



Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 21.07.2023

To,
Goldbricks Infrastructure Pvt Ltd
Anandam World City,
Ganeshpeth, Nagpur- 440018

Subject: Certificate of Financial Progress of Work of Anandam World Centre having MahaRERA Registration Number P50500033711 being developed by **Goldbricks Infrastructure Pvt Ltd**.

Sir,

This Certificate is being issued for RERA compliance for the Anandam World Centre having MahaRERA Registration Number P50500033711 being developed by **Goldbricks Infrastructure Pvt Ltd** and is based on the records and document produced and explanations provided to me by the management of the Company.

For Quarter Ending 30th June -2023

Table A – Estimated Cost of the Project (at the time of Registration of Project)

Sr No (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
	i. Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	14,58,62,306.00
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive / concession in deficiency under DCR from Local Authority or State Government / UT Administration or any Statutory Authority.	3,81,07,504.00
	c) Estimated Acquisition cost of TDR (if any).	
	d) Estimated 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	80,22,430.00
	e) Estimated 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 building including site development and infrastructure for the same as certified by Engineer.	





(1)	(2)	(3)
	ii. Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. overhead cost, amounts 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 maintenance deposit, or any 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:	19,19,92,240.00
	ii. Development Cost / Cost of Construction of Building a) Estimated Cost of Construction as certified by Engineer. b) Cost incurred on additional items not included in estimated cost (As per engineer certificate) c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs. Consumables etc. 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. Sub - total of Development Cost:	82,05,61,718.00 6,18,03,606.00 21,52,085.00 11,81,60,887.00 1,00,26,78,296.00
	Total Cost of the Project (Estimated)	1,19,46,70,536.00

* Pass through charges or indirect taxes not included in estimated cost of project.

** Estimated cost shall be revised through correction application.





Table B – Actual Cost Incurred on the project (as on Date of Certificate)

Sr No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
	ii. Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	14,58,62,306.00
	b) Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive concession in deficiency under DCR from Local Authority or Government / UT Administration any Statutory State Authority.	3,81,07,504.00
	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	80,22,430.00
	e) Land Premium paid for redevelopment of land owned by public authorities.	
	f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	
	a) Cost Incurred 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 the books of accounts as verified by the CA.	
	ii. Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit of Transit accommodation lieu or rent in Accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid 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:	19,19,92,240.00



(1)	(2)	(3)
2.	Development Cost / Cost of Construction i. Expenditure for construction. Minimum of (a) and (b) to be considered a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer. b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. ii. Cost incurred on additional items not included in estimated cost (As per engineer certificate) iii. Incurred Expenditure for development of entire project excluding cost of construction as per (1) above, i.e., salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered. iv. Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. v. Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non - banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	 27,85,93,686.08 30,25,000.00 9,52,085.00
	Sub Total of Development Cost:	28,25,70,771.08
3.	Total Cost of the Project (Actual incurred as on date of certificate)	47,45,63,011.08
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	39.72
5.	Amount which can be withdrawn from the Designated Account.	47,45,63,011.08
6.	Less: Amount withdrawn till date of this certificate from the Designated Account.	25,29,59,412.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	22,16,03,599.08

* Pass through charges or indirect taxes not included in incurred cost of project.





Table C

Statement for calculation of Receivables from the sales of the Real Estate Project

