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 30.06.2023

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 (30th June 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	41,78,12,686
	(b) Actual` Cost of Construction incurred as per the books of accounts as verified by the CA	31,15,56,632
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;	14,38,51,151
	Sub Total of Development Cost	**46,96,07,783**
3	**Total Cost of the Project (Actual Incurred as on date of Certificate)**	**50,72,07,783**
4	**Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)**	**81.16%**
5	**Amount which can be withdrawn from the Designated Account**	**50,72,07,783**
6	**Less: Amount withdrawn till date of this certificate from the Designated Account**	33,47,74,689
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	17,24,33,094

*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	A1 - 102	24.65	11,65,536	11,65,536	-
2	A1 - 103	24.65	10,00,000	10,00,000	-
3	A1 - 106	24.65	9,30,703	1,46,092	7,84,611
4	A1 - 107	24.65	8,92,370	8,92,370	-
5	A1 - 202	24.65	17,25,000	17,26,000	-1,000
6	A1 - 203	24.65	9,10,580	9,10,585	-5
7	A1 - 206	24.65	12,00,000	12,00,000	-
8	A1 - 207	24.65	9,71,280	5,25,390	4,45,890
9	A1 - 302	24.65	9,50,000	9,50,000	-
10	A1 - 303	24.65	9,00,000	9,00,000	-
11	A1 - 306	24.65	13,00,000	13,00,000	-
12	A1 - 307	24.65	14,70,000	20,000	14,50,000
13	A1 - 402	24.65	9,49,696	9,49,696	-
14	A1 - 403	24.65	10,29,988	10,81,487	-51,499
15	A1 - 406	24.65	12,00,000	12,00,248	-248
16	A1 - 407	24.65	9,92,864	9,92,864	-
17	A1 - 502	24.65	9,31,000	9,33,783	-2,783
18	A1 - 503	24.65	15,51,000	15,51,000	-
19	A1 - 506	24.65	16,00,000	16,00,001	-1
20	A1 - 507	24.65	13,66,000	13,66,000	-
21	A1 - 602	24.65	18,00,000	18,00,000	-
22	A1 - 603	24.65	12,00,000	12,00,000	-
23	A1 - 606	24.65	16,51,000	16,94,026	-43,026
24	A1 - 607	24.65	16,11,000	16,11,000	-
25	A1 - S4	25.7	24,50,000	24,99,792	-49,792
26	A1 - S5	25.7	18,54,520	4,07,360	14,47,160
27	A1 - S6	25.7	15,79,400	15,79,400	-
28	A1 - S7	25.7	15,51,790	15,51,790	-
29	A1-101	34.81	12,20,997	12,20,997	-
30	A1-104	34.81	14,13,786	14,13,786	-
31	A1-105	34.81	15,10,180	15,10,180	-
32	A1-108	34.81	13,10,160	13,10,160	-
33	A1-201	34.81	13,85,500	13,85,500	-
34	A1-204	34.81	14,13,800	13,58,649	55,151
35	A1-205	34.81	17,51,000	17,51,090	-90
36	A1-208	34.81	13,85,500	13,85,500	-
37	A1-301	34.81	15,10,180	15,43,027	-32,847
38	A1-304	34.81	17,50,000	17,50,000	-
39	A1-305	34.81	14,78,049	14,83,452	-5,403
40	A1-308	34.81	15,10,180	15,10,180	-
41	A1-401	34.81	14,78,049	14,79,363	-1,314
42	A1-404	34.81	13,40,000	13,40,041	-41
43	A1-405	34.81	13,40,000	13,40,000	-
44	A1-408	34.81	14,45,917	14,21,719	24,198
45	A1-501	34.81	14,13,786	14,13,876	-90
46	A1-504	34.81	14,13,800	14,13,800	-

