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

Subject,

Certificate of Financial Progress of Work of GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD having MahaRERA Registration Number P50500025959

Certificate of Financial Progress of Work of GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD having MahaRERA Registration Number P50500025959

Sir,

This certificate is being issued for RERA compliance for GLOCAL SQUARE 3rd FLOOR having MahaRERA Registration P50500025959
Number (Only Applicable after project Registration)being developed by GOEL GANGA INFRASTRUCTURE AND REAL ESTATE PVT LTD
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 31.3.2024)
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).	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	20,049,237

			Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, Registration fees etc; and	
		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	**216,745,737**
	ii.		**Development Cost/ Cost of Construction:**	
		a.	Estimated Cost of Construction as certified by Engineer	228,021,721
		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	**353,186,057**
			Total Cost of the Project (Estimated)	**569,931,794**

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).	196,696,500
	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	20,049,237
	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	**216,745,737**
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	74,249,350

			(b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA.	74,249,350
		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.	36,700,337
		iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	5,059,142
		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	81,713,992
			Sub-Total of Development Cost	**197,722,822**
3			**Total Cost of the Project (Actual incurred as on date of Certificate)**	**414,468,559**
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	73%
5			Amount which can be withdrwan from the Designated Account	414,468,559
6			Less: Amount withdrawn till date of certificate from the Designated Account	97,789,747
7			Net Amount which can be withdrwan from the Designated Bank Account under this certificate	316,678,812

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: 2024.07.25 17:26:50 +05'30'

CA DHARINI NASWA
PROPRIETOR
Membership Number -127767

UDIN: 24127767BKFBKX1485

Date: 25.7.24
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	Third	3003	3.10	483,500	265,800	217,700
2	Third	3004	3.10	984,150	650,000	334,150
3	Third	3005	3.10	1,384,161	1,107,329	276,832
4	Third	3012	4.53	800,000	700,000	100,000
5	Third	3015	4.05	944,081	755,265	188,816
6	Third	3016	4.53	1,200,000	1,200,000	-
7	Third	3025	4.53	1,300,000	1,300,000	-
8	Third	3026	4.30	2,404,891	2,404,891	-
9	Third	3027	4.30	800,000	800,000	-
10	Third	3028	4.30	800,000	800,000	-
11	Third	3029	4.53	1,285,000	1,060,000	225,000
12	Third	3031	4.19	1,633,293	1,306,634	326,659
13	Third	3033	4.14	1,508,125	1,206,500	301,625
14	Third	3034	4.53	958,467	675,000	283,467
15	Third	3035	3.40	905,850	295,831	610,019
16	Third	3036	3.59	887,445	721,212	166,233
17	Third	3037	3.67	1,017,700	745,145	272,555
18	Third	3038	3.67	1,209,774	880,000	329,774
19	Third	3040	3.41	938,680	938,680	-
20	Third	3041	3.43	1,223,518	1,067,055	156,463
21	Third	3042	3.67	1,223,518	978,814	244,704
22	Third	3043	3.67	978,300	978,300	-
23	Third	3044	3.87	930,000	930,000	-
24	Third	3045	4.14	1,423,255	350,000	1,073,255
25	Third	3049	3.45	698,655	698,655	-
26	Third	3050	3.45	698,655	698,655	-
27	Third	3051	3.56	707,558	566,046	141,512
28	Third	3052	3.56	876,700	876,700	-
29	Third	3053	3.45	842,600	424,080	418,520
30	Third	3054	3.66	714,200	714,200	-
31	Third	3055	3.66	812,000	812,000	-
32	Third	3056	2.64	591,986	200,000	391,986
33	Third	3057	3.50	701,538	701,538	-
34	Third	3058	3.66	890,000	890,000	-
35	Third	3059	3.66	1,018,875	1,018,875	-
36	Third	3060	3.86	1,035,125	724,588	310,537

