,783
210	A2 - 107	24.65	8,92,370	8,20,995	71,375
211	B1 - 106	24.65	10,36,032	10,36,032	-
212	C1 - 102	24.65	9,51,000	9,51,087	-87
213	C1 - 103	24.65	9,51,000	9,51,000	-
214	C1 - 106	24.65	9,51,000	10,78,822	-1,27,822
215	D2 - 106	24.65	9,92,864	9,25,259	67,605
216	A1-201	34.81	13,85,500	13,85,500	-
217	A2 - S2	25.7	18,17,430	18,17,430	-
218	A1 - S5	25.7	18,54,520	4,07,360	14,47,160
219	B1-601	34.81	14,78,000	14,78,000	-
220	A2 - 207	24.65	10,00,000	10,00,000	-
221	B1 - 207	24.65	9,71,256	9,23,058	48,198
222	A2-104	34.81	15,10,181	15,10,181	-
223	A2-304	34.81	15,10,181	15,10,182	-1
224	D2 - 406	24.65	10,30,000	3,42,420	6,87,580
225	C1-604	34.81	15,10,180	15,10,180	-
226	D2-405	34.81	15,10,181	15,10,181	-
227	A1 - 407	24.65	9,92,864	9,92,864	-
228	A1-301	34.81	15,10,180	15,43,027	-32,847
229	A1-308	34.81	15,10,180	15,10,180	-
230	A1 - 402	24.65	9,49,696	9,49,696	-
231	A1 - 102	24.65	11,65,536	11,65,536	-
232	C2-605	34.81	17,35,101	13,25,995	4,09,106
233	C2-408	34.81	17,35,101	16,48,345	86,756
234	B2-601	34.81	15,00,541	15,00,541	-
235	A1 - 302	24.65	9,50,000	9,50,000	-
236	D1-501	34.81	14,78,049	13,30,245	1,47,804
237	C2-204	34.81	16,70,838	15,67,337	1,03,501
238	A2 - 203	24.65	11,11,000	11,11,000	-
239	B2-305	34.81	16,51,000	16,50,956	44
240	A1 - 103	24.65	10,00,000	10,00,000	-
241	A1-104	34.81	14,13,786	14,13,786	-
242	C1-305	34.81	14,21,003	3,28,843	10,92,160
	Total	**7,414.32**	**36,64,38,841**	**32,59,20,026**	**4,05,18,815**

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

UNSOLD INVENTORY

Sr No	Unit No.	Carpet Area (in Sq. mts)	Per Sq. Feet Carpet Rate	Unit Consideration as per Ready Reckoner Rate
1	A1-508	34.81	32,590	11,34,458
2	A2 - 306	24.65	32,590	8,03,344
3	A2 - 502	24.65	32,590	8,03,344
4	A2 - 507	24.65	32,590	8,03,344
5	A2 - 602	24.65	32,590	8,03,344
6	A2 - S3	25.70	32,590	8,37,563
7	A2-101	34.81	32,590	11,34,458
8	B1 - 107	24.65	32,590	8,03,344
9	B1 - 306	24.65	32,590	8,03,344
10	B1 - 307	24.65	32,590	8,03,344
11	B1 - 602	24.65	32,590	8,03,344
12	B1 - 606	24.65	32,590	8,03,344
13	B1 - 607	24.65	32,590	8,03,344
14	B2 - 302	24.65	32,590	8,03,344
15	B2 - 303	24.65	32,590	8,03,344
16	B2 - 306	24.65	32,590	8,03,344
17	B2 - 307	24.65	32,590	8,03,344
18	B2 - 402	24.65	32,590	8,03,344
19	B2 - 503	24.65	32,590	8,03,344
20	B2 - 602	24.65	32,590	8,03,344
21	B2 - 606	24.65	32,590	8,03,344
22	B2 - 607	24.65	32,590	8,03,344
23	B2-604	34.81	32,590	11,34,458
24	C1 - 203	24.65	32,590	8,03,344
25	C1 - 207	24.65	32,590	8,03,344
26	C1 - 302	24.65	32,590	8,03,344
27	C1 - 303	24.65	32,590	8,03,344
28	C1 - 306	24.65	32,590	8,03,344
29	C1 - 402	24.65	32,590	8,03,344
30	C1 - 403	24.65	32,590	8,03,344
31	C1 - 406	24.65	32,590	8,03,344
32	C1 - 407	24.65	32,590	8,03,344
33	C1 - 502	24.65	32,590	8,03,344
34	C1 - 503	24.65	32,590	8,03,344
35	C1 - 506	24.65	32,590	8,03,344
36	C1 - 507	24.65	32,590	8,03,344
37	C1 - 603	24.65	32,590	8,03,344
38	C1 - 606	24.65	32,590	8,03,344
39	C1 - 607	24.65	32,590	8,03,344
40	C1-101	34.81	32,590	11,34,458
41	C1-208	34.81	32,590	11,34,458
42	C1-301	34.81	32,590	11,34,458
43	C1-401	34.81	32,590	11,34,458
44	C1-405	34.81	32,590	11,34,458
45	C1-408	34.81	32,590	11,34,458
46	C1-501	34.81	32,590	11,34,458
47	C1-504	34.81	32,590	11,34,458