47	A1-505	34.81	14,21,016	14,21,016	-
48	A1-601	34.81	14,13,800	14,13,800	-
49	A1-604	34.81	12,86,960	12,86,960	-
50	A1-605	34.81	19,00,000	19,00,000	-
51	A1-608	34.81	29,00,000	29,00,000	-
52	A2 - 102	34.81	16,50,000	16,50,000	-
53	A2 - 103	24.65	9,54,013	9,54,013	-
54	A2 - 106	24.65	12,95,040	12,95,040	-
55	A2 - 107	24.65	8,92,370	9,18,408	-26,038
56	A2 - 202	24.65	10,00,000	10,00,000	-
57	A2 - 203	24.65	11,11,000	11,11,000	-
58	A2 - 206	24.65	11,00,000	11,00,002	-2
59	A2 - 207	24.65	10,00,000	10,00,000	-
60	A2 - 302	24.65	6,63,462	6,63,462	-
61	A2 - 303	24.65	18,00,000	18,00,000	-
62	A2 - 307	24.65	13,00,000	12,35,000	65,000
63	A2 - 402	24.65	18,00,000	18,00,000	-0
64	A2 - 403	24.65	15,42,000	15,42,000	-
65	A2 - 406	24.65	11,50,000	11,50,000	-
66	A2 - 407	24.65	11,50,000	11,50,000	-
67	A2 - 503	24.65	18,00,000	18,00,000	-
68	A2 - 506	24.65	9,92,864	9,92,864	-
69	A2 - 603	24.65	16,50,000	16,50,000	-
70	A2 - 606	24.65	9,92,864	9,92,864	-
71	A2 - 607	24.65	12,20,000	12,20,000	-
72	A2 - S1	24.65	15,48,282	15,48,282	-
73	A2 - S2	24.65	18,17,430	18,17,430	-
74	A2-104	24.65	15,10,181	15,10,181	-
75	A2-105	24.65	23,12,695	21,89,921	1,22,774
76	A2-108	24.65	14,13,800	14,42,818	-29,018
77	A2-201	25.7	14,76,600	14,76,600	-
78	A2-204	25.7	16,11,960	16,11,960	-
79	A2-205	25.7	19,69,051	19,69,051	-
80	A2-208	34.81	13,85,500	13,85,500	-
81	A2-301	34.81	14,55,111	13,88,730	66,381
82	A2-304	34.81	15,10,181	15,10,182	-1
83	A2-305	34.81	15,42,312	16,04,012	-61,700
84	A2-308	34.81	19,00,000	19,00,000	-
85	A2-401	34.81	24,80,000	24,80,000	-
86	A2-404	34.81	16,16,000	16,16,000	-
87	A2-405	34.81	17,51,000	17,51,000	-
88	A2-408	34.81	14,21,016	14,24,724	-3,708
89	A2-501	34.81	15,50,004	15,50,004	-
90	A2-504	34.81	14,85,940	14,85,940	-
91	A2-505	34.81	17,51,000	17,51,000	-
92	A2-508	34.81	14,78,049	14,78,051	-2
93	A2-601	34.81	24,81,000	24,81,000	-
94	A2-604	34.81	14,00,034	14,00,034	-
95	A2-605	34.81	14,31,000	14,31,000	-
96	A2-608	34.81	16,00,000	15,99,366	634
97	B1 - 102	34.81	11,01,763	11,02,766	-1,003
98	B1 - 103	34.81	9,92,864	9,92,864	-
99	B1 - 106	34.81	10,36,032	10,36,032	-
100	B1 - 107	24.65	15,00,000	15,09,000	-9,000
101	B1 - 202	34.81	9,51,000	9,77,192	-26,192
102	B1 - 203	34.81	9,51,000	9,49,824	1,176

