M/s. Dharini Naswa & Associates
Chartered Accountant

Regd. Office: 802, Tower 1,
SPR Imperial Estate, Sector 82,
Faridabad Haryana 121002.

Tel : +91 7755977096
Email : dharininaswa@ssapconsultancy.com

To,
GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD
PROJECT NAME: GROUND & 1ST FLOOR

FORM-3 (See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY AS ON 31.03.2021)
Cost of Real Estate Project MahaRERA Registration Number P50500011388)
Table A
Estimated Cost of the Project (at the time of Registration of Project)

Sr.No.			Particulars	Amount Rs.
1	i.		**Land Cost**	**Estimated**
		a.	Value of the land as ascertained from theAnnual Statcment ol Rates (ASR).	393,393,000
		b.	Estimated Amount of Premium payable to obtain development rights,FSI,additional FSI, fungible area, and any other incentive/concession under DCR from Local Authority or State Government/UT Administartion or any Statutory Authority	-
		c.	Estimated Acquisition cost of TDR (if any)	
		d.	Estiamted 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	86,166,837
		e.	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 buidling including site development and infrastructure for the same as certified by Engineer (ii) Estimated Cost towrads clearance of land of all or any encumbrances including cost of removal	

			of legal/illegal occupants, cost for providing temporary Transit Accomadation, overhead cost, amount 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 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	**479,559,837**
	ii.		**Development Cost/ Cost of Construction:**	
		a.	Estimated Cost of Construction as certified by Engineer	319,858,947
		b.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
		C.	Estimated Expenditure for development for entire project excluding cost of construction as (i) above, i.e., salaries,consultant fees, site overheads, development cost of services (including water, electricity, sewage, darinage, layout roads etc.,) absorbed cost (attributables to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	215,354,650
		d.	Estimated taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	40,017,676
		e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	420,000,000
			Sub-Total of Development Cost	**995,231,273**
			Total Cost of the Project (Estimated)	**1,474,791,110**

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

S.no			Particulars	Amount (Rs.) Incurred
1			**Land Cost**	
		a	Value of the land as ascertained from theAnnual Statcment ol Rates (ASR).	393,393,000
		b	Incurred Expenditure of Premium payable to obtain development rights,FSI,additional FSI, fungible area, and any other incentive/concession under DCR from Local Authority or State Government/UT Administartion or any Statutory Authority	-
		c	Incurred Expenditure for Acquisition 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	85,998,117
		e	Land Premium paid for redevelopment of land owned by public authorities.	
		f	Under Rehabilitation Scheme: (i) Incurred Expenditure for construction of rehabilitation of building. Minimum (a or (b) to be considered (a) cost incuured 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 books of accounts as verified by the CA. (ii) Incurred Expenditure towrads clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary Transit Accomadation, overhead cost, amount payable to slum dwellers, tenants , apartment owners or appropriate authority or government or concessionaire which are not refundable and so on (iii) Incurred Expenditure ASR linked premium, fees, charges and security deposits, or amount whatsoever payable to any authorities towards and in project of rehabilitation. (iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	
			Sub- Total of Land Cost	**479,391,117**
2			**Development Cost / Cost of Construction**	
		i	Expenditure for construction. Minimum (a) and (b) to be considered	
			(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	164,011,755
			(b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA.	164,011,755
		ii	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
		iii	Incurred Expenditure for development for entire project excluding cost of construction as (i) above, i.e., salaries,consultant fees, site overheads, development cost of services (including water, electricity, sewage, darinage, layout roads etc.,) absorbed cost (attributables to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	136,562,418

		iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	14,334,754
		v	Incurred Expenditure towrads Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	294,333,665
			Sub-Total of Development Cost	**609,242,592**
3			**Total Cost of the Project (Actual incurred as on date of Certificate)**	**1,088,633,709**
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	74%
5			Amount which can be withdrwan from the Designated Account	1,088,633,709
6			Less: Amount withdrawn till date of certificate from the Designated Account	10,569,231
7			Net Amount which can be withdrwan from the Designated Bank Account under this certificate	1,078,064,478

