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 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).	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 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	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 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	**51,53,44,830**
	ii.		**Development Cost/ Cost of Construction:**	
		a.	Estimated Cost of Construction as certified by Engineer	31,98,58,947
		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.	47,97,88,421
		d.	Estimated taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	4,00,17,676
		e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	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**	
		a	Value of the land as ascertained from theAnnual Statcment ol 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)	
		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	10,12,03,596
		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	**49,45,96,596**

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	24,55,13,776
			(b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA.	24,55,13,776
		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.	26,90,20,400
		iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	2,55,37,301
		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	47,60,97,020
			Sub-Total of Development Cost	**1,01,61,68,497**
3			**Total Cost of the Project (Actual incurred as on date of Certificate)**	**1,51,07,65,092**
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	79%
5			Amount which can be withdrwan from the Designated Account	1,51,07,65,092
6			Less: Amount withdrawn till date of certificate from the Designated Account	39,66,29,424
7			Net Amount which can be withdrwan from the Designated Bank Account under this certificate	1,11,41,35,668

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 14:09:20 +05'30'

CA AISHWARYA R. TATIYA
PROPRIETOR
Membership Number - 632236
UDIN : 25632236BMUKFU2990

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 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	GF	0006	25.65	51,00,000	51,00,000	-
2	GF	0007	15.35	31,00,000	31,00,000	0
3	GF	0008	21.64	45,00,000	45,00,000	-
4	GF	0019	30.82	71,48,180	71,48,180	-
5	GF	0020	14.92	27,18,029	27,18,029	-
6	GF	0024	113.81	2,40,75,000	2,40,75,000	-
7	GF	0025	37.50	1,02,09,800	1,02,09,793	7
8	GF	0026	39.30	78,00,000	78,00,000	-
9	GF	31	23.59	49,42,400	25,09,679	24,32,721
10	GF	0032	39.30	1,23,62,472	1,23,61,263	1,209
11	GF	33	40.32	64,00,000	42,18,750	21,81,250
12	GF	0038	113.75	4,22,46,285	4,22,46,285	-
13	GF	21	49.99	77,00,000	68,75,000	8,25,000
14	GF	0040	57.93	1,02,88,905	1,02,88,905	-
15	GF	0041	40.58	78,63,120	78,63,120	-
16	GF	0047	12.85	46,12,933	46,12,933	0
17	GF	9 to18	1,948.00	14,00,00,000	14,00,00,000	-
18	FIRST	1010A	39.30	59,43,200	59,43,200	-
19	FIRST	1044 & 1045	126.43	2,04,15,000	2,00,86,900	3,28,100
20	FIRST	1010	14.17	53,87,055	53,87,055	-
21	FIRST	1013	29.79	1,13,25,070	1,13,25,070	-
22	FIRST	1015	31.88	63,00,000	63,00,000	-
23	FIRST	1034	64.81	1,95,28,644	1,95,28,644	-
24	FIRST	1036	7.06	12,85,563	9,55,848	3,29,715
25	FIRST	1041	48.80	86,67,450	86,67,450	-
26	FIRST	1043	57.30	87,50,000	35,00,000	52,50,000
27	FIRST	1046	33.53	66,93,800	28,79,057	38,14,743
28	FIRST	1049	22.45	40,00,000	5,82,921	34,17,079
29	FIRST	1050	39.07	50,62,415	50,62,415	-
30	FIRST	1119	19.11	42,42,625	19,72,141	22,70,484
31	FIRST	1014	34.04	47,91,332	47,91,332	-
32	FIRST	1011	26.80	58,22,080	40,20,454	18,01,626
TOTAL			**3,219.84**	**41,92,81,358.00**	**39,66,29,425.13**	**2,26,51,932.87**

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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	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	0022 - A20	5.63	8,96,859
6	GF	0022 - A21	5.63	8,96,859
7	GF	0022 - A23	7.22	11,50,146
8	GF	0022 - A29	7.00	11,15,100
9	GF	0022 - A4	6.64	10,57,752
10	GF	0022 - A44	5.63	8,96,859
11	GF	0022 - A45	5.63	8,96,859
12	GF	0022 - A48	5.63	8,96,859
13	GF	0023	167.86	2,67,40,098
14	GF	0027	56.28	89,65,404
15	GF	28, 29 & 30	1,604.60	25,56,12,780
16	GF	0039	46.48	74,04,264
17	GF	42	60.26	95,99,418
18	GF	43	75.84	1,20,81,312
19	GF	0045	93.73	1,49,31,189
20	GF	0046	43.13	68,70,609
21	GF	22 - A10	7.76	12,36,168
22	GF	22 - A12	5.63	8,96,859
23	GF	22 - A12A	5.63	8,96,859
24	GF	22 - A14	5.63	8,96,859
25	GF	22 - A15	5.63	8,96,859
26	GF	22 - A18 & A19	11.26	17,93,718
27	GF	22 - A22	7.33	11,67,669
28	GF	22 - A24	5.63	8,96,859
29	GF	22 - A25	5.63	8,96,859
30	GF	22 - A26	5.63	8,96,859
31	GF	22 - A27	5.63	8,96,859
32	GF	22 - A28	5.63	8,96,859
33	GF	22 - A30	5.63	8,96,859
34	GF	22 - A31	5.63	8,96,859
35	GF	22 - A32	5.63	8,96,859
36	GF	22 - A33	5.63	8,96,859

37	GF	22 - A35	6.79	10,81,647
38	GF	22 - A36	5.63	8,96,859
39	GF	22 - A37	5.63	8,96,859
40	GF	22 - A38	5.63	8,96,859
41	GF	22 - A39	5.63	8,96,859
42	GF	22 - A40	6.68	10,64,124
43	GF	22 - A41	6.57	10,46,601
44	GF	22 - A46	6.46	10,29,078
45	GF	22 - A47	6.35	10,11,555
46	GF	22 - A6	5.63	8,96,859
47	GF	22 - A7	5.63	8,96,859
48	GF	22 - A8	5.63	8,96,859
49	GF	22 - A9	5.63	8,96,859
50	GF	22 A1	8.83	14,06,619
51	GF	22 A11	7.69	12,25,017
52	GF	22 A16	7.54	12,01,122
53	GF	22 A17	7.44	11,85,192
54	GF	22 A2	8.87	14,12,991
55	GF	22 A3	5.63	8,96,859
56	GF	22 A34	6.89	10,97,577
57	GF	22 A42	5.63	8,96,859
58	GF	22 A43	5.63	8,96,859
59	GF	22 A49	5.63	8,96,859
60	GF	22 A5	7.88	12,55,284
61	GF	34 & 35	222.96	3,55,17,528
62	GF	44 - A 24	6.15	9,79,695
63	GF	44 - A1	5.63	8,96,859
64	GF	44 - A10	5.63	8,96,859
65	GF	44 - A11	5.63	8,96,859
66	GF	44 - A12	5.63	8,96,859
67	GF	44 - A14 & 44 - A15	11.26	17,93,718
68	GF	44 - A16	5.63	8,96,859
69	GF	44 - A17	5.63	8,96,859
70	GF	44 - A19	8.97	14,28,921
71	GF	44 - A2	5.63	8,96,859
72	GF	44 - A20	6.15	9,79,695
73	GF	44 - A21	6.15	9,79,695
74	GF	44 - A22	6.15	9,79,695
75	GF	44 - A23	6.15	9,79,695
76	GF	44 - A3	5.63	8,96,859
77	GF	44 - A4	5.63	8,96,859
78	GF	44 - A5	5.63	8,96,859
79	GF	44 - A8	5.63	8,96,859
80	GF	44 - A9	5.63	8,96,859
81	GF	44 A12A	5.63	8,96,859
82	GF	44 A18	8.21	13,07,853
83	GF	44 A6	7.86	12,52,098
84	GF	44 A7	7.96	12,68,028

85	FIRST	1001	68.35	1,08,88,155
86	FIRST	1006	130.42	2,07,75,906
87	FIRST	1007	64.08	1,02,07,944
88	FIRST	1008	56.21	89,54,253
89	FIRST	1009	53.70	85,54,410
90	FIRST	1012	89.59	1,42,71,687
91	FIRST	1018	27.87	44,39,691
92	FIRST	1031	64.81	1,03,24,233
93	FIRST	1032	349.30	5,56,43,490
94	FIRST	1033	50.07	79,76,151
95	FIRST	1035	144.22	2,29,74,246
96	FIRST	1037	948.53	15,11,00,829
97	FIRST	1038	902.92	14,38,35,156
98	FIRST	1039	38.25	60,93,225
99	FIRST	1040	61.91	98,62,263
100	FIRST	1042	64.47	1,02,70,071
101	FIRST	1051	38.64	61,55,352
102	FIRST	1051 - A	41.34	65,85,462
103	FIRST	1052	49.30	78,53,490
104	FIRST	1053	45.17	71,95,581
105	FIRST	1054	99.65	1,58,74,245
106	FIRST	1055	58.37	92,98,341
107	FIRST	1058	65.66	1,04,59,638
108	FIRST	1059	93.65	1,49,18,445
109	FIRST	1002 & 1003	236.63	3,76,95,159
110	FIRST	1004 & 1005	240.84	3,83,65,812
111	FIRST	1016,1017 & 1019 TO 1030	1,922.00	30,61,74,600
112	FIRST	1047 & 1048	71.72	1,14,24,996
113	FIRST	1056 & 1057	158.37	2,52,28,341
TOTAL			**10,059.50**	**1,60,24,78,350**

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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)	39,42,44,781
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)	2,26,51,933
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	10,060
	(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	1,60,24,78,350
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii))]	1,62,51,30,283
5	(To Be Filled for Ongoing Projects only)	1,62,51,30,283
	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, thcn 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	39,66,29,424
3	Withdrawals	39,66,29,424
4	Closing Balance	1

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 AND FIRST 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)	Propsed/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	63,04,04,836
2	Total Borrowed Funds (Secured)- Drawdown availed till date	1,50,83,80,449	-	48,37,30,832
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	39,66,29,424	39,66,29,424	39,66,29,424
5	Total Funds for Project	1,90,50,09,874	1,90,50,09,874	1,51,07,65,092
6	Total Estimated Cost (As per Table A)	1,90,50,09,874	1,90,50,09,874	1,51,07,65,092

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Chartered Accountant
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Email : artatiyaandassociates@gmail.com

Table G

Any Comments/Observations of CA

1	

Yours Faithfully,

Aishwarya Ramesh Tatiya
Digitally signed by Aishwarya Ramesh Tatiya
Date: 2025.04.01 14:09:33 +05'30'

Signature of Chartered Accountant
UDIN : 25632236BMUKFU2990
Name AISHWARYA R. TATIYA
M No 632236