103	B1 - 206	34.81	9,49,696	9,49,696	-
104	B1 - 207	34.81	9,71,256	9,23,058	48,198
105	B1 - 302	24.65	18,50,000	18,49,996	4
106	B1 - 303	24.65	18,50,000	18,49,996	4
107	B1 - 306	24.65	17,00,000	50,000	16,50,000
108	B1 - 402	24.65	20,00,000	20,00,000	-
109	B1 - 403	24.65	11,53,855	11,53,855	-
110	B1 - 406	24.65	18,00,000	14,67,327	3,32,673
111	B1 - 407	24.65	16,50,000	16,49,994	6
112	B1 - 502	24.65	18,00,000	18,00,000	-
113	B1 - 503	24.65	11,66,050	11,66,050	-
114	B1 - 506	24.65	15,50,000	15,50,000	-
115	B1 - 507	24.65	9,71,280	9,71,280	-
116	B1 - 603	24.65	19,00,000	19,00,000	-
117	B1-101	24.65	14,13,800	14,13,800	-
118	B1-104	24.65	18,00,000	17,99,992	8
119	B1-105	24.65	14,78,000	14,78,000	-
120	B1-108	24.65	14,13,800	14,03,073	10,727
121	B1-201	24.65	14,00,002	14,00,002	-
122	B1-204	24.65	14,00,000	14,00,012	-12
123	B1-205	24.65	13,49,500	13,49,500	-
124	B1-208	24.65	14,78,049	14,78,049	-
125	B1-301	24.65	14,51,000	14,51,000	-
126	B1-304	24.65	16,50,000	16,50,830	-830
127	B1-305	24.65	13,49,500	13,55,858	-6,358
128	B1-308	24.65	28,00,000	28,01,650	-1,650
129	B1-401	24.65	24,50,000	24,50,000	-
130	B1-404	34.81	14,51,000	14,51,000	-
131	B1-405	34.81	16,79,000	16,79,001	-1
132	B1-408	34.81	16,70,838	16,70,838	-
133	B1-501	34.81	30,00,000	30,00,000	-
134	B1-504	34.81	14,00,000	13,98,666	1,334
135	B1-505	34.81	14,69,997	15,88,772	-1,18,775
136	B1-508	34.81	29,00,000	29,00,000	-
137	B1-601	34.81	14,78,000	14,78,000	-
138	B1-604	34.81	28,00,000	28,00,450	-450
139	B1-605	34.81	18,42,543	18,43,542	-999
140	B1-608	34.81	25,00,000	25,00,000	-
141	B2 - 102	34.81	16,70,000	16,70,000	-
142	B2 - 103	34.81	17,00,000	17,00,921	-921
143	B2 - 106	34.81	17,00,000	19,50,000	-2,50,000
144	B2 - 107	34.81	12,30,000	12,30,000	-
145	B2 - 202	34.81	15,09,000	1,00,000	14,09,000
146	B2 - 203	34.81	19,00,000	19,00,000	-
147	B2 - 206	34.81	19,00,000	19,00,000	-
148	B2 - 207	34.81	19,00,000	19,00,000	-
149	B2 - 302	24.65	20,00,000	20,00,000	-
150	B2 - 403	34.81	18,00,000	11,47,330	6,52,670
151	B2 - 406	34.81	18,00,000	18,00,000	-
152	B2 - 407	34.81	18,00,000	18,00,000	-
153	B2 - 502	34.81	19,00,000	19,00,000	-
154	B2 - 506	34.81	18,00,000	18,00,000	-
155	B2 - 507	24.65	18,00,000	18,00,000	-
156	B2 - 603	24.65	18,00,000	18,00,000	-
157	B2-101	24.65	15,42,300	15,42,300	-
158	B2-104	24.65	14,13,800	2,13,279	12,00,521
159	B2-105	24.65	14,13,800	2,69,959	11,43,841