This certificate is being issued for RERA compliance for the GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Dharini Naswa & Associates
CHARTERED ACCOUNTANTS

Digitally signed by DHARINI AMIT NASWA
Date: 2024.05.17 12:11:25 +05'30'

CA DHARINI NASWA
PROPRIETOR
Membership Number -127767

UDIN: 24127767BKFBKD3490

Date: 17/5/23
Place : Pune

M/s. Dharini Naswa & Associates
Chartered Accountant

Regd. Office: 802, Tower 1,
SPR Imperial Estate, Sector 82,
Faridabad Haryana 121002.

Tel : +91 7755977096
Email : dharininaswa@ssapconsultancy.com

Annexure - A

Table C

Statement of Calculation of Receivables from the Sales of the Onging Real Estate Project
Sold Inventory **(RERA REG. NO. P50500011388)**

(Amount in Rs.)

S.NO	BUILDING	FLAT NO & Shop No.	Carpet Area (Sq.Mtr.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	Ground	31	23.59	4,942,400	500,000	4,442,400
2	Ground	0040	50.50	7,700,000	6,875,000	825,000
3	Ground	111	13.79	3,183,960	1,017,473	2,166,487
4	FIRST FLOOR	26	17.08	5,943,200	5,306,428	636,772
5	FIRST FLOOR	1119	19.11	4,242,625	800,000	3,442,625
6	FIRST FLOOR	34 & 35	26.80	5,822,080	600,000	5,222,080
TOTAL			**150.87**	**31,834,265.00**	**15,098,901.00**	**16,735,364.00**

M/s. Dharini Naswa & Associates
Chartered Accountant

Regd. Office: 802, Tower 1,
SPR Imperial Estate, Sector 82,
Faridabad Haryana 121002.

Tel : +91 7755977096
Email : dharininaswa@ssapconsultancy.com

Unsold Inventory Valuation
Ready Recknor Rate as on the date of Certificate
of the Residential/ Commercial premises Rs. Per Sm.

Sr. No	BULD.	Flat/Bunglow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	Ground	0001 & 0002	394.28	62,808,509
2	Ground	0003	126.05	20,079,880
3	Ground	0004 & 0005	330.54	52,655,132
4	Ground	0006	27.16	4,326,140
5	Ground	0007	13.32	2,122,520
6	Ground	0008	23.13	3,683,997
7	Ground	0009 TO 0018	1,948.06	310,326,434
8	Ground	0019	30.82	4,909,678
9	Ground	0020	14.92	2,377,365
10	Ground	0021	49.99	7,963,668
11	Ground	0022	223.25	35,563,829
12	Ground	0023	167.86	26,740,171
13	Ground	0024	113.82	18,131,401
14	Ground	0025	37.50	5,974,194
15	Ground	0026	39.30	6,260,265
16	Ground	0027	56.28	8,965,139
17	Ground	0028 & 0029 & 0030	1,587.04	252,815,197
18	Ground	0032	39.30	6,260,117
19	Ground	0033	40.31	6,421,430
20	Ground	0034 & 0035 & 0036 & 0037	454.45	72,394,480
21	Ground	47	12.85	2,047,191
22	Ground	0038	140.86	22,438,272
23	Ground	0039	46.48	7,404,105
24	Ground	0041	40.58	6,464,940
25	Ground	0042	60.26	9,599,882
26	Ground	0043	75.84	12,081,878
27	Ground	0044	148.20	23,608,485
28	Ground	0045	93.69	14,925,569
29	Ground	0046	43.13	6,869,997