Sold Inventory

Sr No.	Office No.	Carpet Area in Sq.Mtr	Unit Consideration as per Agreement/Letter of Allotment	Received Amount As on 30.06.2023	Balance Receivable
1	203	60.39	73,90,625.00	33,86,113.00	40,04,512.00
2	204	59.18	63,29,499.80	25,92,106.00	37,37,393.80
3	217	33.17	44,19,150.00	16,86,889.00	27,32,261.00
4	218	29.73	39,04,500.00	14,68,163.00	24,36,337.00
5	219	32.05	32,50,000.00	13,45,470.00	19,04,530.00
6	220	30.29	33,99,999.90	12,69,211.00	21,30,788.90
7	221	32.05	41,64,375.00	18,57,188.00	23,07,187.00
8	222	29.73	39,16,750.00	17,33,375.00	21,83,375.00
9	307	29.17	34,92,000.00	15,21,000.00	19,71,000.00
10	309	29.17	37,62,000.00	13,59,200.00	24,02,800.00
11	310	31.49	39,77,750.00	17,63,875.00	22,13,875.00
12	313	29.17	37,38,000.00	16,44,000.00	20,94,000.00
13	314	31.49	39,77,750.00	17,63,876.00	22,13,874.00
14	315	29.17	37,38,000.00	14,79,600.00	22,58,400.00
15	316	32.61	42,31,200.00	17,01,540.00	25,29,660.00
16	317	33.17	39,56,550.00	19,28,275.00	20,28,275.00
17	324	31.49	40,46,250.00	17,98,126.00	22,48,124.00
18	701	60.39	74,15,500.00	34,32,750.00	39,82,750.00
19	702	60.39	74,15,500.00	34,32,750.00	39,82,750.00
20	704	59.18	74,49,750.00	34,49,878.00	39,99,872.00





21	713	29.17	34,68,000.00	13,58,100.00	21,09,900.00
22	714	31.49	40,29,250.00	17,89,628.00	22,39,622.00
23	715	29.17	37,86,000.00	16,68,776.00	21,17,224.00
24	716	32.61	42,86,400.00	19,18,200.00	23,68,200.00
25	717	33.17	39,00,000.38	15,52,500.00	23,47,500.38
26	718	29.73	38,55,500.00	17,02,750.00	21,52,750.00
27	722	29.73	39,78,000.00	17,64,000.00	22,14,000.00
28	723	32.05	37,80,000.45	16,65,000.00	21,15,000.45
29	724	31.49	37,80,000.45	16,65,000.00	21,15,000.45
30	801	60.39	66,22,801.92	26,20,552.00	40,02,249.92
31	802	60.39	66,22,801.92	26,20,535.00	40,02,266.92
32	803	60.39	66,22,801.92	26,20,535.00	40,02,266.92
33	804	59.18	64,39,702.36	26,20,535.00	38,19,167.36
34	805	60.48	66,22,801.92	6,20,535.00	60,02,266.92
35	806	31.49	36,54,242.22	6,20,535.00	30,33,707.22
36	807	29.17	33,79,592.88	6,20,535.00	27,59,057.88
37	808	31.49	35,93,209.03	6,20,535.00	29,72,674.03
38	809	29.17	33,79,592.88	6,20,535.00	27,59,057.88
39	810	31.49	35,93,209.03	6,20,535.00	29,72,674.03
40	811	29.17	33,79,592.88	6,20,535.00	27,59,057.88
41	812	31.49	35,93,209.03	6,20,535.00	29,72,674.03
42	813	29.17	33,79,592.88	6,20,535.00	27,59,057.88
43	814	31.49	35,93,209.03	6,20,535.00	29,72,674.03
44	815	29.17	33,79,592.88	6,20,535.00	27,59,057.88





45	816	32.61	38,19,031.82	6,20,535.00	31,98,496.82
46	817	33.17	38,86,168.32	6,20,535.00	32,65,633.32
47	818	29.73	34,40,626.07	6,20,535.00	28,20,091.07
48	819	32.05	36,54,242.22	6,20,535.00	30,33,707.22
49	820	30.29	34,40,626.07	6,20,535.00	28,20,091.07
50	821	32.05	36,54,242.22	6,20,535.00	30,33,707.22
51	822	29.73	34,40,626.07	6,20,535.00	28,20,091.07
52	823	32.05	36,54,242.22	6,20,535.00	30,33,707.22
53	824	31.49	36,54,242.22	6,20,535.00	30,33,707.22
54	918	29.73	35,36,750.10	15,43,375.00	19,93,375.10
55	919	32.05	37,80,000.45	16,65,000.00	21,15,000.45
56	922	29.73	35,30,000.00	17,15,000.00	18,15,000.00
57	923	32.05	41,25,000.00	18,37,501.00	22,87,499.00
58	924	31.49	41,25,000.00	18,37,500.00	22,87,500.00
59	1009	29.17	38,46,000.00	16,98,000.00	21,48,000.00
60	1010	31.49	40,93,625.00	15,48,541.00	25,45,084.00
61	1011	29.17	34,20,000.00	13,36,500.00	20,83,500.00
62	1012	31.49	36,69,499.90	14,48,775.00	22,20,724.90
63	1017	33.17	44,33,225.00	19,91,613.00	24,41,612.00
64	1018	29.73	39,16,750.00	14,73,369.00	24,43,381.00
65	1019	32.05	41,64,375.00	18,57,187.00	23,07,188.00
66	1020	30.29	39,16,750.00	17,33,375.00	21,83,375.00
67	1022	29.73	38,31,000.00	16,36,925.00	21,94,075.00
68	1024	31.49	41,64,375.00	18,57,188.00	23,07,187.00