37	Third	3061	4.55	1,104,780	994,302	110,478
38	Third	3062	4.55	1,100,000	1,100,000	-
39	Third	3063	4.55	1,260,000	1,000,001	259,999
40	Third	3064	4.55	1,020,000	200,000	820,000
41	Third	3065	4.55	1,150,000	1,150,000	-
42	Third	3066	4.55	800,000	800,000	-
43	Third	3067	4.55	800,000	800,000	-
44	Third	3068	4.00	1,076,000	1,076,000	-
45	Third	3069	4.55	1,111,138	790,000	321,138
46	Third	3070	4.58	918,190	826,371	91,819
47	Third	3071	3.56	873,175	125,000	748,175
48	Third	3072	3.41	873,098	400,000	473,098
49	Third	3073	3.37	878,420	878,420	-
50	Third	3074	3.37	600,000	600,000	-
51	Third	3075	3.37	896,100	656,500	239,600
52	Third	3076	3.30	786,110	786,110	-
53	Third	3077	3.30	1,358,300	950,810	407,490
54	Third	3078	3.37	600,000	600,000	-
55	Third	3079	3.37	872,315	785,084	87,231
56	Third	3081	3.41	1,613,924	1,452,531	161,393
57	Third	3082	3.37	912,713	821,442	91,271
58	Third	3084	3.41	1,012,833	708,983	303,850
59	Third	3085	3.56	1,000,000	1,000,000	-
60	Third	3086	3.37	916,350	271,445	644,905
61	Third	3088	3.30	820,400	656,320	164,080
62	Third	3089	3.37	2,094,750	2,094,750	-
63	Third	3090	3.37	1,017,500	1,017,500	-
64	Third	3091	3.30	837,744	753,970	83,774
65	Third	3092	3.37	1,148,070	960,000	188,070
66	Third	3093	3.37	482,250	482,250	-
67	Third	3094	3.30	791,956	712,760	79,196
68	Third	3095	3.30	800,000	800,000	-
69	Third	3096	3.37	791,235	650,000	141,235
70	Third	3098	3.77	1,290,120	1,161,108	129,012
71	Third	3099	3.73	1,271,375	1,159,963	111,412
72	Third	3100	3.61	991,050	891,945	99,105
73	Third	3105	3.57	900,000	900,000	-
74	Third	3111	3.51	1,166,910	1,050,219	116,691
75	Third	3112	2.73	767,590	250,000	517,590
76	Third	3115	3.69	1,461,130	1,461,130	-
		3116	3.52	2,188,200	2,188,200	-
		3119	3.52	1,138,040	971,628	166,412
		3120	3.52	1,138,040	1,001,628	136,412
		3121	3.52	990,000	891,000	99,000
		3122	3.52	2,031,587	2,031,587	-
		3127	3.52	960,000	960,000	-
		3129	3.43	847,337	762,603	84,734
		3130	3.52	1,054,408	328,967	725,441
		3131	3.28	946,563	757,250	189,313
		3132	3.64	898,100	100,000	798,100
		3136	3.52	825,000	450,000	375,000
		3139	3.52	1,022,951	920,656	102,295
		3142	3.52	1,094,100	1,094,100	-
		3143	3.52	1,088,200	1,088,200	-
		3145	3.52	795,567	716,010	79,557
		3146	3.52	795,567	795,567	-
		3147	3.52	1,166,158	900,000	266,158

		3148	3.69	1,082,413	665,930	416,483
		3150	3.56	970,825	179,578	791,247
		3166	3.46	776,000	507,000	269,000
		3188	7.54	2,161,000	900,000	1,261,000
		3189	3.76	951,615	650,000	301,615
		3190	3.76	2,303,905	2,303,905	-
		3191	3.78	2,316,160	2,316,160	-
		3193	3.78	1,516,680	1,516,680	-
		3195	3.76	1,303,740	1,303,740	-
		3201	3.35	967,000	550,000	417,000
		3206	4.04	1,254,360	1,128,924	125,436
		3208	5.18	1,426,000	998,200	427,800
		3223	18.48	4,262,728	1,250,000	3,012,728
		3228	34.75	5,700,000	5,700,000	-
		3239	40.74	12,497,820	12,497,820	-
		3047 & 3048	10.67	2,100,000	2,100,000	-
		3151 & 3152	7.12	1,927,718	1,057,000	870,718
		3209	3.49	1,229,200	1,229,200	-
		3210	3.72	1,321,400	1,321,400	-
		3240 (A)	28.00	6,000,000	5,775,000	225,000
		3240 (B)	28.00	6,000,000	5,775,000	225,000
		3240 (C)	28.00	4,900,000	4,900,000	-
		3242 (C)	28.28	4,900,000	4,900,000	-
						-
TOTAL			**623.57**	**163,825,508**	**139,699,640**	**24,125,868**

M/s. Dharini Naswa & Associates
Chartered Accountant

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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	Third	3001	3.06	487,458
2	Third	3002	3.10	493,830
3	Third	3006	2.30	366,390
4	Third	3007	4.53	721,629
5	Third	3008	4.30	684,990
6	Third	3009	4.30	684,990
7	Third	3010	4.30	684,990
8	Third	3011	4.53	721,629
9	Third	3013	4.30	684,990
10	Third	3014	4.30	684,990
11	Third	3017	5.06	806,058
12	Third	3018	5.15	820,395
13	Third	3019	4.65	740,745
14	Third	3020	4.92	783,756
15	Third	3021	5.15	820,395
16	Third	3022	5.15	820,395
17	Third	3023	5.15	820,395
18	Third	3024	5.15	820,395
19	Third	3030	4.53	721,629
20	Third	3032	3.53	562,329
21	Third	3039	3.87	616,491
22	Third	3046	3.22	512,946
23	Third	3080	3.37	536,841
24	Third	3083	3.37	536,841
25	Third	3087	3.37	536,841
26	Third	3097	3.37	536,841
27	Third	3101	3.05	485,865
28	Third	3102	3.61	575,073
29	Third	3103	3.57	568,701
30	Third	3104	3.57	568,701
31	Third	3106	2.90	461,970
32	Third	3107	3.57	568,701
33	Third	3108	3.57	568,701
34	Third	3109	3.57	568,701
35	Third	3110	3.57	568,701
36	Third	3113	3.57	568,701

37	Third	3114	3.77	600,561
38	Third	3117	3.52	560,736
39	Third	3118	3.52	560,736
40	Third	3123	3.52	560,736
41	Third	3124	3.52	560,736
42	Third	3125	3.52	560,736
43	Third	3126	3.52	560,736
44	Third	3128	3.52	560,736
45	Third	3133	3.52	560,736
46	Third	3134	3.52	560,736
47	Third	3135	3.52	560,736
48	Third	3137	3.52	560,736
49	Third	3138	3.52	560,736
50	Third	3140	3.52	560,736
51	Third	3141	3.52	560,736
52	Third	3144	3.52	560,736
53	Third	3149	3.74	595,782
54	Third	3153	3.56	567,745
55	Third	3154	3.74	595,782
56	Third	3155	3.74	595,782
57	Third	3156	3.56	567,108
58	Third	3157	3.56	567,108
59	Third	3158	3.56	567,108
60	Third	3159	3.56	567,108
61	Third	3160	3.74	595,782
62	Third	3161	3.10	493,830
63	Third	3162	3.75	597,375
64	Third	3163	3.75	597,375
65	Third	3164	3.75	597,375
66	Third	3165	3.75	597,375
67	Third	3167	7.40	1,178,820
68	Third	3168	6.42	1,022,706
69	Third	3169	9.23	1,470,339
70	Third	3170	9.18	1,462,374
71	Third	3171	9.12	1,452,816
72	Third	3172	8.25	1,314,225
73	Third	3173	8.08	1,287,144
74	Third	3174	8.03	1,279,179
75	Third	3175	8.00	1,274,400
76	Third	3176	7.53	1,199,529
77	Third	3177	9.98	1,589,814
78	Third	3178	10.83	1,725,219
79	Third	3179	11.69	1,862,217
80	Third	3180	12.49	1,989,657
81	Third	3181	14.68	2,338,524
82	Third	3182	15.95	2,540,835
83	Third	3183	17.03	2,712,879
84	Third	3184	18.29	2,913,597
85	Third	3185	20.34	3,240,162

86	Third	3186	21.66	3,450,438
87	Third	3187	22.13	3,525,309
88	Third	3192	3.78	602,154
89	Third	3194	3.78	602,154
90	Third	3196	4.15	661,095
91	Third	3197	4.13	657,909
92	Third	3198	3.48	554,364
93	Third	3199	3.35	533,655
94	Third	3200	2.47	393,471
95	Third	3202	3.35	533,655
96	Third	3203	3.35	533,655
97	Third	3204	3.41	543,213
98	Third	3205	3.41	543,213
99	Third	3207	3.41	543,213
100	Third	3211	3.57	568,701
101	Third	3212	3.57	568,701
102	Third	3213	3.57	568,701
103	Third	3214	3.57	568,701
104	Third	3215	3.57	568,701
105	Third	3216	3.57	568,701
106	Third	3217	3.57	568,701
107	Third	3218	3.57	568,701
108	Third	3219	3.57	568,701
109	Third	3220	3.57	568,701
110	Third	3221	5.70	908,010
111	Third	3222	40.66	6,477,138
112	Third	3224	20.71	3,299,103
113	Third	3225	24.23	3,859,839
114	Third	3229	45.78	7,292,370
115	Third	3230	89.10	14,193,003
116	Third	3231	143.18	22,809,321
117	Third	3232	208.41	33,199,043
118	Third	3233	425.47	67,777,385
119	Third	3238	46.57	7,419,053
120	Third	3241	67.20	10,704,652
121	Third	3243	57.52	9,163,450
122	Third	3234 & 3235	99.77	15,893,298
123	Third	3236 & 3237	103.78	16,532,333
124	Third	3242 (A)	28.28	4,505,064
125	Third	3242 (B)	28.28	4,505,064
126	Third	3244	7.06	1,124,453
127	Third	K1 - K4	22.82	3,635,012
128	Third	K5A	23.23	3,699,833
129	Third	K5B	23.23	3,699,833
130	Third	K6 & K7	92.12	14,674,129
131	Third	K8A & B	46.45	7,399,666
132	Third	MULTIPLEX	5105.35	813,281,938
TOTAL			**7,338.98**	**1,169,099,163**

M/s. Dharini Naswa & Associates
Chartered Accountant

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SPR Imperial Estate, Sector 82,
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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)	155,463,235
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)	24,125,868
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	7,339
	(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	1,169,099,163
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii))]	1,193,225,031
5	(To Be Filled for Ongoing Projects only)	1,193,225,031
	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	97,789,748
3	Withdrawals	97,789,747
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.: 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	196,696,500	196,696,500	196,696,500
2	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	119,982,312
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	887,903,925	887,903,925	97,789,747
5	Total Funds for Project	569,931,794	569,931,794	414,468,559
6	Total Estimated Cost (As per Table A)	569,931,794	569,931,794	414,468,559

M/s. Dharini Naswa & Associates
Chartered Accountant

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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 17:27:10 +05'30'

Signature of Chartered Accountant
UDIN: 24127767BKFBKX1485
Name DHARINI NASWA
M No 127767