

**A. R. TATIYA & ASSOCIATES**

Chartered Accountant

Office No. 412 and 413, Times Square Building, Opp to Panchami Hotel,
Pune-Satara Road, Pune - 411037

Tel : +91 83901 15383

Email : artatiyaandassociates@gmail.com

To,

GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD
PROJECT NAME: GLOCAL SQUARE GROUND AND FIRST FLOOR

Subject,

Certificate of Financial Progress of Work of GOEL GANGA INFRASTRUCTURE AND REAL
ESTATE PVT LTD having MahaRERA Registration Number P50500011388

Sir,

This certificate is being issued for RERA compliance for GLOCAL SQUARE Ground and
First Floor having MahaRERA Registration Number P50500011388
(Only Applicable after project Registration)being developed by GOEL GANGA
INFRASTRUCTURE AND REAL ESTATE PVT LTD management of the Company.

FORM-3 (See Regulation 3)**CHARTERED ACCOUNTANT'S CERTIFICATE****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY AS ON 30.9.2021)****(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
	Value of the land as ascertained from the Annual	
a.	Statement of Rates (ASR).	39,33,93,000
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 Administration or any Statutory Authority	
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	12,19,51,830
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 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, 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	51,53,44,830
	ii.	Development Cost/ Cost of Construction: a. Estimated Cost of Construction as certified by Engineer 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, drainage, layout roads etc.,) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. 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	31,98,58,947 47,97,88,421 4,00,17,676 55,00,00,000
		Sub-Total of Development Cost	1,38,96,65,044
		Total Cost of the Project (Estimated)	1,90,50,09,874

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

S.no		Particulars	Amount (Rs.)
			Incurred
1		Land Cost	
		Value of the land as ascertained from the Annual Statcment of Rates (ASR).	39,33,93,000
	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) Amounts paid to State Government/UT Administration or	
	d	Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, Registration fees etc; and	8,35,17,550
	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 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 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	47,69,10,550
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	15,90,97,470
		(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	15,90,97,470

	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.	12,72,40,346
	iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	1,33,72,492
	v	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	25,19,21,133
		Sub-Total of Development Cost	55,16,31,441
3		Total Cost of the Project (Actual incurred as on date of Certificate)	1,02,85,41,991
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	54%
5		Amount which can be withdrawn from the Designated Account	1,02,85,41,991
6		Less: Amount withdrawn till date of certificate from the Designated Account	60,85,848
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,02,24,56,143

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,

A. R. Tatiya & Associates
CHARTERED ACCOUNTANTS

Aishwarya
Ramesh Tatiya

Digitally signed by
Aishwarya Ramesh Tatiya
Date: 2025.04.01
13:58:10 +05'30'

CA AISHWARYA R. TATIYA
PROPRIETOR
Membership Number - 632236
UDIN : 25632236BMUKFK9922



Date: 26/03/2025
Place : Pune

**A. R. TATIYA & ASSOCIATES**

Chartered Accountant

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Annexure - A**Table C**Statement of Calculation of Receivables from the Sales of the Ongoing 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	GF	21	49.99	77,00,000	68,75,000	8,25,000
2	FIRST	1119	19.11	42,42,625	12,84,785	29,57,840
3	FIRST	1011	26.80	58,22,080	5,34,284	52,87,796
TOTAL			95.90	1,77,64,705	86,94,069	90,70,636



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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/Bungalow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	GF	0036 & 0037	231.48	3,68,74,764
2	GF	0001 & 0002	311.95	4,96,93,635
3	GF	0003	126.05	2,00,79,765
4	GF	0004 & 0005	330.54	5,26,55,022
5	GF	0006	25.65	40,86,045
6	GF	0007	15.35	24,45,255
7	GF	0008	21.64	34,47,252
8	GF	9 to 18	1948.00	31,03,16,400
9	GF	0022 - A20	5.63	8,96,859
10	GF	0022 - A21	5.63	8,96,859
11	GF	0022 - A23	7.22	11,50,146
12	GF	0022 - A29	7.00	11,15,100
13	GF	0022 - A4	6.64	10,57,752
14	GF	0022 - A44	5.63	8,96,859
15	GF	0022 - A45	5.63	8,96,859
16	GF	0022 - A48	5.63	8,96,859
17	GF	0019	30.82	49,09,626
18	GF	0020	14.92	23,76,756
19	GF	0023	167.86	2,67,40,098
20	GF	0024	113.81	1,81,29,933
21	GF	0025	37.50	59,73,750
22	GF	0026	39.30	62,60,490
23	GF	0027	56.28	89,65,404
24	GF	28, 29 & 30	1604.60	25,56,12,780
25	GF	31	23.59	37,57,887
26	GF	0032	39.30	62,60,490
27	GF	33	40.32	64,22,976
28	GF	0038	113.75	1,81,20,375
29	GF	0039	46.48	74,04,264
30	GF	0040	57.93	92,28,249
31	GF	0041	40.58	64,64,394
32	GF	42	60.26	95,99,418
33	GF	43	75.84	1,20,81,312
34	GF	0045	93.73	1,49,31,189
35	GF	0046	43.13	68,70,609
36	GF	0047	12.85	20,47,005
37	GF	22 - A10	7.76	12,36,168
38	GF	22 - A12	5.63	8,96,859
39	GF	22 - A12A	5.63	8,96,859

40	GF	22 - A14	5.63	8,96,859
41	GF	22 - A15	5.63	8,96,859
42	GF	22 - A18 & A19	11.26	17,93,718
43	GF	22 - A22	7.33	11,67,669
44	GF	22 - A24	5.63	8,96,859
45	GF	22 - A25	5.63	8,96,859
46	GF	22 - A26	5.63	8,96,859
47	GF	22 - A27	5.63	8,96,859
48	GF	22 - A28	5.63	8,96,859
49	GF	22 - A30	5.63	8,96,859
50	GF	22 - A31	5.63	8,96,859
51	GF	22 - A32	5.63	8,96,859
52	GF	22 - A33	5.63	8,96,859
53	GF	22 - A35	6.79	10,81,647
54	GF	22 - A36	5.63	8,96,859
55	GF	22 - A37	5.63	8,96,859
56	GF	22 - A38	5.63	8,96,859
57	GF	22 - A39	5.63	8,96,859
58	GF	22 - A40	6.68	10,64,124
59	GF	22 - A41	6.57	10,46,601
60	GF	22 - A46	6.46	10,29,078
61	GF	22 - A47	6.35	10,11,555
62	GF	22 - A6	5.63	8,96,859
63	GF	22 - A7	5.63	8,96,859
64	GF	22 - A8	5.63	8,96,859
65	GF	22 - A9	5.63	8,96,859
66	GF	22 A1	8.83	14,06,619
67	GF	22 A11	7.69	12,25,017
68	GF	22 A16	7.54	12,01,122
69	GF	22 A17	7.44	11,85,192
70	GF	22 A2	8.87	14,12,991
71	GF	22 A3	5.63	8,96,859
72	GF	22 A34	6.89	10,97,577
73	GF	22 A42	5.63	8,96,859
74	GF	22 A43	5.63	8,96,859
75	GF	22 A49	5.63	8,96,859
76	GF	22 A5	7.88	12,55,284
77	GF	34 & 35	222.96	3,55,17,528
78	GF	44 - A 24	6.15	9,79,695
79	GF	44 - A1	5.63	8,96,859
80	GF	44 - A10	5.63	8,96,859
81	GF	44 - A11	5.63	8,96,859
82	GF	44 - A12	5.63	8,96,859
83	GF	44 - A14 & 44 - A15	11.26	17,93,718
84	GF	44 - A16	5.63	8,96,859
85	GF	44 - A17	5.63	8,96,859
86	GF	44 - A19	8.97	14,28,921
87	GF	44 - A2	5.63	8,96,859
88	GF	44 - A20	6.15	9,79,695
89	GF	44 - A21	6.15	9,79,695
90	GF	44 - A22	6.15	9,79,695
91	GF	44 - A23	6.15	9,79,695
92	GF	44 - A3	5.63	8,96,859
93	GF	44 - A4	5.63	8,96,859
94	GF	44 - A5	5.63	8,96,859

95	GF	44 - A8	5.63	8,96,859
96	GF	44 - A9	5.63	8,96,859
97	GF	44 A12A	5.63	8,96,859
98	GF	44 A18	8.21	13,07,853
99	GF	44 A6	7.86	12,52,098
100	GF	44 A7	7.96	12,68,028
101	FIRST	1001	68.35	1,08,88,155
102	FIRST	1006	130.42	2,07,75,906
103	FIRST	1007	64.08	1,02,07,944
104	FIRST	1008	56.21	89,54,253
105	FIRST	1009	53.70	85,54,410
106	FIRST	1010	14.17	22,57,281
107	FIRST	1010A	39.30	62,60,490
108	FIRST	1012	89.59	1,42,71,687
109	FIRST	1013	29.79	47,45,547
110	FIRST	1014	34.04	54,22,572
111	FIRST	1015	31.88	50,78,484
112	FIRST	1018	27.87	44,39,691
113	FIRST	1031	64.81	1,03,24,233
114	FIRST	1032	349.30	5,56,43,490
115	FIRST	1033	50.07	79,76,151
116	FIRST	1034	64.81	1,03,24,233
117	FIRST	1035	144.22	2,29,74,246
118	FIRST	1036	7.06	11,24,658
119	FIRST	1037	948.53	15,11,00,829
120	FIRST	1038	902.92	14,38,35,156
121	FIRST	1039	38.25	60,93,225
122	FIRST	1040	61.91	98,62,263
123	FIRST	1041	48.80	77,73,840
124	FIRST	1042	64.47	1,02,70,071
125	FIRST	1043	57.30	91,27,890
126	FIRST	1044 & 1045	126.43	2,01,40,299
127	FIRST	1046	33.53	53,41,329
128	FIRST	1049	22.45	35,76,285
129	FIRST	1050	39.07	62,23,851
130	FIRST	1051	38.64	61,55,352
131	FIRST	1051 - A	41.34	65,85,462
132	FIRST	1052	49.30	78,53,490
133	FIRST	1053	45.17	71,95,581
134	FIRST	1054	99.65	1,58,74,245
135	FIRST	1055	58.37	92,98,341
136	FIRST	1058	65.66	1,04,59,638
137	FIRST	1059	93.65	1,49,18,445
138	FIRST	1002 & 1003	236.63	3,76,95,159
139	FIRST	1004 & 1005	240.84	3,83,65,812
140	FIRST	1016,1017 & 1019 TO 1030	1922.00	30,61,74,600
141	FIRST	1047 & 1048	71.72	1,14,24,996
142	FIRST	1056 & 1057	158.37	2,52,28,341
TOTAL			13,183.44	2,10,01,21,992.00



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Table D
Comparison between Balance Cost and Receivables

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)	87,64,67,882
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)	90,70,636
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	13,183
	(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	2,10,01,21,992
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii)]	2,10,91,92,628
5	(To Be Filled for Ongoing Projects only)	2,10,91,92,628
	IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 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	60,85,848
3	Withdrawals	60,85,848
4	Closing Balance	-

I hereby certify that required portion 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 AND FIRST FLOOR has utilized the required portion 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	39,33,93,000	39,33,93,000	34,57,71,034
2	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	67,66,85,109
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	1,48,07,79,203	1,48,07,79,203	60,85,848
5	Total Funds for Project	1,90,50,09,874	1,90,50,09,874	1,02,85,41,991
6	Total Estimated Cost (As per Table A)	1,90,50,09,874	1,90,50,09,874	1,02,85,41,991



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Chartered Accountant

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Table G

Any Comments/Observations of CA

1	

Yours Faithfully,

Aishwarya

Ramesh Tatiya

Digitally signed by
Aishwarya Ramesh Tatiya
Date: 2025.04.01
13:58:23 +05'30'

Signature of Chartered Accountant

UDIN : 25632236BMUKFK9922

Name AISHWARYA R. TATIYA

M No 632236