69	1117	33.17	40,75,157.00	13,59,433.00	27,15,724.00
70	1118	29.73	36,85,000.00	12,13,125.00	24,71,875.00
71	1119	32.05	39,50,000.00	15,75,000.00	23,75,000.00
72	1122	29.73	39,78,000.00	17,64,000.00	22,14,000.00
73	1123	32.05	41,77,500.00	7,00,000.00	34,77,500.00
74	1124	31.49	41,77,500.00	7,00,000.00	34,77,500.00
75	1201	60.39	68,95,124.85	26,96,678.51	41,98,446.34
76	1202	60.39	68,95,124.85	26,96,678.51	41,98,446.34
77	1203	60.39	68,95,124.85	26,96,678.51	41,98,446.34
78	1204	59.18	67,03,814.55	26,15,371.51	40,88,443.04
79	1205	60.48	68,95,124.85	31,18,002.51	37,77,122.34
80	1206	31.49	37,97,930.20	16,71,453.91	21,26,476.29
81	1207	29.17	35,10,964.75	15,28,185.91	19,82,778.84
82	1208	31.49	37,34,160.10	16,39,616.91	20,94,543.19
83	1209	29.17	35,10,964.75	15,28,185.91	19,82,778.84
84	1210	31.49	37,34,160.10	16,39,616.91	20,94,543.19
85	1211	29.17	35,10,964.75	15,28,185.91	19,82,778.84
86	1212	31.49	37,34,160.10	16,39,616.91	20,94,543.19
87	1213	29.17	35,10,964.75	15,28,185.91	19,82,778.84
88	1214	31.49	37,34,160.10	16,39,616.91	20,94,543.19
89	1215	29.17	35,10,964.75	15,28,185.91	19,82,778.84
90	1216	32.61	39,70,109.46	17,57,414.91	22,12,694.55
91	1217	33.17	40,40,256.57	17,92,434.91	22,47,821.66
92	1218	29.73	35,74,734.85	15,60,023.91	20,14,710.94



93	1219	32.05	37,97,930.20	16,71,453.91	21,26,476.29
94	1220	30.29	35,74,734.85	15,60,023.91	20,14,710.94
95	1221	32.05	37,97,930.20	16,71,453.91	21,26,476.29
96	1222	29.73	35,74,734.85	15,60,023.91	20,14,710.94
97	1223	32.05	37,97,930.20	16,71,453.91	21,26,476.29
98	1224	31.49	37,97,930.20	16,71,453.91	21,26,476.29
99	1301	60.39	76,14,500.00	29,72,389.00	46,42,111.00
100	1322	29.73	40,02,500.00	15,09,813.00	24,92,687.00
101	1323	32.05	42,56,250.00	16,17,656.00	26,38,594.00
102	1324	31.49	42,56,250.00	16,17,657.00	26,38,593.00
103	#G/26	390	87,32,400.00	39,00,000.00	48,32,400.00
104	#G/29	398	50,26,000.47	10,96,237.00	39,29,763.47
105	#G/30	405	52,02,000.38	10,99,510.00	41,02,490.38
106	#3/27	398	48,29,000.00	24,74,137.00	23,54,863.00
107	#3/28	390	45,24,500.00	23,02,096.00	22,22,404.00
108	#3/29	398	44,62,000.00	22,66,780.00	21,95,220.00
109	#3/30	405	47,10,700.00	23,80,559.00	23,30,141.00
110	#3/31	405	51,15,000.00	26,09,368.00	25,05,632.00
111	Super Market	5736.16	23,00,45,722.00	17,25,34,291.00	5,75,11,431.00
112	711	29.17	39,30,000.00	17,40,000.00	21,90,000.00
113	1001	60.39	77,38,875.00	35,58,494.00	41,80,381.00
114	1109	29.17	39,06,000.00	5,00,000.00	34,06,000.00
115	1110	31.49	41,58,000.00	5,00,000.00	36,58,000.00
116	1111	29.17	39,06,000.00	5,00,000.00	34,06,000.00



117	1112	31.49	41,58,000.00	5,00,000.00	36,58,000.00
		12,757.47	73,70,07,505.97	36,13,70,587.84	37,56,36,918.13

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr No.	Office/Shop No.	Carpet Area	Unit Consideration As per Ready Reckoner
1	BUSINESS & CONFERENCE CENTRE	249.46	2,71,97,379.55
2	RESTAURANT/CAFETERIA 1	245.37	2,67,50,622.25
3	RESTAURANT/CAFETERIA 2	244.83	2,66,91,755.51
4	RESTAURANT/CAFETERIA 3	251.80	2,74,52,080.53
5	201	60.37	65,81,174.81
6	202	60.37	65,81,174.81
7	205	60.45	65,90,432.25
8	206	31.45	34,29,261.54
9	207	29.14	31,76,920.50
10	208	31.45	34,29,261.54
11	209	29.14	31,76,920.50
12	210	31.45	34,29,261.54
13	211	29.14	31,76,920.50
14	212	31.45	34,29,261.54
15	213	29.14	31,76,920.50
16	214	31.45	34,29,261.54
17	215	29.14	31,76,920.50
18	216	32.59	35,52,606.22





19	223	32.06	34,94,873.86
20	224	31.53	34,37,100.99
21	301	60.37	65,81,174.81
22	302	60.37	65,81,174.81
23	303	60.37	65,81,286.23
24	304	59.21	64,55,510.71
25	305	60.45	65,90,432.25
26	306	31.45	34,29,261.54
27	308	31.45	34,29,261.54
28	311	29.14	31,76,920.50
29	312	31.45	34,29,261.54
30	318	29.71	32,38,856.18
31	319	32.06	34,94,904.25
32	320	30.27	32,99,930.93
33	321	32.06	34,94,873.86
34	322	29.71	32,38,866.30
35	323	32.06	34,94,873.86
36	401	60.37	65,81,174.81
37	402	60.37	65,81,174.81
38	403	60.37	65,81,286.23
39	404	59.21	64,55,510.71
40	405	60.45	65,90,432.25
41	406	31.45	34,29,261.54
42	407	29.14	31,76,920.50





43	408	31.45	34,29,261.54
44	409	29.14	31,76,920.50
45	410	31.45	34,29,261.54
46	411	29.14	31,76,920.50
47	412	31.45	34,29,261.54
48	413	29.14	31,76,920.50
49	414	31.45	34,29,261.54
50	415	29.14	31,76,920.50
51	416	32.59	35,52,606.22
52	417	33.21	36,20,629.12
53	418	29.71	32,38,856.18
54	419	32.06	34,94,904.25
55	420	30.27	32,99,930.93
56	421	32.06	34,94,873.86
57	422	29.71	32,38,866.30
58	423	32.06	34,94,873.86
59	424	31.53	34,37,100.99
60	501	60.37	65,81,174.81
61	502	60.37	65,81,174.81
62	503	60.37	65,81,286.23
63	504	59.21	64,55,510.71
64	505	60.45	65,90,432.25
65	506	31.45	34,29,261.54
66	507	29.14	31,76,920.50





67	508	31.45	34,29,261.54
68	509	29.14	31,76,920.50
69	510	31.45	34,29,261.54
70	511	29.14	31,76,920.50
71	512	31.45	34,29,261.54
72	513	29.14	31,76,920.50
73	514	31.45	34,29,261.54
74	515	29.14	31,76,920.50
75	516	32.59	35,52,606.22
76	517	33.21	36,20,629.12
77	518	29.71	32,38,856.18
78	519	32.06	34,94,904.25
79	520	30.27	32,99,930.93
80	521	32.06	34,94,873.86
81	522	29.71	32,38,866.30
82	523	32.06	34,94,873.86
83	524	31.53	34,37,100.99
84	601	60.37	65,81,174.81
85	602	60.37	65,81,174.81
86	603	60.37	65,81,286.23
87	604	59.21	64,55,510.71
88	605	60.45	65,90,432.25
89	606	31.45	34,29,261.54
90	607	29.14	31,76,920.50





91	608	31.45	34,29,261.54
92	609	29.14	31,76,920.50
93	610	31.45	34,29,261.54
94	611	29.14	31,76,920.50
95	612	31.45	34,29,261.54
96	613	29.14	31,76,920.50
97	614	31.45	34,29,261.54
98	615	29.14	31,76,920.50
99	616	32.59	35,52,606.22
100	617	33.21	36,20,629.12
101	618	29.71	32,38,856.18
102	619	32.06	34,94,904.25
103	620	30.27	32,99,930.93
104	621	32.06	34,94,873.86
105	622	29.71	32,38,866.30
106	623	32.06	34,94,873.86
107	624	31.53	34,37,100.99
108	703	60.37	65,81,286.23
109	705	60.45	65,90,432.25
110	706	31.45	34,29,261.54
111	707	29.14	31,76,920.50
112	708	31.45	34,29,261.54
113	709	29.14	31,76,920.50
114	710	31.45	34,29,261.54





115	712	31.45	34,29,261.54
116	719	32.06	34,94,904.25
117	720	30.27	32,99,930.93
118	721	32.06	34,94,873.86
119	901	60.37	65,81,174.81
120	902	60.37	65,81,174.81
121	903	60.37	65,81,286.23
122	904	59.21	64,55,510.71
123	905	60.45	65,90,432.25
124	906	31.45	34,29,261.54
125	907	29.14	31,76,920.50
126	908	31.45	34,29,261.54
127	909	29.14	31,76,920.50
128	910	31.45	34,29,261.54
129	911	29.14	31,76,920.50
130	912	31.45	34,29,261.54
131	913	29.14	31,76,920.50
132	914	31.45	34,29,261.54
133	915	29.14	31,76,920.50
134	916	32.59	35,52,606.22
135	917	33.21	36,20,629.12
136	920	30.27	32,99,930.93
137	921	32.06	34,94,873.86
138	1002	60.37	65,81,174.81





139	1003	60.37	65,81,286.23
140	1004	59.21	64,55,510.71
141	1005	60.45	65,90,432.25
142	1006	31.45	34,29,261.54
143	1007	29.14	31,76,920.50
144	1008	31.45	34,29,261.54
145	1013	29.14	31,76,920.50
146	1014	31.45	34,29,261.54
147	1015	29.14	31,76,920.50
148	1016	32.59	35,52,606.22
149	1021	32.06	34,94,873.86
150	1023	32.06	34,94,873.86
151	1101	60.37	65,81,174.81
152	1102	60.37	65,81,174.81
153	1103	60.37	65,81,286.23
154	1104	59.21	64,55,510.71
155	1105	60.45	65,90,432.25
156	1106	31.45	34,29,261.54
157	1107	29.14	31,76,920.50
158	1108	31.45	34,29,261.54
159	1113	29.14	31,76,920.50
160	1114	31.45	34,29,261.54
161	1115	29.14	31,76,920.50
162	1116	32.59	35,52,606.22





163	1120	30.27	32,99,930.93
164	1121	32.06	34,94,873.86
165	1302	60.37	65,81,174.81
166	1303	60.37	65,81,286.23
167	1304	59.21	64,55,510.71
168	1305	60.45	65,90,432.25
169	1306	31.45	34,29,261.54
170	1307	29.14	31,76,920.50
171	1308	31.45	34,29,261.54
172	1309	29.14	31,76,920.50
173	1310	31.45	34,29,261.54
174	1311	29.14	31,76,920.50
175	1312	31.45	34,29,261.54
176	1313	29.14	31,76,920.50
177	1314	31.45	34,29,261.54
178	1315	29.14	31,76,920.50
179	1317	33.21	36,20,629.12
180	1318	29.71	32,38,856.18
181	1319	32.06	34,94,904.25
182	1320	30.27	32,99,930.93
183	1321	32.06	34,94,873.86
184	1401	60.37	65,81,174.81
185	1402	60.37	65,81,174.81
186	1403	60.37	65,81,286.23





187	1404	59.21	64,55,510.71
188	1405	60.45	65,90,432.25
189	1406	31.45	34,29,261.54
190	1407	29.14	31,76,920.50
191	1408	31.45	34,29,261.54
192	1409	29.14	31,76,920.50
193	1410	31.45	34,29,261.54
194	1411	29.14	31,76,920.50
195	1412	31.45	34,29,261.54
196	1413	29.14	31,76,920.50
197	1414	31.45	34,29,261.54
198	1415	29.14	31,76,920.50
199	1416	32.59	35,52,606.22
200	1417	33.21	36,20,629.12
201	1418	29.71	32,38,856.18
202	1419	32.06	34,94,904.25
203	1420	30.27	32,99,930.93
204	1421	32.06	34,94,873.86
205	1422	29.71	32,38,866.30
206	1423	32.06	34,94,873.86
207	1424	31.53	34,37,100.99
208	SHOP 1	287.31	3,13,23,288.34
209	SHOP 2	277.31	3,02,32,835.51
210	SHOP 3	277.31	3,02,32,835.51





211	SHOP 4	282.57	3,08,07,161.06
212	SHOP 5	282.56	3,08,06,067.18
213	SHOP 6	277.31	3,02,32,835.51
214	SHOP 7	277.31	3,02,32,835.51
215	SHOP 8	279.85	3,05,09,748.26
216	SHOP 9	140.82	1,53,52,472.20
217	SHOP 10	140.09	1,52,72,659.75
218	SHOP 11	137.42	1,49,81,769.69
219	SHOP 12	140.09	1,52,72,659.75
220	SHOP 13	137.42	1,49,81,769.69
221	SHOP 14	140.09	1,52,72,659.75
222	SHOP 15	140.10	1,52,73,672.60
223	SHOP 16	142.65	1,55,52,205.90
224	SHOP 17	148.01	1,61,36,011.71
225	SHOP 18	134.74	1,46,89,866.79
226	SHOP 19	140.09	1,52,72,983.86
227	SHOP 20	137.42	1,49,81,931.75
228	SHOP 21	140.09	1,52,72,983.86
229	SHOP 22	138.33	1,50,80,704.72
230	SHOP 23	289.36	3,15,47,208.86
231	SHOP 24	294.76	3,21,35,228.12
232	SHOP 25-GF	36.99	40,33,304.06
233	SHOP 25-FF	36.99	40,33,304.06
234	SHOP 25-SF	36.99	40,33,304.06





235	SHOP 25-TF	36.99	40,33,304.06
236	SHOP 26-FF	36.27	39,54,099.32
237	SHOP 26-SF	36.27	39,54,099.32
238	SHOP 26-TF	36.27	39,54,099.32
239	SHOP 27-GF	36.97	40,30,397.19
240	SHOP 27-FF	36.97	40,30,397.19
241	SHOP 27-SF	36.97	40,30,397.19
242	SHOP 28-GF	36.27	39,54,099.32
243	SHOP 28-FF	36.27	39,54,099.32
244	SHOP 28-SF	36.27	39,54,099.32
245	SHOP 29-FF	36.97	40,30,397.19
246	SHOP 29-SF	36.97	40,30,397.19
247	SHOP 30-FF	37.62	41,01,245.93
248	SHOP 30-SF	37.62	41,01,245.93
249	SHOP 31-GF	37.62	41,01,245.93
250	SHOP 31-FF	37.62	41,01,245.93
251	SHOP 31-SF	37.62	41,01,245.93
252	SHOP 32-GF	36.97	40,30,397.19
253	SHOP 32-FF	36.97	40,30,397.19
254	SHOP 32-SF	36.97	40,30,397.19
255	SHOP 32-TF	36.97	40,30,397.19
256	SHOP 33-GF	36.27	39,54,099.32
257	SHOP 33-FF	36.27	39,54,099.32
258	SHOP 33-SF	36.27	39,54,099.32