160	B2-108	24.65	15,42,300	15,42,606	-306
161	B2-201	24.65	14,00,000	14,04,605	-4,605
162	B2-204	24.65	14,78,049	10,55,207	4,22,842
163	B2-205	24.65	16,11,069	16,11,069	-
164	B2-208	24.65	14,00,000	14,00,000	-
165	B2-301	24.65	14,78,049	14,78,053	-4
166	B2-304	24.65	14,51,001	14,51,001	-
167	B2-305	24.65	16,51,000	16,50,956	44
168	B2-308	24.65	14,78,049	14,78,049	-
169	B2-401	24.65	14,78,049	3,18,514	11,59,535
170	B2-404	24.65	14,30,000	14,30,000	-
171	B2-405	24.65	18,08,624	18,07,240	1,384
172	B2-408	24.65	23,70,000	23,69,994	6
173	B2-501	24.65	25,56,000	25,56,000	-
174	B2-504	24.65	23,50,000	23,50,002	-2
175	B2-505	24.65	14,51,000	14,51,000	-
176	B2-508	24.65	28,00,000	28,00,000	-
177	B2-601	24.65	15,00,541	15,00,541	-
178	B2-605	24.65	14,78,049	14,78,049	-
179	B2-608	34.81	29,00,000	29,06,000	-6,000
180	C1 - 102	34.81	9,51,000	9,51,087	-87
181	C1 - 103	34.81	9,51,000	9,51,000	-
182	C1 - 106	34.81	9,51,000	10,78,822	-1,27,822
183	C1 - 202	34.81	15,50,000	15,50,000	-
184	C1 - 206	34.81	9,51,000	9,51,000	-
185	C1 - 307	34.81	9,92,864	9,92,864	-
186	C1 - 602	34.81	11,50,000	9,40,595	2,09,405
187	C1-104	34.81	21,00,000	21,00,000	-
188	C1-105	34.81	15,99,000	16,54,083	-55,083
189	C1-108	34.81	17,03,624	16,86,753	16,871
190	C1-201	34.81	15,18,426	15,18,426	-
191	C1-204	34.81	28,00,000	28,00,001	-1
192	C1-205	34.81	14,21,000	14,21,000	-
193	C1-304	34.81	16,57,347	16,57,348	-1
194	C1-305	34.81	14,21,003	3,28,843	10,92,160
195	C1-308	34.81	14,78,049	14,78,049	-
196	C1-404	34.81	14,78,000	2,43,477	12,34,523
197	C1-604	34.81	15,10,180	15,10,180	-
198	C1-605	34.81	14,78,049	14,04,147	73,902
199	C2 - 207	34.81	15,00,000	1,13,862	13,86,138
200	C2 - 307	34.81	10,36,032	10,36,032	-
201	C2-101	34.81	14,21,000	13,49,950	71,050
202	C2-104	24.65	13,25,000	10,20,206	3,04,794
203	C2-105	24.65	13,25,000	7,62,524	5,62,476
204	C2-108	24.65	15,00,000	15,00,000	-

