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 P50500033392 (Quarter July to Sept 2024)

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)	113.00	3.00
	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	4.64	4.64
	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	117.64	7.64

GITESH A. MADDIWAR NAGPUR CHARTERED ACCOUNTANT

PANKAJ CONSTRUCTIONS

PARTNER

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	898.30	898.30
	(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	41.99	41.99
	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	940.29	940.29
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	1,057.93
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		947.93
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%)		89.60%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		947.93
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		940.43
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for **Gokul Vrindavan (Wing-Shrirang)**		7.50

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

Membership Number- 128516
Date:19-10-2024
Place: Nagpur
UDIN:24128516BKFYGV2487

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PANKAJ CONSTRUCTIONS

PARTNER

Table C

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

Sold Inventory

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	101	58.004	32.00	28.00	4.00
2	102	53.621	33.00	10.00	23.00
3	103	53.21	34.50	27.01	7.49
4	104	50.653	25.00	24.70	0.30
5	105	56.609	32.50	27.60	4.90
6	106	50.661	33.00	32.67	0.33
7	107	53.253	35.50	35.00	0.50
8	108	50.619	33.00	27.00	6.00
9	201	58.604	33.00	28.35	4.65
10	202	53.621	31.00	29.50	1.50
11	203	53.21	34.00	1.00	33.00
12	204	50.653	32.50	20.00	12.50
13	205	56.609	34.00	32.36	1.64
14	206	50.65	20.00	0.50	19.50
15	207	53.609	34.00	32.00	2.00
16	301	58.604	33.00	26.00	7.00
17	302	53.621	22.50	20.80	1.70
18	303	53.21	20.00	0.51	19.49
19	304	50.653	33.00	28.50	4.50
20	305	56.609	33.90	33.10	0.80
21	306	50.661	34.00	33.26	0.74
22	307	53.609	33.00	29.61	3.39
23	308	50.619	32.00	28.00	4.00
24	401	58.604	30.00	23.00	7.00
25	402	53.621	31.00	28.02	2.98
26	403	53.21	26.00	0.50	25.50
27	404	50.653	30.00	28.00	2.00
28	405	56.609	33.50	33.50	-
29	406	50.661	31.00	3.00	28.00
30	407 & 408	53.609 & 50.619	44.90	36.17	8.73
31	501	58.604	30.00	28.70	1.30
32	502	53.621	31.00	26.50	4.50
33	504	50.653	22.50	18.00	4.50
34	505	56.609	32.75	0.51	32.24
35	506	50.661	34.00	2.41	31.59
36	507	53.609	32.00	17.40	14.60
37	508	50.619	32.00	29.48	2.52
38	601	58.604	32.50	31.00	1.50
39	602	58.604	32.00	27.09	4.91
40	603	53.21	34.00	20.00	14.00
41	604	50.653	20.00	0.72	19.28
42	605	56.609	28.00	8.00	20.00
43	606	50.661	34.00	0.11	33.89
44	608	50.61	32.00	2.80	29.20
45	702	65.958	36.50	2.60	33.90
46	704	66.008	36.50	3.80	32.70
47	705	56.609	34.00	0.51	33.49
48	706	50.661	27.00	9.50	17.50
49	708	50.619	37.00	3.80	33.20
		2,597.71	**1,542.55**	**940.59**	601.96

Unsold Inventory wing C

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per
1	208	50.619	15.59
2	503	53.210	16.39
3	604	50.653	15.60
4	606	50.661	15.60
5	607	53.609	16.51
		466.452	**63.18**

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PANKAJ CONSTRUCTIONS

PARTNER

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)	110.00
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	601.96
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.	415.40
(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-	63.97
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	665.93
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.	421.37
If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited i designated Account%.	-
This certificate is being issued for RERA compliance to M/s.Pankaj Constructions 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:19-10-2024
Place: Nagpur
UDIN:24128516BKFYGV2487

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Table E
Designated Bank Account Details

(In Lakhs)

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	0
2	Deposit	940.59
3	Withdrawals	939.59
4	Closing Balance	1.00

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 RERA bank

I headrby certify that (M/s.Pankaj Constructions) 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.

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Table F

Means of Finance

Rs.In Lacs

S. NO.	Particulars	**Estimated** (At time of Registration) (propposed and Indicative)	**Proposed** (As on the date of the Certificate)	**Actual** (As on the date of certificate)
1	Own Funds	110.00	110.00	110.00
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	947.93	947.93	940.43
5	Total Funds for Project	1,057.93	1,057.93	1,050.43
6	Total Estimated Cost(As Per Table A)	1,057.93	1,057.93	1,057.93

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PANKAJ CONSTRUCTIONS

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Table G
Any Comments/Observations of CA
(Quarter July to Sept 2024)

NIL

Ageed and accepted by:

PANKAJ CONSTRUCTIONS

PARTNER

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

GITESH A. MADDIWAR
NAGPUR
CHARTERED ACCOUNTANT

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number- 128516
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