48	C1-505	34.81	32,590	11,34,458
49	C1-508	34.81	32,590	11,34,458
50	C1-601	34.81	32,590	11,34,458
51	C1-608	34.81	32,590	11,34,458
52	C2 - 102	24.65	32,590	8,03,344
53	C2 - 103	24.65	32,590	8,03,344
54	C2 - 106	24.65	32,590	8,03,344
55	C2 - 107	24.65	32,590	8,03,344
56	C2 - 202	24.65	32,590	8,03,344
57	C2 - 203	24.65	32,590	8,03,344
58	C2 - 206	24.65	32,590	8,03,344
59	C2 - 302	24.65	32,590	8,03,344
60	C2 - 303	24.65	32,590	8,03,344
61	C2 - 306	24.65	32,590	8,03,344
62	C2 - 402	24.65	32,590	8,03,344
63	C2 - 403	24.65	32,590	8,03,344
64	C2 - 406	24.65	32,590	8,03,344
65	C2 - 407	24.65	32,590	8,03,344
66	C2 - 502	24.65	32,590	8,03,344
67	C2 - 503	24.65	32,590	8,03,344
68	C2 - 506	24.65	32,590	8,03,344
69	C2 - 507	24.65	32,590	8,03,344
70	C2 - 602	24.65	32,590	8,03,344
71	C2 - 603	24.65	32,590	8,03,344
72	C2 - 606	24.65	32,590	8,03,344
73	C2 - 607	24.65	32,590	8,03,344
74	C2-201	34.81	32,590	11,34,458
75	C2-401	34.81	32,590	11,34,458
76	C2-404	34.81	32,590	11,34,458
77	C2-501	34.81	32,590	11,34,458
78	C2-504	34.81	32,590	11,34,458
79	C2-508	34.81	32,590	11,34,458
80	C2-601	34.81	32,590	11,34,458
81	C2-608	34.81	32,590	11,34,458
82	D1 - 102	24.65	32,590	8,03,344
83	D1 - 103	24.65	32,590	8,03,344
84	D1 - 107	24.65	32,590	8,03,344
85	D1 - 202	24.65	32,590	8,03,344
86	D1 - 203	24.65	32,590	8,03,344
87	D1 - 206	24.65	32,590	8,03,344
88	D1 - 207	24.65	32,590	8,03,344
89	D1 - 302	24.65	32,590	8,03,344
90	D1 - 303	24.65	32,590	8,03,344
91	D1 - 306	24.65	32,590	8,03,344
92	D1 - 307	24.65	32,590	8,03,344
93	D1 - 402	24.65	32,590	8,03,344
94	D1 - 403	24.65	32,590	8,03,344
95	D1 - 406	24.65	32,590	8,03,344
96	D1 - 407	24.65	32,590	8,03,344
97	D1 - 502	24.65	32,590	8,03,344
98	D1 - 503	24.65	32,590	8,03,344
99	D1 - 506	24.65	32,590	8,03,344
100	D1 - 507	24.65	32,590	8,03,344

