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 3RD FLOOR

Subject,

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 Number P50500025959
(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 P50500025959)
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).	19,66,96,500
		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	2,00,49,237
		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	**21,67,45,737**
	ii.		**Development Cost/ Cost of Construction:**	
		a.	Estimated Cost of Construction as certified by Engineer	22,80,21,721
		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.	2,42,94,679
		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	10,08,69,657
			Sub-Total of Development Cost	**35,31,86,057**
			Total Cost of the Project (Estimated)	**56,99,31,794**

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).	19,66,96,500
	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	1,65,45,491
	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	**21,32,41,991**
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	1,74,03,631
		(b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA.	1,74,03,631

		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.	2,52,07,325
		iv	Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority	26,49,197
		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	4,99,07,581
			Sub-Total of Development Cost	**9,51,67,733**
3			**Total Cost of the Project (Actual incurred as on date of Certificate)**	**30,84,09,724**
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 withdrwan from the Designated Account	30,84,09,724
6			Less: Amount withdrawn till date of certificate from the Designated Account	24,73,567
7			Net Amount which can be withdrwan from the Designated Bank Account under this certificate	30,59,36,158

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

Digitally signed by Aishwarya Ramesh Tatiya
Date: 2025.02.21 10:14:47 +05'30'

CA AISHWARYA R. TATIYA
PROPRIETOR
Membership Number - 632236
UDIN: 25632236BMUKCN2820

Date: 18/02/2025
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	Third	3015	4.05	9,44,081	3,35,886	6,08,195
2	Third	3034	4.05	9,58,467	3,38,027	6,20,440
3	Third	3040	3.41	9,38,680	45,536	8,93,144
4	Third	3049	3.45	6,98,655	3,39,626	3,59,029
5	Third	3050	3.45	6,98,655	3,38,024	3,60,631
6	Third	3060	3.86	10,35,125	6,25,000	4,10,125
7	Third	3072	3.41	8,73,098	95,692	7,77,406
8	Third	3077	3.30	13,58,300	5,80,352	7,77,948
9	Third	3084	3.41	10,12,833	2,10,527	8,02,306
10	Third	3085	3.41	13,95,386	1,78,570	12,16,816
11	Third	3091	3.30	8,37,747	1,78,572	6,59,175
12	Third	3111	3.51	11,66,910	44,642	11,22,268
13	Third	3131	3.28	9,46,563	2,23,214	7,23,349
TOTAL			**45.89**	**1,28,64,500**	**35,33,668**	**93,30,832**

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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	4,87,458
2	Third	3002	3.10	4,93,830
3	Third	3003	3.10	4,93,830
4	Third	3004	3.10	4,93,830
5	Third	3005	3.04	4,84,272
6	Third	3006	2.30	3,66,390
7	Third	3007	4.53	7,21,629
8	Third	3008	4.30	6,84,990
9	Third	3009	4.30	6,84,990
10	Third	3010	4.30	6,84,990
11	Third	3011	4.53	7,21,629
12	Third	3012	4.53	7,21,629
13	Third	3013	4.30	6,84,990
14	Third	3014	4.30	6,84,990
15	Third	3016	4.53	7,21,629
16	Third	3017	5.06	8,06,058
17	Third	3018	5.15	8,20,395
18	Third	3019	4.65	7,40,745
19	Third	3020	4.92	7,83,756
20	Third	3021	5.15	8,20,395
21	Third	3022	5.15	8,20,395
22	Third	3023	5.15	8,20,395
23	Third	3024	5.15	8,20,395
24	Third	3025	4.53	7,21,629
25	Third	3026	4.30	6,84,990
26	Third	3027	4.30	6,84,990
27	Third	3028	4.30	6,84,990
28	Third	3029	4.53	7,21,629
29	Third	3030	4.53	7,21,629
30	Third	3031	4.19	6,67,467
31	Third	3032	3.53	5,62,329