205	C2-204	24.65	16,70,838	16,70,838	-
206	C2-205	24.65	14,78,049	5,72,585	9,05,464
207	C2-208	24.65	14,21,016	14,21,016	-
208	C2-301	24.65	14,78,049	14,04,147	73,902
209	C2-304	24.65	15,50,994	13,01,940	2,49,054
210	C2-305	24.65	14,78,000	2,95,856	11,82,144
211	C2-308	24.65	14,13,780	14,13,780	-
212	C2-405	24.65	14,21,000	3,37,975	10,83,025
213	C2-408	24.65	17,35,101	16,48,345	86,756
214	C2-505	24.65	14,78,049	14,78,049	-
215	C2-604	24.65	14,51,000	14,51,000	-
216	C2-605	24.65	17,35,101	13,25,995	4,09,106
217	D1 - 106	24.65	10,14,448	9,10,574	1,03,874
218	D1-101	24.65	17,35,101	15,39,101	1,96,000
219	D1-104	24.65	13,80,000	8,66,593	5,13,407
220	D1-105	24.65	13,80,000	8,66,593	5,13,407
221	D1-108	24.65	15,00,000	2,91,008	12,08,992
222	D1-201	24.65	15,42,000	10,37,720	5,04,280
223	D1-204	24.65	13,80,000	11,58,260	2,21,740
224	D1-205	24.65	13,80,000	11,58,260	2,21,740
225	D1-208	24.65	14,78,049	7,03,942	7,74,107
226	D1-404	34.81	14,78,000	3,11,317	11,66,683
227	D1-405	34.81	14,51,000	6,08,420	8,42,580
228	D1-501	34.81	14,78,049	13,30,245	1,47,804
229	D1-705	34.81	15,00,000	10,26,174	4,73,826
230	D2 - 106	34.81	9,92,864	9,25,259	67,605
231	D2 - 107	34.81	10,36,032	6,43,392	3,92,640
232	D2 - 306	34.81	9,71,280	8,06,868	1,64,412
233	D2 - 307	34.81	9,71,280	8,02,697	1,68,583
234	D2 - 406	34.81	10,30,000	3,60,076	6,69,924
235	D2 - 407	34.81	9,71,280	9,58,805	12,475
236	D2-104	34.81	15,00,059	4,97,974	10,02,085
237	D2-205	34.81	14,21,016	12,78,913	1,42,103
238	D2-304	34.81	13,80,000	11,67,748	2,12,252
239	D2-305	34.81	14,00,000	10,33,334	3,66,666
240	D2-405	34.81	15,10,181	15,10,181	-
241	D2-505	34.81	14,78,000	1,53,022	13,24,978
242	D2-604	34.81	13,80,000	2,76,000	11,04,000
243	D2-605	34.81	13,80,000	2,76,000	11,04,000
244	D2-704	34.81	14,51,000	9,45,079	5,05,921
	Total	**7,180.19**	**36,99,97,841**	**33,53,53,925**	**3,46,43,916**

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

UNSOLD INVENTORY

Sr No	Unit 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	34.81	32,590	11,34,458
3	A2 - 502	34.81	32,590	11,34,458
4	A2 - 507	34.81	32,590	11,34,458
5	A2 - 602	34.81	32,590	11,34,458
6	A2 - S3	24.65	32,590	8,03,344
7	A2-101	24.65	32,590	8,03,344
8	B1 - 307	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 - 303	24.65	32,590	8,03,344
13	B2 - 306	24.65	32,590	8,03,344
14	B2 - 307	24.65	32,590	8,03,344
15	B2 - 402	24.65	32,590	8,03,344
16	B2 - 503	24.65	32,590	8,03,344
17	B2 - 602	24.65	32,590	8,03,344
18	B2 - 606	24.65	32,590	8,03,344
19	B2 - 607	24.65	32,590	8,03,344
20	B2-604	24.65	32,590	8,03,344
21	C1 - 107	34.81	32,590	11,34,458
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	34.81	32,590	11,34,458
29	C1 - 406	34.81	32,590	11,34,458
30	C1 - 407	34.81	32,590	11,34,458
31	C1 - 502	34.81	32,590	11,34,458
32	C1 - 503	34.81	32,590	11,34,458
33	C1 - 506	34.81	32,590	11,34,458
34	C1 - 507	34.81	32,590	11,34,458
35	C1 - 603	34.81	32,590	11,34,458
36	C1 - 606	34.81	32,590	11,34,458
37	C1 - 607	34.81	32,590	11,34,458
38	C1-101	34.81	32,590	11,34,458
39	C1-208	34.81	32,590	11,34,458
40	C1-301	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	C1-505	34.81	32,590	11,34,458
47	C1-508	34.81	32,590	11,34,458

