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 31.03.2024)
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	101,203,596
		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	**494,596,596**
	ii.		**Development Cost/ Cost of Construction:**	
		a.	Estimated Cost of Construction as certified by Engineer	312,048,135
		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.	157,810,812
		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	**929,876,623**
			Total Cost of the Project (Estimated)	**1,424,473,219**

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	101,203,596
		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	**494,596,596**
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	240,629,521
			(b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA.	240,629,521
		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.	185,254,232

		iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	25,537,301
		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	412,472,039
			Sub-Total of Development Cost	**863,893,092**
3			**Total Cost of the Project (Actual incurred as on date of Certificate)**	**1,358,489,688**
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	95%
5			Amount which can be withdrwan from the Designated Account	1,358,489,688
6			Less: Amount withdrawn till date of certificate from the Designated Account	279,326,122
7			Net Amount which can be withdrwan from the Designated Bank Account under this certificate	1,079,163,566

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
DHARINI AMIT NASWA
Digitally signed by DHARINI AMIT NASWA
Date: 2024.07.25 17:27:58 +05'30'
CA DHARINI NASWA
PROPRIETOR
Membership Number -127767

UDIN: 24127767BKFBKY6657

Date: 19/07/2024
Place : Pune

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Chartered Accountant

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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	0006	25.650	5,100,000	5,100,000	-
2	Ground	0007	15.350	3,100,000	3,100,000	-
3	Ground	0008	21.636	4,500,000	4,500,000	-
4	Ground	0009 TO 0018	1,948.063	140,000,000	140,000,000	-
5	Ground	0019	30.820	7,148,180	7,148,180	-
6	Ground	0020	14.924	2,718,029	2,718,029	-
7	Ground	0021	49.992	7,700,000	7,700,000	-
8	Ground	0024	113.819	24,075,000	24,075,000	-
9	Ground	0025	37.503	10,209,800	10,209,800	-
10	Ground	0026	39.299	7,800,000	7,800,000	-
11	Ground	0031	23.591	4,942,400	2,509,680	2,432,720
12	Ground	0032	39.298	12,362,472	12,361,263	1,209
13	Ground	0033	40.310	6,400,000	4,725,000	1,675,000
14	Ground	0038	113.760	42,246,285	42,246,285	-
15	Ground	0040	57.531	10,288,905	10,288,905	-
16	Ground	0041	40.583	7,863,120	7,863,120	-
17	Ground	47	12.851	4,612,933	4,612,933	-
18	First	1010	14.170	5,387,055	5,387,055	-
19	First	1010A	17.085	5,943,200	5,943,200	-
20	First	1011	26.797	5,822,080	4,075,456	1,746,624
21	First	1013	29.789	11,325,070	11,325,070	-
22	First	1014	34.040	4,791,332	4,791,332	-
23	First	1015	31.878	6,300,000	6,300,000	-
24	First	1034	64.810	19,528,644	19,528,644	-
25	First	1036	7.059	1,285,563	1,285,563	-
26	First	1041	61.820	8,667,450	8,667,450	-
27	First	1043	57.296	8,750,000	3,500,000	5,250,000
28	First	1044 & 1045	126.440	20,415,000	20,415,000	-
29	First	1046	33.530	6,693,800	3,050,000	3,643,800
30	First	1049	22.450	4,000,000	578,100	3,421,900
31	First	1050	39.076	5,062,415	5,062,415	-
32	First	1119	19.110	4,242,625	2,169,838	2,072,787
TOTAL			**3,210.33**	**419,281,358**	**399,037,318**	**20,244,040**

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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	394.278	62,808,509
2	Ground	0003	126.051	20,079,880
3	Ground	0004 & 0005	330.541	52,655,132
4	Ground	0022	223.251	35,563,829
5	Ground	0023	167.860	26,740,171
6	Ground	0027	56.278	8,965,139
7	Ground	0028 & 0029 & 0030	1,587.038	252,815,197
8	Ground	0034 & 0035 & 0036 & 0037	454.454	72,394,480
9	Ground	0039	46.479	7,404,105
10	Ground	0042	60.263	9,599,882
11	Ground	0043	75.844	12,081,878
12	Ground	0044	148.201	23,608,485
13	Ground	0045	93.695	14,925,569
14	Ground	0046	43.126	6,869,997
15	First	1001	68.353	10,888,608
16	First	1002 & 1003	236.635	37,695,968
17	First	1004 & 1005	240.845	38,366,674
18	First	1006	130.423	20,776,337
19	First	1007	64.077	10,207,543
20	First	1008	56.211	8,954,483
21	First	1009	53.703	8,554,901
22	First	1012	89.594	14,272,327
23	First	1016 TO 1030	1,949.931	310,624,048
24	First	1031	64.810	10,324,309
25	First	1032 & 1033	399.380	63,621,288
26	First	1035	144.223	22,974,778
27	First	1037	948.533	151,101,319
28	First	1038	902.927	143,836,327
29	First	1039	38.253	6,093,773

30	First	1040	61.909	9,862,126
31	First	1042	64.472	10,270,440
32	First	1047 & 1048	71.719	11,424,788
33	First	1051	79.984	12,741,484
34	First	1052	49.298	7,853,117
35	First	1053	45.175	7,196,323
36	First	1054	99.657	15,875,390
37	First	1055	58.347	9,294,720
38	First	1056 & 1057	158.371	25,228,568
39	First	1058	65.662	10,460,019
40	First	1059	93.652	14,918,762
41	First	RG AREA	1,084.169	172,708,194
TOTAL			**11,127.68**	**1,772,638,868.73**

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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)	65,983,531
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)	20,244,040
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	11,128
	(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	1,772,638,869
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii))]	1,792,882,909
5	(To Be Filled for Ongoing Projects only)	1,792,882,909
	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%

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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	279,326,123
3	Withdrawals	279,326,122
4	Closing Balance	1

I hereby certify that required proton 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	-	-	685,770,566
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	1,598,831,007	1,598,831,007	279,326,122
5	Total Funds for Project	1,424,473,219	1,424,473,219	1,358,489,688
6	Total Estimated Cost (As per Table A)	1,424,473,219	1,424,473,219	1,358,489,688

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Table G

Any Comments/Observations of CA

1	

Yours Faithfully,

DHARINI AMIT NASWA

Digitally signed by DHARINI AMIT NASWA
Date: 2024.07.25 17:28:21 +05'30'

Signature of Chartered Accountant
UDIN: 24127767BKFBKY6657
Name DHARINI NASWA
M No 127767