101	D1 - 602	24.65	32,590	8,03,344
102	D1 - 603	24.65	32,590	8,03,344
103	D1 - 606	24.65	32,590	8,03,344
104	D1 - 607	34.81	32,590	11,34,458
105	D1 - 703	24.65	32,590	8,03,344
106	D1 - 706	24.65	32,590	8,03,344
107	D1-301	34.81	32,590	11,34,458
108	D1-304	34.81	32,590	11,34,458
109	D1-305	34.81	32,590	11,34,458
110	D1-308	34.81	32,590	11,34,458
111	D1-401	34.81	32,590	11,34,458
112	D1-408	34.81	32,590	11,34,458
113	D1-504	34.81	32,590	11,34,458
114	D1-505	34.81	32,590	11,34,458
115	D1-508	34.81	32,590	11,34,458
116	D1-601	34.81	32,590	11,34,458
117	D1-604	34.81	32,590	11,34,458
118	D1-605	34.81	32,590	11,34,458
119	D1-608	34.81	32,590	11,34,458
120	D1-704	34.81	32,590	11,34,458
121	D2 - 102	24.65	32,590	8,03,344
122	D2 - 103	24.65	32,590	8,03,344
123	D2 - 202	24.65	32,590	8,03,344
124	D2 - 203	24.65	32,590	8,03,344
125	D2 - 206	24.65	32,590	8,03,344
126	D2 - 207	24.65	32,590	8,03,344
127	D2 - 302	24.65	32,590	8,03,344
128	D2 - 303	24.65	32,590	8,03,344
129	D2 - 402	24.65	32,590	8,03,344
130	D2 - 403	24.65	32,590	8,03,344
131	D2 - 502	24.65	32,590	8,03,344
132	D2 - 503	24.65	32,590	8,03,344
133	D2 - 506	24.65	32,590	8,03,344
134	D2 - 507	24.65	32,590	8,03,344
135	D2 - 602	24.65	32,590	8,03,344
136	D2 - 603	24.65	32,590	8,03,344
137	D2 - 606	24.65	32,590	8,03,344
138	D2 - 607	24.65	32,590	8,03,344
139	D2 - 703	24.65	32,590	8,03,344
140	D2 - 706	24.65	32,590	8,03,344
141	D2-101	34.81	32,590	11,34,458
142	D2-105	34.81	32,590	11,34,458
143	D2-108	34.81	32,590	11,34,458
144	D2-201	34.81	32,590	11,34,458
145	D2-204	34.81	32,590	11,34,458
146	D2-208	34.81	32,590	11,34,458
147	D2-301	34.81	32,590	11,34,458
148	D2-308	34.81	32,590	11,34,458
149	D2-401	34.81	32,590	11,34,458
150	D2-404	34.81	32,590	11,34,458
151	D2-408	34.81	32,590	11,34,458
152	D2-501	34.81	32,590	11,34,458
153	D2-504	34.81	32,590	11,34,458

154	D2-508	34.81	32,590	11,34,458
155	D2-601	34.81	32,590	11,34,458
156	D2-608	34.81	32,590	11,34,458
157	D2-705	34.81	32,590	11,34,458
	Total	**4,429.90**		**14,43,70,441.00**

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)	11,97,23,749
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)	4,05,18,815
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	4,429.90 14,43,70,441
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	18,48,89,256
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	14,104
2	Deposits	88,99,60,978
3	Withdrawals	88,88,04,872
4	Closing Balance	11,70,210.23

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	7,54,83,773
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date	30,00,00,000	10,38,26,463	10,38,26,463
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	-	-	-
4	Customer receipts Used for Project	15,00,00,000	34,61,73,537	32,59,20,026
5	Total Funds for Project	62,50,00,000	62,50,00,000	50,52,30,262
6	Total Estimated Cost (As per Table A)	62,49,54,011	62,49,54,011	50,52,30,262

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	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.
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.

Yours Faithfully,
For D P Sarda & Co
Chartered Accountants

MUKUND DURGAPRASAD SARDA
Digitally signed by MUKUND DURGAPRASAD SARDA
Date: 2023.04.14 12:14:37 +05'30'

CA Mukund D Sarda
Partner
MEMBERSHIP NO. 149588
FRN No. 117227w
UDIN 23149588BGWHQD3849

Agreed and Accepted by-

Signature of Promoter
Name: Mr. Rajesh Agrawal
Date: