# 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 31.03.2025)**
**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:<br>(i) Estimated construction cost of rehab buidling including site development and infrastructure for the same as certified by Engineer<br>(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<br>(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.<br>(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 | 2,00,75,832 |
| | 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 | **21,67,72,332** |
| 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 | 7,43,75,420 |
| | | (b) Actual Cost of constructionincurred as per the books of accounts as verified by the CA. | 7,43,75,420 |

| | | | | |
|---|---|---|---|---|
| | | 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. | 6,52,32,888 |
| | | iv | Incurred Expenditure towards taxes ,cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority | 56,90,797 |
| | | 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 | 10,07,62,858 |
| | | | **Sub-Total of Development Cost** | **24,60,61,963** |
| **3** | | | **Total Cost of the Project (Actual incurred as on date of Certificate)** | **46,28,34,295** |
| **4** | | | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A). | 81% |
| **5** | | | Amount which can be withdrwan from the Designated Account | 46,28,34,295 |
| **6** | | | Less: Amount withdrawn till date of certificate from the Designated Account | 11,82,21,880 |
| **7** | | | Net Amount which can be withdrwan from the Designated Bank Account under this certificate | 34,46,12,416 |

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: 2025.04.22 00:45:37 +05'30'

CA AISHWARYA R. TATIYA
PROPRIETOR
Membership Number - 632236
UDIN : 25632236BMUKGH6521

Date: 22/04/2025
Place : Pune

# 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


## Annexure - A

**Table C**

**Statement of Calculation of Receivables from the Sales of the Onging Real Estate Project**
**Sold Inventory (RERA REG. NO. P50500025959)**

**(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 | 4,83,400 | 2,81,964 | 2,01,436 |
| 2 | Third | 3004 | 3.10 | 9,84,150 | 5,80,355 | 4,03,795 |
| 3 | Third | 3005 | 3.04 | 13,84,161 | 9,88,684 | 3,95,477 |
| 4 | Third | 3012 | 4.53 | 8,00,000 | 6,25,000 | 1,75,000 |
| 5 | Third | 3013 | 4.30 | 12,76,545 | 89,284 | 11,87,261 |
| 6 | Third | 3015 | 4.05 | 9,44,081 | 6,99,516 | 2,44,565 |
| 7 | Third | 3016 | 4.53 | 12,00,000 | 10,71,429 | 1,28,571 |
| 8 | Third | 3019 | 4.65 | 11,00,000 | 9,82,143 | 1,17,857 |
| 9 | Third | 3021 | 5.15 | 27,00,000 | 27,00,000 | 0 |
| 10 | Third | 3025 | 4.53 | 13,00,000 | 11,60,714 | 1,39,286 |
| 11 | Third | 3026 | 4.30 | 24,04,891 | 21,47,224 | 2,57,667 |
| 12 | Third | 3027 | 4.30 | 8,00,000 | 7,14,286 | 85,714 |
| 13 | Third | 3028 | 4.30 | 8,00,000 | 7,14,339 | 85,661 |
| 14 | Third | 3029 | 4.53 | 12,85,000 | 9,46,429 | 3,38,571 |
| 15 | Third | 3031 | 4.19 | 16,33,293 | 11,84,835 | 4,48,458 |
| 16 | Third | 3033 | 4.14 | 15,08,125 | 11,38,627 | 3,69,498 |
| 17 | Third | 3034 | 4.05 | 9,58,467 | 6,05,885 | 3,52,582 |
| 18 | Third | 3035 | 3.40 | 9,05,850 | 2,74,403 | 6,31,447 |
| 19 | Third | 3036 | 3.59 | 8,87,445 | 6,43,939 | 2,43,506 |
| 20 | Third | 3037 | 3.67 | 10,17,700 | 9,08,661 | 1,09,039 |
| 21 | Third | 3038 | 3.67 | 12,09,774 | 8,57,142 | 3,52,632 |
| 22 | Third | 3039 | 3.87 | 8,92,857 | 8,92,857 | 0 |
| 23 | Third | 3040 | 3.41 | 9,38,680 | 8,38,108 | 1,00,572 |
| 24 | Third | 3041 | 3.43 | 12,23,518 | 9,52,725 | 2,70,793 |
| 25 | Third | 3042 | 3.67 | 12,23,518 | 8,73,940 | 3,49,578 |
| 26 | Third | 3043 | 3.67 | 9,78,300 | 8,73,482 | 1,04,818 |
| 27 | Third | 3044 | 3.87 | 9,30,000 | 8,41,606 | 88,395 |
| 28 | Third | 3045 | 4.14 | 14,23,255 | 3,30,357 | 10,92,898 |
| 29 | Third | 3046 | 3.22 | 18,81,551 | 16,79,956 | 2,01,595 |
| 30 | Third | 3047 & 3048 | 10.67 | 21,00,000 | 18,75,000 | 2,25,000 |
| 31 | Third | 3049 | 3.45 | 6,98,655 | 6,28,603 | 70,052 |
| 32 | Third | 3050 | 3.45 | 6,98,655 | 6,27,002 | 71,653 |
| 33 | Third | 3051 | 2.99 | 7,07,558 | 5,05,401 | 2,02,157 |
| 34 | Third | 3052 | 3.59 | 8,76,700 | 7,82,768 | 93,932 |
| 35 | Third | 3053 | 3.45 | 8,42,600 | 4,02,749 | 4,39,851 |
| 36 | Third | 3054 | 3.66 | 7,14,200 | 6,37,679 | 76,521 |
| 37 | Third | 3055 | 3.66 | 8,12,000 | 7,25,000 | 87,000 |

| 38 | Third | 3056 | 2.64 | 5,91,986 | 1,84,978 | 4,07,008 |
|---|---|---|---|---|---|---|
| 39 | Third | 3057 | 3.50 | 7,01,538 | 6,26,373 | 75,165 |
| 40 | Third | 3058 | 3.66 | 8,90,000 | 7,94,638 | 95,362 |
| 41 | Third | 3059 | 3.66 | 10,18,875 | 9,09,710 | 1,09,165 |
| 42 | Third | 3060 | 3.86 | 10,35,125 | 6,46,954 | 3,88,171 |
| 43 | Third | 3061 | 4.55 | 11,04,780 | 9,03,149 | 2,01,631 |
| 44 | Third | 3062 | 4.55 | 11,00,000 | 9,82,143 | 1,17,857 |
| 45 | Third | 3063 | 4.55 | 12,60,000 | 8,92,859 | 3,67,141 |
| 46 | Third | 3064 | 4.55 | 10,20,000 | 1,78,571 | 8,41,429 |
| 47 | Third | 3065 | 4.55 | 11,50,000 | 10,26,786 | 1,23,214 |
| 48 | Third | 3066 | 4.55 | 8,00,000 | 7,14,286 | 85,714 |
| 49 | Third | 3067 | 4.55 | 8,00,000 | 7,14,286 | 85,714 |
| 50 | Third | 3068 | 4.00 | 10,76,000 | 9,60,714 | 1,15,286 |
| 51 | Third | 3069 | 4.55 | 11,11,138 | 7,05,357 | 4,05,781 |
| 52 | Third | 3070 | 4.58 | 9,18,190 | 7,37,832 | 1,80,358 |
| 53 | Third | 3071 | 3.56 | 8,73,175 | 6,25,300 | 2,47,875 |
| 54 | Third | 3072 | 3.41 | 8,73,098 | 6,54,137 | 2,18,961 |
| 55 | Third | 3073 | 3.37 | 8,78,420 | 8,34,491 | 43,929 |
| 56 | Third | 3074 | 3.37 | 6,00,000 | 5,33,786 | 66,214 |
| 57 | Third | 3075 | 3.37 | 8,96,100 | 6,40,416 | 2,55,684 |
| 58 | Third | 3076 | 3.30 | 7,86,110 | 7,20,222 | 65,888 |
| 59 | Third | 3077 | 3.30 | 13,58,300 | 8,48,933 | 5,09,367 |
| 60 | Third | 3078 | 3.37 | 6,00,000 | 5,35,714 | 64,286 |
| 61 | Third | 3079 | 3.37 | 8,72,315 | 7,00,966 | 1,71,349 |
| 62 | Third | 3081 | 3.41 | 16,13,924 | 13,00,106 | 3,13,818 |
| 63 | Third | 3082 | 3.37 | 9,12,713 | 7,33,430 | 1,79,283 |
| 64 | Third | 3084 | 3.41 | 10,12,833 | 6,47,119 | 3,65,714 |
| 65 | Third | 3085 | 3.56 | 10,00,000 | 8,92,857 | 1,07,143 |
| 66 | Third | 3086 | 3.37 | 9,16,350 | 6,54,535 | 2,61,815 |
| 67 | Third | 3087 | 3.37 | 7,95,000 | 2,78,567 | 5,16,433 |
| 68 | Third | 3088 | 3.30 | 8,20,400 | 5,86,000 | 2,34,400 |
| 69 | Third | 3089 | 3.37 | 20,94,750 | 18,70,313 | 2,24,437 |
| 70 | Third | 3090 | 3.37 | 10,17,500 | 9,08,482 | 1,09,018 |
| 71 | Third | 3091 | 3.30 | 8,37,747 | 6,73,188 | 1,64,559 |
| 72 | Third | 3092 | 3.37 | 11,48,070 | 9,27,684 | 2,20,386 |
| 73 | Third | 3093 | 3.37 | 4,82,250 | 4,32,182 | 50,068 |
| 74 | Third | 3094 | 3.30 | 7,91,956 | 6,44,402 | 1,47,554 |
| 75 | Third | 3095 | 3.30 | 8,00,000 | 7,14,286 | 85,714 |
| 76 | Third | 3096 | 3.37 | 7,91,235 | 5,80,354 | 2,10,881 |
| 77 | Third | 3098 | 3.77 | 12,90,120 | 10,36,703 | 2,53,417 |
| 78 | Third | 3099 | 3.73 | 12,71,375 | 10,35,681 | 2,35,694 |
| 79 | Third | 3100 | 3.61 | 9,91,050 | 7,96,378 | 1,94,672 |
| 80 | Third | 3102 | 3.61 | 21,30,000 | 19,01,786 | 2,28,214 |
| 81 | Third | 3103 | 3.57 | 9,07,185 | 1,33,928 | 7,73,257 |
| 82 | Third | 3105 | 3.57 | 9,00,000 | 8,03,571 | 96,429 |
| 83 | Third | 3107 | 3.57 | 8,54,360 | 2,67,861 | 5,86,499 |
| 84 | Third | 3111 | 3.51 | 11,66,910 | 9,37,695 | 2,29,215 |
| 85 | Third | 3112 | 2.73 | 7,67,590 | 2,23,213 | 5,44,377 |
| 86 | Third | 3115 | 3.69 | 14,61,130 | 13,74,223 | 86,907 |
| 87 | Third | 3116 | 3.52 | 21,88,200 | 19,53,750 | 2,34,450 |
| 88 | Third | 3119 | 3.52 | 11,38,040 | 8,67,525 | 2,70,515 |
| 89 | Third | 3120 | 3.52 | 11,38,040 | 8,94,311 | 2,43,729 |
| 90 | Third | 3121 | 3.52 | 9,90,000 | 8,27,357 | 1,62,643 |
| 91 | Third | 3122 | 3.52 | 20,31,587 | 18,13,917 | 2,17,670 |
| 92 | Third | 3124 | 3.52 | 17,81,250 | 17,81,250 | 0 |
| 93 | Third | 3125 | 3.52 | 10,50,000 | 9,37,500 | 1,12,500 |
| 94 | Third | 3126 | 3.52 | 9,15,178 | 9,15,178 | 0 |
| 95 | Third | 3127 | 3.52 | 9,60,000 | 8,57,143 | 1,02,857 |
| 96 | Third | 3128 | 3.52 | 21,00,000 | 18,75,000 | 2,25,000 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 97 | Third | 3129 | 3.43 | 8,47,337 | 6,92,430 | 1,54,907 |
| 98 | Third | 3130 | 3.52 | 10,54,408 | 3,42,637 | 7,11,771 |
| 99 | Third | 3131 | 3.28 | 9,46,563 | 6,86,830 | 2,59,733 |
| 100 | Third | 3132 | 3.64 | 8,98,100 | 89,286 | 8,08,814 |
| 101 | Third | 3134 | 3.52 | 20,56,908 | 18,36,525 | 2,20,383 |
| 102 | Third | 3135 | 3.52 | 20,56,908 | 18,36,525 | 2,20,383 |
| 103 | Third | 3136 | 3.52 | 8,25,000 | 4,82,143 | 3,42,857 |
| 104 | Third | 3137 | 3.52 | 21,88,200 | 19,53,750 | 2,34,450 |
| 105 | Third | 3138 | 3.52 | 9,82,143 | 9,82,143 | 0 |
| 106 | Third | 3139 | 3.52 | 10,22,951 | 8,22,017 | 2,00,934 |
| 107 | Third | 3140 | 3.52 | 10,94,420 | 9,77,161 | 1,17,259 |
| 108 | Third | 3142 | 3.52 | 10,94,100 | 9,76,875 | 1,17,225 |
| 109 | Third | 3143 | 3.52 | 10,88,200 | 9,71,607 | 1,16,593 |
| 110 | Third | 3145 | 3.52 | 7,95,567 | 6,39,295 | 1,56,272 |
| 111 | Third | 3146 | 3.52 | 7,95,567 | 7,10,328 | 85,239 |
| 112 | Third | 3147 | 3.52 | 11,66,158 | 8,06,776 | 3,59,382 |
| 113 | Third | 3148 | 3.69 | 10,82,413 | 6,52,615 | 4,29,798 |
| 114 | Third | 3150 | 3.56 | 9,70,825 | 1,60,338 | 8,10,487 |
| 115 | Third | 3151 & 3152 | 7.12 | 19,27,718 | 9,47,019 | 9,80,699 |
| 116 | Third | 3153 | 3.56 | 16,29,464 | 16,29,464 | 0 |
| 117 | Third | 3159 | 3.56 | 9,82,143 | 4,46,429 | 5,35,714 |
| 118 | Third | 3162 | 3.75 | 18,50,000 | 15,89,866 | 2,60,134 |
| 119 | Third | 3166 | 3.46 | 7,76,000 | 4,52,679 | 3,23,321 |
| 120 | Third | 3188 | 5.89 | 21,61,000 | 8,03,573 | 13,57,427 |
| 121 | Third | 3189 | 3.76 | 9,51,615 | 5,80,357 | 3,71,258 |
| 122 | Third | 3190 | 3.76 | 23,03,905 | 20,57,059 | 2,46,846 |
| 123 | Third | 3191 | 3.78 | 23,16,160 | 20,68,001 | 2,48,159 |
| 124 | Third | 3192 | 3.78 | 22,00,000 | 19,64,286 | 2,35,714 |
| 125 | Third | 3193 | 3.78 | 15,16,680 | 13,54,179 | 1,62,501 |
| 126 | Third | 3195 | 3.76 | 13,03,740 | 11,64,054 | 1,39,686 |
| 127 | Third | 3201 | 3.35 | 9,67,000 | 4,97,479 | 4,69,521 |
| 128 | Third | 3206 | 4.04 | 12,54,360 | 10,07,966 | 2,46,394 |
| 129 | Third | 3208 | 5.18 | 14,26,000 | 8,91,252 | 5,34,748 |
| 130 | Third | 3209 | 3.49 | 12,29,200 | 10,97,500 | 1,31,700 |
| 131 | Third | 3210 | 3.72 | 13,21,400 | 11,79,821 | 1,41,579 |
| 132 | Third | 3217 | 3.57 | 15,00,000 | 13,39,286 | 1,60,714 |
| 133 | Third | 3228 | 34.75 | 57,00,000 | 50,95,393 | 6,04,607 |
| 134 | Third | 3229 | 45.78 | 65,17,857 | 65,17,857 | 0 |
| 135 | Third | 3239 | 40.74 | 1,24,97,820 | 1,11,58,767 | 13,39,053 |
| 136 | Third | 3240 - A | 28.00 | 60,00,000 | 51,62,679 | 8,37,321 |
| 137 | Third | 3240 - B | 28.00 | 60,00,000 | 51,62,679 | 8,37,321 |
| 138 | Third | 3240 - C | 27.99 | 49,00,000 | 43,75,000 | 5,25,000 |
| 139 | Third | 3243 - A | 28.76 | 1,03,65,737 | 1,03,65,736 | 1 |
| 140 | Third | 3244 | 7.06 | 16,00,000 | 14,28,571 | 1,71,429 |
| | | | | | | 0 |
| | | | | | | |
| **TOTAL** | | | **740.88** | **20,80,70,389** | **16,88,88,400** | **3,91,81,990** |

