GITESH MADDIWAR

CHARTERED ACCOUNTANT

535, Ramdaspeth, Nagpur – 440 010. CONTACT : +91-9422136952. EMAIL: giteshmaddiwar@gmail.com

FORM- 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500028531

Sr. No	Particulars	Amount (Rs.In Lacs) Estimated (Table A)	Amount (Rs.In Lacs) Incurred (Table B)
1	i. Land cost :		
	a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Including transfer fees)	241.67	241.67
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c. Acquisition cost of TDR (if any)	-	-
	d. Amounts payable to State Government of Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc, and	9.97	9.97
	e. Land premium payable as per annual statements of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f. Under rehabilitation scheme :		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	-	-
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any other amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of LAND COST	251.6	251.6

GITESH M. MADDIWAR ★ CHARTERED ACCOUNTANT ★ NAGPUR

Sr. No	Particulars	Amount (Rs.In Lacs) Estimated (Table A)	Amount (Rs.In Lacs) Incurred (Table B)
	ii. Development Cost, Cost of construction: a. Cost of Construction (i) Estimated Cost of Construction as certified by Engineer	801.41	737.30
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to considered	-	-
	(iii) On-site expenditure of development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services including water, electricity, sewerage, drainage, layout roads, etc.), cost of machineries and equipments including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest, etc to any statutory authority	43.07	43.07
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
	Sub-total of Development Cost	844.48	780.36
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	1,096.11
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		1,032.00
4	% completion of Construction Work (as per Project Architect's Certificate) %		As per Annexure
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2%)		94.15%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		1,032.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		796.93
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for **Gokul Hrishikesh Residency**		235.07

This certificate being issued is based on the records and documents produced before us and explanations provided to us by the management of the Company. It is pertinent to mention that the estimated costs in this certificate are based on engineer's certificate and management estimate. We don't vouch for accuracy of the same. Incurred costs in this certificate are as per the generally accepted accounting principles in India and we have obtained sufficient necessary supportings for issuance of this certificate but we have not verified the costs in entirety considering the volumnious transactions of the company.

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

GITESH A. MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT

Membership Number- 128516
Date:20/04/2023
Place: Nagpur
UDIN:23128516BGWNSZ2128

Table C

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

(In Lakh)

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	101	68.758	38.00	34.50	3.50
2	102	68.758	35.00	26.50	8.50
3	103	56.770	31.00	28.00	3.00
4	104	56.728	16.75	12.00	4.75
5	201	68.758	20.00	20.00	0.00
6	202	68.758	21.00	21.00	0.00
7	203	56.770	30.50	22.25	8.25
8	204	56.728	32.00	27.40	4.60
9	205	54.105	30.00	23.51	6.49
10	206	54.105	33.00	23.25	9.75
11	301	68.758	36.00	20.00	16.00
12	302	68.758	36.00	20.00	16.00
13	303	56.770	31.00	23.51	7.49
14	304	56.728	30.50	23.51	6.99
15	305	54.105	30.50	21.88	8.62
16	306	54.105	31.00	26.45	4.55
17	401	68.758	24.00	20.25	3.75
18	402	68.758	36.00	26.50	9.50
19	403	56.770	22.00	17.25	4.75
20	404	56.728	33.00	29.51	3.49
21	405	54.105	31.50	25.11	6.39
22	406	54.105	18.00	12.00	6.00
23	501	68.758	36.00	30.00	6.00
24	502	68.758	36.00	26.60	9.40
25	503	56.770	25.00	19.00	6.00
26	504	56.728	25.00	12.50	12.50
27	505	54.105	31.00	24.75	6.25
28	506	54.105	31.31	26.58	4.73
29	601	68.758	38.00	28.49	9.51
30	602	68.758	38.00	14.51	23.49
31	603	56.770	17.00	12.00	5.00
32	604	56.728	25.00	18.50	6.50
33	605	54.105	35.00	25.00	10.00
34	606	54.105	20.00	0.11	19.89
35	703	56.770	32.00	25.51	6.49
36	704	56.728	22.00	21.00	1.00
37	705	54.105	17.10	8.00	9.10
			1075.16	**796.93**	**278.23**

Unsold Inventory

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready
1	105	54.105	16.66
2	106	54.105	16.66
3	606	54.105	16.66
4	701	68.758	21.18
5	702	68.758	21.18
6	706	54.105	16.66
		353.94	**109.01**

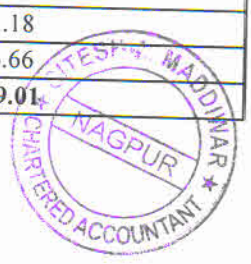


Table D

Comparison betrveen Balance Cosl and Reccivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Rs. In Lacs
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	64.11
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	278.23
3 i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)- in sq mt.	353.94
(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 Annexure A to this certificate-	109.01
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	462.95
5. Amount to be deposited in Designated Account – 70% or 100%-	0.70
IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.	194.76
If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	-
This certificate is being issued for RERA compliance to Yugroshan Infra and is based on the records and documents produced before me and explanations provided to me by the management of the firm.	

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



Membership Number- 128516
Date:20/04/2023
Place: Nagpur
UDIN:23128516BGWNSZ2128

Table E

Designated Bank Account Details

Rs. In Lacs

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	3.70
2	Deposit	20.00
3	Withdrawals	23.57
4	Closing Balance	0.13

I hereby certify that required proportion of money,as specified in the act,collected from allottees of the project unit as indicated in Table C has been deposited in Designated

I headrby certify that (M/s.Yugroshan infra) has utilized the required proportion of money, as specified I the act collected from allottees for this project only for land and construction of this project.



Table F
Means of Finance

Rs. In Lacs

S. NO.	Particulars	Estimated (At time of Registration) (proposed and indicative)	**Proposed** (As on the date of the Certificate)	Actual (As on the date of certificate)
1	Own Funds	251.64	-	251.64
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	844.48	64.11	780.36
5	Total Funds for Project	1,096.11	387.24	1,032.00
6	**Total Estimated Cost(As Per Table A)**	**1,096.11**	**451.36**	**1,032.00**



Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

Signature of Promoter
Name:Mr.Pankaj Dhawan
M/s.Yugroshan Infra

GITESH A. MADDIWAR
NAGPUR
CHARTERED ACCOUNTANT

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number-
Date:20/04/2023
Place: Nagpur
UDIN:23128516BGWNSZ2128