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

101	D1 - 606	34.81	32,590	11,34,458
102	D1 - 607	34.81	32,590	11,34,458
103	D1 - 703	34.81	32,590	11,34,458
104	D1 - 706	24.65	32,590	8,03,344
105	D1-301	24.65	32,590	8,03,344
106	D1-304	24.65	32,590	8,03,344
107	D1-305	24.65	32,590	8,03,344
108	D1-308	24.65	32,590	8,03,344
109	D1-401	24.65	32,590	8,03,344
110	D1-408	24.65	32,590	8,03,344
111	D1-504	24.65	32,590	8,03,344
112	D1-505	24.65	32,590	8,03,344
113	D1-508	24.65	32,590	8,03,344
114	D1-601	24.65	32,590	8,03,344
115	D1-604	24.65	32,590	8,03,344
116	D1-605	24.65	32,590	8,03,344
117	D1-608	24.65	32,590	8,03,344
118	D1-704	24.65	32,590	8,03,344
119	D2 - 102	24.65	32,590	8,03,344
120	D2 - 103	24.65	32,590	8,03,344
121	D2 - 202	24.65	32,590	8,03,344
122	D2 - 203	24.65	32,590	8,03,344
123	D2 - 206	24.65	32,590	8,03,344
124	D2 - 207	24.65	32,590	8,03,344
125	D2 - 302	24.65	32,590	8,03,344
126	D2 - 303	24.65	32,590	8,03,344
127	D2 - 402	24.65	32,590	8,03,344
128	D2 - 403	24.65	32,590	8,03,344
129	D2 - 502	24.65	32,590	8,03,344
130	D2 - 503	34.81	32,590	11,34,458
131	D2 - 506	34.81	32,590	11,34,458
132	D2 - 507	34.81	32,590	11,34,458
133	D2 - 602	34.81	32,590	11,34,458
134	D2 - 603	34.81	32,590	11,34,458
135	D2 - 606	34.81	32,590	11,34,458
136	D2 - 607	34.81	32,590	11,34,458
137	D2 - 703	34.81	32,590	11,34,458
138	D2 - 706	34.81	32,590	11,34,458
139	D2-101	34.81	32,590	11,34,458
140	D2-105	34.81	32,590	11,34,458
141	D2-108	34.81	32,590	11,34,458
142	D2-201	34.81	32,590	11,34,458
143	D2-204	34.81	32,590	11,34,458
144	D2-208	34.81	32,590	11,34,458
145	D2-301	34.81	32,590	11,34,458
146	D2-308	34.81	32,590	11,34,458
147	D2-401	34.81	32,590	11,34,458
148	D2-404	34.81	32,590	11,34,458
149	D2-408	34.81	32,590	11,34,458
150	D2-501	34.81	32,590	11,34,458
151	D2-504	34.81	32,590	11,34,458
152	D2-508	34.81	32,590	11,34,458
153	D2-601	34.81	32,590	11,34,458
154	D2-608	34.81	32,590	11,34,458
155	D2-705	34.81	32,590	11,34,458
	Total	**4,664.03**		**15,20,00,737.70**

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)	11,77,46,228
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)	3,46,43,916
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	4,664.03 15,20,00,738
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	18,66,44,654
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	33,47,75,797
3	Withdrawals	33,47,74,689
4	Closing Balance	15,212.23

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	15,61,92,306
2	Total Borrowed Funds (Secured) (-) Drawdown availed till date	30,00,00,000	1,56,61,552	1,56,61,552
3	Total Borrowed Funds (Unsecured) (-) Drawdown availed till date	-	-	-
4	Customer receipts Used for Project	15,00,00,000	43,43,38,448	33,53,53,925
5	Total Funds for Project	62,50,00,000	62,50,00,000	50,72,07,783
6	Total Estimated Cost (As per Table A)	62,49,54,011	62,49,54,011	50,72,07,783

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. Due to this the amount withdrawn was going above the eligible withdrawl limit. We have reduced the amount withdrawn by 56 crores on account of inter bank transfer of same company of Rs.26 crores & disbursement of Term Loan of Rs. 30 Crores
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: 2023.07.13 12:25:06 +05'30'

CA Mukund D Sarda
Partner
MEMBERSHIP NO. 149588
FRN No. 117227w
UDIN 23149588BGWHRJ5858

Agreed and Accepted by-

Signature of Promoter
Name: Mr. Rajesh Agrawal
Date: