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: GLOCAL SQUARE 3RD FLOOR

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

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY AS ON 31.3.2022)
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).	196,696,500
		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	17,036,911
		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	**213,733,411**
	ii.		**Development Cost/ Cost of Construction:**	
		a.	Estimated Cost of Construction as certified by Engineer	228,021,742
		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.	24,294,679
		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	100,869,657
			Sub-Total of Development Cost	**353,186,078**
			Total Cost of the Project (Estimated)	**566,919,489**

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).	93,844,123
		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	17,036,911
		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	**110,881,034**
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	48,541,718
			(b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA.	48,541,718
		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.	27,054,101

		iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	2,839,829
		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	58,309,840
			Sub-Total of Development Cost	**136,745,489**
3			**Total Cost of the Project (Actual incurred as on date of Certificate)**	**247,626,523**
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	44%
5			Amount which can be withdrwan from the Designated Account	247,626,523
6			Less: Amount withdrawn till date of certificate from the Designated Account	11,220,268
7			Net Amount which can be withdrwan from the Designated Bank Account under this certificate	236,406,255

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: 2024.04.22 10:36:22 +05'30'

CA DHARINI NASWA
PROPRIETOR
Membership Number -127767

UDIN: 24127767BKFBKA2525

Date: 22.4.24
Place : Pune

M/s. Dharini Naswa & Associat
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
1	THIRD FLOOR	3005	3.10	1,384,161	699,273
2	THIRD FLOOR	3015	4.30	944,081	615,223
3	THIRD FLOOR	3031	4.30	1,633,293	500,330
4	THIRD FLOOR	3033	4.14	1,508,125	1,100,005
5	THIRD FLOOR	3034	4.53	958,467	605,885
6	THIRD FLOOR	3036	3.67	887,445	554,653
7	THIRD FLOOR	3040	3.41	938,680	590,180
8	THIRD FLOOR	3041	3.67	1,223,518	550,939
9	THIRD FLOOR	3042	3.67	1,223,518	774,350
10	THIRD FLOOR	3049	3.44	698,655	628,603
11	THIRD FLOOR	3050	3.43	698,655	627,002
12	THIRD FLOOR	3060	3.84	1,035,125	646,954
13	THIRD FLOOR	3061	4.55	1,104,780	363,594
14	THIRD FLOOR	3063	4.55	1,260,000	660,715
15	THIRD FLOOR	3072	3.37	873,098	363,549
16	THIRD FLOOR	3077	3.37	1,358,300	848,933
17	THIRD FLOOR	3084	3.37	1,012,833	528,518
18	THIRD FLOOR	3091	3.37	837,744	523,591
19	THIRD FLOOR	3093	3.37	482,250	432,182
20	THIRD FLOOR	3096	3.37	791,235	580,354
21	THIRD FLOOR	3100	3.61	991,050	619,405
22	THIRD FLOOR	3111	3.57	1,166,910	907,890
23	THIRD FLOOR	3112	2.73	767,590	44,642
24	THIRD FLOOR	3129	3.52	847,337	541,119
25	THIRD FLOOR	3131	3.69	946,563	502,316
26	THIRD FLOOR	3132	3.69	898,100	89,286
27	THIRD FLOOR	3136	3.52	825,000	178,571
28	THIRD FLOOR	3150	3.56	970,825	111,608
29	THIRD FLOOR	3206	4.04	1,254,360	839,284
TOTAL			**106.75**	**29,521,698**	**16,028,955**

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Balance Amount
684,888
328,858
1,132,963
408,120
352,582
332,792
348,500
672,579
449,168
70,052
71,653
388,171
741,186
599,285
509,549
509,367
484,315
314,153
50,068
210,881
371,645
259,020
722,948
306,218
444,247
808,814
646,429
859,217
415,076
-
13,492,743

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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	Third	3001	3.06	487,458
2	Third	3002	3.10	493,830
3	Third	3003	3.10	493,830

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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)	319,292,966
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)	13,492,743
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	7,956
	(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	1,267,437,640
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii))]	1,280,930,383
5	(To Be Filled for Ongoing Projects only)	1,280,930,383
	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	11,220,268
3	Withdrawals	11,220,268
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.: 3RD 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	93,844,123	93,844,123	93,844,123
2	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	142,562,132
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	899,264,659	899,264,659	11,220,268
5	Total Funds for Project	566,919,489	566,919,489	247,626,523
6	Total Estimated Cost (As per Table A)	566,919,489	566,919,489	247,626,523

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Table G

Any Comments/Observations of CA

1	

Yours Faithfully,

DHARINI AMIT NASWA

Digitally signed by DHARINI AMIT NASWA
Date: 2024.04.22 10:37:13 +05'30'

Signature of Chartered Accountant
UDIN: 24127767BKFBKA2525
Name DHARINI NASWA
M No 127767