30	First	1001	68.35	10,888,608
31	First	1002 & 1003	236.64	37,695,968
32	First	1004 & 1005	240.85	38,366,674
33	First	1006	130.42	20,776,337
34	First	1007	64.08	10,207,543
35	First	1008	56.21	8,954,483
36	First	1009	53.70	8,554,901
37	First	1010	14.17	2,257,268
38	First	1010A	17.08	2,721,597
39	First	1011	26.80	4,268,719
40	First	1012	89.59	14,272,327
41	First	1013	25.58	4,074,256
42	First	1014	34.04	5,422,623
43	First	1015	31.88	5,078,242
44	First	1016 TO 1030	1,949.93	310,624,048
45	First	1031	64.81	10,324,309
46	First	1032 & 1033	399.38	63,621,288
47	First	1034	113.83	18,132,732
48	First	1035	144.22	22,974,778
49	First	1036	7.06	1,124,453
50	First	1037	948.53	151,101,319
51	First	1038	902.93	143,836,327
52	First	1039	38.25	6,093,773
53	First	1040	61.91	9,862,126
54	First	1041	61.82	9,847,771
55	First	1042	64.47	10,270,440
56	First	1043	57.30	9,127,191
57	First	1044 & 1045	141.46	22,535,089
58	First	1046	33.53	5,341,375
59	First	1047 & 1048	71.72	11,424,788
60	First	1049	24.38	3,883,788
61	First	1050	39.08	6,224,747
62	First	1051	79.98	12,741,484
63	First	1052	49.30	7,853,117
64	First	1053	45.17	7,196,323
65	First	1054	99.66	15,875,390
66	First	1055	58.35	9,294,720
67	First	1056 & 1057	158.37	25,228,568
68	First	1058	65.66	10,460,019
69	First	1059	93.65	14,918,762
70	First	RG AREA	1,084.17	172,708,194
TOTAL			**14,327.60**	**2,282,386,333.70**

M/s. Dharini Naswa & Associates
Chartered Accountant

Regd. Office: 802, Tower 1,
SPR Imperial Estate, Sector 82,
Faridabad Haryana 121002.

Tel : +91 7755977096
Email : dharininaswa@ssapconsultancy.com

Table D

Comparison between Balance Cost and Reccivables

S.NO(1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	386,157,401
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)	16,735,364
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	14,328
	(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	2,282,386,334
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii))]	2,299,121,698
5	(To Be Filled for Ongoing Projects only)	2,299,121,698
	IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account 1f 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	70%

M/s. Dharini Naswa & Associates
Chartered Accountant

Regd. Office: 802, Tower 1,
SPR Imperial Estate, Sector 82,
Faridabad Haryana 121002.

Tel : +91 7755977096
Email : dharininaswa@ssapconsultancy.com

ANNEXURE D
Table E
Designated Bank Account Details

S.NO	Particulars	Designated Bank Account details
		Actual Amount till date (From the start of bank account to till date)
1	Opening Balance	-
2	Deposits	10,569,231
3	Withdrawals	10,569,231
4	Closing Balance	-

I hereby certify that required protion of money , as specified in the act , collected for allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that (GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD.: GROUND & 1ST FLOOR has utilized the required proprtion 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

S.NO	Particulars	Estimated (At time of registration) (in RS.) (proposed and indicative)	Proposed/Estimated (As on date of the certificate) (In Rs.)	Actual (As on the date of certificate in Rs.)
1	Own Funds	393,393,000	393,393,000	393,393,000
2	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	1,078,064,478
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	1,612,589,431	1,612,589,431	10,569,231
5	Total Funds for Project	1,474,791,110	1,474,791,110	1,088,633,709
6	Total Estimated Cost (As per Table A)	1,474,791,110	1,474,791,110	1,088,633,709

M/s. Dharini Naswa & Associates

Chartered Accountant

Regd. Office: 802, Tower 1,
SPR Imperial Estate, Sector 82,
Faridabad Haryana 121002.

Tel : **+91 7755977096**

Email : **dharininaswa@ssapconsultancy.com**

Table G

Any Comments/Observations of CA

1	

Yours Faithfully,

Digitally signed by
DHARINI AMIT NASWA
Date: 2024.05.17
12:12:39 +05'30'

Signature of Chartered Accountant
UDIN: 24127767BKFBKD3490
Name DHARINI NASWA
M No 127767