32	Third	3033	4.14	6,59,502
33	Third	3035	3.87	6,16,491
34	Third	3036	3.67	5,84,631
35	Third	3037	3.67	5,84,631
36	Third	3038	3.67	5,84,631
37	Third	3039	3.87	6,16,491
38	Third	3041	3.43	5,46,399
39	Third	3042	3.67	5,84,631
40	Third	3043	3.67	5,84,631
41	Third	3044	3.87	6,16,491
42	Third	3045	4.14	6,59,502
43	Third	3046	3.22	5,12,946
44	Third	3051	2.98	4,74,714
45	Third	3052	3.61	5,75,073
46	Third	3053	3.66	5,83,038
47	Third	3054	3.66	5,83,038
48	Third	3055	3.66	5,83,038
49	Third	3056	2.64	4,20,552
50	Third	3057	3.50	5,57,550
51	Third	3058	3.66	5,83,038
52	Third	3059	3.66	5,83,038
53	Third	3061	4.55	7,24,815
54	Third	3062	4.55	7,24,815
55	Third	3063	4.55	7,24,815
56	Third	3064	4.55	7,24,815
57	Third	3065	4.55	7,24,815
58	Third	3066	4.55	7,24,815
59	Third	3067	4.55	7,24,815
60	Third	3068	4.00	6,37,200
61	Third	3069	4.55	7,24,815
62	Third	3070	4.58	7,29,594
63	Third	3071	3.56	5,67,108
64	Third	3073	3.37	5,36,841
65	Third	3074	3.37	5,36,841
66	Third	3075	3.37	5,36,841
67	Third	3076	3.37	5,36,841
68	Third	3078	3.37	5,36,841
69	Third	3079	3.37	5,36,841
70	Third	3080	3.37	5,36,841
71	Third	3081	3.37	5,36,841
72	Third	3082	3.37	5,36,841
73	Third	3083	3.37	5,36,841
74	Third	3086	3.37	5,36,841
75	Third	3087	3.37	5,36,841
76	Third	3088	3.37	5,36,841

77	Third	3089	3.37	5,36,841
78	Third	3090	3.37	5,36,841
79	Third	3092	3.37	5,36,841
80	Third	3093	3.37	5,36,841
81	Third	3094	3.37	5,36,841
82	Third	3095	3.37	5,36,841
83	Third	3096	3.37	5,36,841
84	Third	3097	3.37	5,36,841
85	Third	3098	3.77	6,00,561
86	Third	3099	3.61	5,75,073
87	Third	3100	3.61	5,75,073
88	Third	3101	3.05	4,85,865
89	Third	3102	3.61	5,75,073
90	Third	3103	3.57	5,68,701
91	Third	3104	3.57	5,68,701
92	Third	3105	3.57	5,68,701
93	Third	3106	2.90	4,61,970
94	Third	3107	3.57	5,68,701
95	Third	3108	3.57	5,68,701
96	Third	3109	3.57	5,68,701
97	Third	3110	3.57	5,68,701
98	Third	3112	2.73	4,34,889
99	Third	3113	3.57	5,68,701
100	Third	3114	3.77	6,00,561
101	Third	3115	3.69	5,87,817
102	Third	3116	3.52	5,60,736
103	Third	3117	3.52	5,60,736
104	Third	3118	3.52	5,60,736
105	Third	3119	3.52	5,60,736
106	Third	3120	3.52	5,60,736
107	Third	3121	3.52	5,60,736
108	Third	3122	3.52	5,60,736
109	Third	3123	3.52	5,60,736
110	Third	3124	3.52	5,60,736
111	Third	3125	3.52	5,60,736
112	Third	3126	3.52	5,60,736
113	Third	3127	3.52	5,60,736
114	Third	3128	3.52	5,60,736
115	Third	3129	3.52	5,60,736
116	Third	3130	3.52	5,60,736
117	Third	3132	3.64	5,79,852
118	Third	3133	3.52	5,60,736
119	Third	3134	3.52	5,60,736
120	Third	3135	3.52	5,60,736
121	Third	3136	3.52	5,60,736

122	Third	3137	3.52	5,60,736
123	Third	3138	3.52	5,60,736
124	Third	3139	3.52	5,60,736
125	Third	3140	3.52	5,60,736
126	Third	3141	3.52	5,60,736
127	Third	3142	3.52	5,60,736
128	Third	3143	3.52	5,60,736
129	Third	3144	3.52	5,60,736
130	Third	3145	3.52	5,60,736
131	Third	3146	3.52	5,60,736
132	Third	3147	3.52	5,60,736
133	Third	3148	3.69	5,87,817
134	Third	3149	3.74	5,95,782
135	Third	3150	3.56	5,67,108
136	Third	3151	3.56	5,67,108
137	Third	3152	3.56	5,67,108
138	Third	3153	3.56	5,67,108
139	Third	3154	3.74	5,95,782
140	Third	3155	3.74	5,95,782
141	Third	3156	3.56	5,67,108
142	Third	3157	3.56	5,67,108
143	Third	3158	3.56	5,67,108
144	Third	3159	3.56	5,67,108
145	Third	3160	3.74	5,95,782
146	Third	3161	3.10	4,93,830
147	Third	3162	3.75	5,97,375
148	Third	3163	3.75	5,97,375
149	Third	3164	3.75	5,97,375
150	Third	3165	3.75	5,97,375
151	Third	3166	3.46	5,51,178
152	Third	3167	7.40	11,78,820
153	Third	3168	6.42	10,22,706
154	Third	3169	9.23	14,70,339
155	Third	3170	9.18	14,62,374
156	Third	3171	9.12	14,52,816
157	Third	3172	8.25	13,14,225
158	Third	3173	8.08	12,87,144
159	Third	3174	8.03	12,79,179
160	Third	3175	8.00	12,74,400
161	Third	3176	7.53	11,99,529
162	Third	3177	9.98	15,89,814
163	Third	3178	10.83	17,25,219
164	Third	3179	11.69	18,62,217
165	Third	3180	12.49	19,89,657
166	Third	3181	14.68	23,38,524

167	Third	3182	15.95	25,40,835
168	Third	3183	17.03	27,12,879
169	Third	3184	18.29	29,13,597
170	Third	3185	20.34	32,40,162
171	Third	3186	21.66	34,50,438
172	Third	3187	22.13	35,25,309
173	Third	3188	5.89	9,38,277
174	Third	3189	3.76	5,98,968
175	Third	3190	3.76	5,98,968
176	Third	3191	3.78	6,02,154
177	Third	3192	3.78	6,02,154
178	Third	3193	3.78	6,02,154
179	Third	3194	3.78	6,02,154
180	Third	3195	3.76	5,98,968
181	Third	3196	4.15	6,61,095
182	Third	3197	4.13	6,57,909
183	Third	3198	3.48	5,54,364
184	Third	3199	3.35	5,33,655
185	Third	3200	2.47	3,93,471
186	Third	3201	3.35	5,33,655
187	Third	3202	3.35	5,33,655
188	Third	3203	3.35	5,33,655
189	Third	3204	3.41	5,43,213
190	Third	3205	3.41	5,43,213
191	Third	3206	4.04	6,43,572
192	Third	3207	3.41	5,43,213
193	Third	3208	5.18	8,25,174
194	Third	3209	3.49	5,56,011
195	Third	3210	3.72	5,92,565
196	Third	3211	3.57	5,68,701
197	Third	3212	3.57	5,68,701
198	Third	3213	3.57	5,68,701
199	Third	3214	3.57	5,68,701
200	Third	3215	3.57	5,68,701
201	Third	3216	3.57	5,68,701

202	Third	3217	3.57	5,68,701
203	Third	3218	3.57	5,68,701
204	Third	3219	3.57	5,68,701
205	Third	3220	3.57	5,68,701
206	Third	3221	5.70	9,08,010
207	Third	3222	40.66	64,77,138
208	Third	3223	18.48	29,43,864
209	Third	3224	20.71	32,99,103
210	Third	3225	24.23	38,59,839
211	Third	3228	32.16	51,23,088
212	Third	3229	47.65	75,90,645
213	Third	3230	94.49	1,50,52,257
214	Third	3231	137.53	2,19,08,529
215	Third	3232	206.02	3,28,18,986
216	Third	3233	428.83	6,83,12,619
217	Third	3234	38.59	61,47,387
218	Third	3235	61.18	97,45,974
219	Third	3236	74.09	1,18,02,537
220	Third	3237	29.69	47,29,617
221	Third	3238	46.57	74,18,601
222	Third	3239	44.52	70,92,036
223	Third	3240	31.71	50,51,403
224	Third	3241	79.64	1,26,86,652
225	Third	3242	120.90	1,92,59,370
226	Third	3243	57.52	91,62,936
227	Third	3047 & 3048	10.67	16,99,731
228	Third	3244	7.06	11,24,453
229	Third	K1 - K4	22.82	36,35,012
230	Third	K5A	23.23	36,99,833
231	Third	K5B	23.23	36,99,833
232	Third	K6	18.58	29,59,794
233	Third	K7	73.54	1,17,14,922
234	Third	K8A	23.23	37,00,539
235	Third	K8B	23.23	37,00,539
236	Third	MULTIPLEX	5105.35	81,32,82,255
TOTAL			**7,914.76**	**1,26,08,21,052.52**

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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)	26,15,22,070
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)	93,30,832
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	7,915
	(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	1,26,08,21,053
4	Estimated receivables of ongoing project. [sum of 2 + 3(ii))]	1,27,01,51,885
5	(To Be Filled for Ongoing Projects only)	1,27,01,51,885
	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	24,73,568
3	Withdrawals	24,73,567
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	19,66,96,500	19,66,96,500	-
2	Total Borrowed Funds (Secured)- Drawdown availed till date	-	-	40,58,68,781
3	Total Borrowed Funds (Unsecured)- Drawdown availed till date	-	-	-
4	Customer receipts used for Project	88,76,91,931	88,76,91,931	24,73,567
5	Total Funds for Project	56,99,31,794	56,99,31,794	30,84,09,724
6	Total Estimated Cost (As per Table A)	56,99,31,794	56,99,31,794	30,84,09,724

A. R. TATIYA & ASSOCIATES

Chartered Accountant

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Table G

Any Comments/Observations of CA

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Yours Faithfully,

Digitally signed by
Aishwarya Ramesh Tatiya
Date: 2025.02.21 10:15:16
+05'30'

Signature of Chartered Accountant
UDIN: 25632236BMUKCN2820
Name AISHWARYA R. TATIYA
M No 632236