# 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


**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 | 3006 | 2.30 | 3,66,390 |
| 4 | Third | 3007 | 4.53 | 7,21,629 |
| 5 | Third | 3008 | 4.30 | 6,84,990 |
| 6 | Third | 3009 | 4.30 | 6,84,990 |
| 7 | Third | 3010 | 4.30 | 6,84,990 |
| 8 | Third | 3011 | 4.53 | 7,21,629 |
| 9 | Third | 3014 | 4.30 | 6,84,990 |
| 10 | Third | 3017 | 5.06 | 8,06,058 |
| 11 | Third | 3018 | 5.15 | 8,20,395 |
| 12 | Third | 3020 | 4.92 | 7,83,756 |
| 13 | Third | 3022 | 5.15 | 8,20,395 |
| 14 | Third | 3023 | 5.15 | 8,20,395 |
| 15 | Third | 3024 | 5.15 | 8,20,395 |
| 16 | Third | 3030 | 4.53 | 7,21,629 |
| 17 | Third | 3032 | 3.53 | 5,62,329 |
| 18 | Third | 3080 | 3.37 | 5,36,841 |
| 19 | Third | 3083 | 3.37 | 5,36,841 |
| 20 | Third | 3097 | 3.37 | 5,36,841 |
| 21 | Third | 3101 | 3.05 | 4,85,865 |
| 22 | Third | 3104 | 3.57 | 5,68,701 |
| 23 | Third | 3106 | 2.90 | 4,61,970 |
| 24 | Third | 3108 | 3.57 | 5,68,701 |
| 25 | Third | 3109 | 3.57 | 5,68,701 |
| 26 | Third | 3110 | 3.57 | 5,68,701 |
| 27 | Third | 3113 | 3.57 | 5,68,701 |
| 28 | Third | 3114 | 3.77 | 6,00,561 |
| 29 | Third | 3117 | 3.52 | 5,60,736 |

| | | | | |
|---|---|---|---|---|
| 30 | Third | 3118 | 3.52 | 5,60,736 |
| 31 | Third | 3123 | 3.52 | 5,60,736 |
| 32 | Third | 3133 | 3.52 | 5,60,736 |
| 33 | Third | 3141 | 3.52 | 5,60,736 |
| 34 | Third | 3144 | 3.52 | 5,60,736 |
| 35 | Third | 3149 | 3.74 | 5,95,782 |
| 36 | Third | 3154 | 3.74 | 5,95,782 |
| 37 | Third | 3155 | 3.74 | 5,95,782 |
| 38 | Third | 3156 | 3.56 | 5,67,108 |
| 39 | Third | 3157 | 3.56 | 5,67,108 |
| 40 | Third | 3158 | 3.56 | 5,67,108 |
| 41 | Third | 3160 | 3.74 | 5,95,782 |
| 42 | Third | 3161 | 3.10 | 4,93,830 |
| 43 | Third | 3163 | 3.75 | 5,97,375 |
| 44 | Third | 3164 | 3.75 | 5,97,375 |
| 45 | Third | 3165 | 3.75 | 5,97,375 |
| 46 | Third | 3167 | 7.40 | 11,78,820 |
| 47 | Third | 3168 | 6.42 | 10,22,706 |
| 48 | Third | 3169 | 9.23 | 14,70,339 |
| 49 | Third | 3170 | 9.18 | 14,62,374 |
| 50 | Third | 3171 | 9.12 | 14,52,816 |
| 51 | Third | 3172 | 8.25 | 13,14,225 |
| 52 | Third | 3173 | 8.08 | 12,87,144 |
| 53 | Third | 3174 | 8.03 | 12,79,179 |
| 54 | Third | 3175 | 8.00 | 12,74,400 |
| 55 | Third | 3176 | 7.53 | 11,99,529 |
| 56 | Third | 3177 | 9.98 | 15,89,814 |
| 57 | Third | 3178 | 10.83 | 17,25,219 |
| 58 | Third | 3179 | 11.69 | 18,62,217 |
| 59 | Third | 3180 | 12.49 | 19,89,657 |
| 60 | Third | 3181 | 14.68 | 23,38,524 |
| 61 | Third | 3182 | 15.95 | 25,40,835 |
| 62 | Third | 3183 | 17.03 | 27,12,879 |
| 63 | Third | 3184 | 18.29 | 29,13,597 |
| 64 | Third | 3185 | 20.34 | 32,40,162 |
| 65 | Third | 3186 | 21.66 | 34,50,438 |
| 66 | Third | 3187 | 22.13 | 35,25,309 |
| 67 | Third | 3194 | 3.78 | 6,02,154 |
| 68 | Third | 3196 | 4.15 | 6,61,095 |
| 69 | Third | 3197 | 4.13 | 6,57,909 |
| 70 | Third | 3198 | 3.48 | 5,54,364 |
| 71 | Third | 3199 | 3.35 | 5,33,655 |

| | | | | |
|---|---|---|---|---|
| 72 | Third | 3200 | 2.47 | 3,93,471 |
| 73 | Third | 3202 | 3.35 | 5,33,655 |
| 74 | Third | 3203 | 3.35 | 5,33,655 |
| 75 | Third | 3204 | 3.41 | 5,43,213 |
| 76 | Third | 3205 | 3.41 | 5,43,213 |
| 77 | Third | 3207 | 3.41 | 5,43,213 |
| 78 | Third | 3211 | 3.57 | 5,68,701 |
| 79 | Third | 3212 | 3.57 | 5,68,701 |
| 80 | Third | 3213 | 3.57 | 5,68,701 |
| 81 | Third | 3214 | 3.57 | 5,68,701 |
| 82 | Third | 3215 | 3.57 | 5,68,701 |
| 83 | Third | 3216 | 3.57 | 5,68,701 |
| 84 | Third | 3218 | 3.57 | 5,68,701 |
| 85 | Third | 3219 | 3.57 | 5,68,701 |
| 86 | Third | 3220 | 3.57 | 5,68,701 |
| 87 | Third | 3221 | 5.70 | 9,08,010 |
| 88 | Third | 3222 | 40.66 | 64,77,138 |
| 89 | Third | 3223 | 18.48 | 29,43,864 |
| 90 | Third | 3224 | 20.71 | 32,99,103 |
| 91 | Third | 3225 | 24.23 | 38,59,839 |
| 92 | Third | 3230 | 89.10 | 1,41,93,630 |
| 93 | Third | 3231 | 143.18 | 2,28,08,574 |
| 94 | Third | 3232 | 208.41 | 3,31,99,713 |
| 95 | Third | 3233 | 425.47 | 6,77,77,371 |
| 96 | Third | 3234 & 3235 | 99.77 | 1,58,93,361 |
| 97 | Third | 3236 & 3237 | 103.78 | 1,65,32,154 |
| 98 | Third | 3238 | 46.57 | 74,18,601 |
| 99 | Third | 3241 | 67.20 | 1,07,04,960 |
| 100 | Third | 3242 (A) | 28.28 | 45,05,004 |
| 101 | Third | 3242 (B) | 28.28 | 45,05,004 |
| 102 | Third | 3242 (C) | 28.28 | 45,05,004 |
| 103 | Third | 3243 | 28.76 | 45,81,468 |
| 104 | Third | K1 - K4 | 22.82 | 36,35,012 |
| 105 | Third | K5A | 23.23 | 36,99,833 |
| 106 | Third | K5B | 23.23 | 36,99,833 |
| 107 | Third | K6 & K7 | 92.12 | 1,46,74,716 |
| 108 | Third | K8A & B | 46.45 | 73,99,485 |
| 109 | Third | MULTIPLEX | 5105.35 | 81,32,82,255 |
| | | | | |
| | | | | |
| **TOTAL** | | | **7,218.93** | **1,14,99,75,515.26** |

# 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


**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) | 10,70,97,499 |
| 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) | 3,91,81,990 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), | 7,219 |
| | (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 | 1,14,99,75,515 |
| 4 | Estimated receivables of ongoing project. [sum of 2 + 3(ii))] | 1,18,91,57,505 |
| 5 | (To Be Filled for Ongoing Projects only) | 1,18,91,57,505 |
| | IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account<br>1f 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account | 70% |

# A. R. TATIYA & ASSOCIATES

Chartered Accountant
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Pune-Satara Road, Pune - 411037

Tel : +91 83901 15383
Email : artatiyaandassociates@gmail.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 | 11,82,21,880 |
| 3 | Withdrawals | 11,82,21,880 |
| 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 | 19,66,96,500 | 19,66,96,500 | 31,03,58,990 |
| 2 | Total Borrowed Funds (Secured)- Drawdown availed till date | - | - | 3,42,53,426 |
| 3 | Total Borrowed Funds (Unsecured)- Drawdown availed till date | - | - | - |
| 4 | Customer receipts used for Project | 88,75,98,771 | 88,75,98,771 | 11,82,21,880 |
| 5 | Total Funds for Project | 56,99,31,794 | 56,99,31,794 | 46,28,34,295 |
| 6 | Total Estimated Cost (As per Table A) | 56,99,31,794 | 56,99,31,794 | 46,28,34,295 |

# A. R. TATIYA & ASSOCIATES

Chartered Accountant
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Tel : +91 83901 15383
Email : artatiyaandassociates@gmail.com


**Table G**

**Any Comments/Observations of CA**

| | |
|---|---|
| 1 | |
| | |
| | |
| | |

Yours Faithfully,

Aishwarya Ramesh Tatiya
Digitally signed by Aishwarya Ramesh Tatiya
Date: 2025.04.22 00:46:03 +05'30'

Signature of Chartered Accountant
UDIN : 25632236BMUKGH6521
Name AISHWARYA R. TATIYA
M No 632236