259	SHOP 33-TF	36.27	39,54,099.32
260	SHOP 34-GF	36.97	40,30,397.19
261	SHOP 34-FF	36.97	40,30,397.19
262	SHOP 34-SF	36.97	40,30,397.19
263	SHOP 34-TF	36.97	40,30,397.19
264	SHOP 35-GF	36.27	39,54,099.32
265	SHOP 35-FF	36.27	39,54,099.32
266	SHOP 35-SF	36.27	39,54,099.32
267	SHOP 35-TF	36.27	39,54,099.32
268	SHOP 36-GF	36.97	40,30,397.19
269	SHOP 36-FF	36.97	40,30,397.19
270	SHOP 36-SF	36.97	40,30,397.19
271	SHOP 36-TF	36.97	40,30,397.19
272	SHOP 37-GF	36.27	39,54,099.32
273	SHOP 37-FF	36.27	39,54,099.32
274	SHOP 37-SF	36.27	39,54,099.32
275	SHOP 37-TF	36.27	39,54,099.32
276	SHOP 38-GF	38.83	42,33,068.15
277	SHOP 38-FF	38.83	42,33,068.15
278	SHOP 38-SF	38.83	42,33,068.15
279	SHOP 38-TF	38.83	42,33,068.15
		15,213.30	1,65,86,00,069.78





Table D

Comparison between Balance Cost and Receivables

Sr. 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)	72,01,07,525.00
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)	37,56,36,918.13
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated 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	15213.30 Sq.Mtr 1,65,86,00,069.78
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	2,03,42,36,987.91
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70 % or 100 % IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	1,42,39,65,891.53

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 Account.

I hereby certify that **GOLDBRICKS INFRASTRUCTURE PVT LTD** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Your Faithfully,

For SAVADIA & CO
CHARTERED ACCOUNTANT
FRN :- 144377W

Savadia
CA LAABHESH SAVADIA
(Proprietor)
M No:- 177194
UDIN :



23177194 BGKM BX 6513



Table F
Means of Finance

Sr.No.	Particulars	Estimated* (At time of Registration) (In Rs) (Proposed and Indicative)	Proposed / Estimated (As on the date Of the Certificate) (In Rs.)	Actual (As on the date Of certificate) (In Rs.)
1	Own Funds	16,00,00,000.00	16,00,00,000.00	11,31,92,423.00
2	Total Borrowed Funds (Secured) Drawdown availed till date	50,00,00,000.00	50,00,00,000.00	
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	-	-	-
4	Customers Receipts under for Super Market.	23,00,45,722.00	23,00,45,722.00	17,25,34,291.00
5	Customers Receipts under for Project Except Super Market.	2,16,55,61,853.75	2,16,55,61,835.75	18,88,36,297.00
6	Total Funds for Project	3,05,56,07,575.75	3,05,56,07,575.75	47,45,63,011.00
7	Total Estimated Cost (As per Table A)	1,19,46,70,536.00	1,19,46,70,536.00	47,45,63,011.00

The Amount represents sale proceeds from sale of Plot of Super Market to the single customer, which is separate unit of the project. The cost related to the said plot has already being incurred fully, hence the amount is eligible for withdrawal and can be used for the related activities.

All the above figures are drawn from unaudited books of accounts & based on the management letter received

Your Faithfully,

For SAVADIA & CO
CHARTERED ACCOUNTANT
FRN :- 144377W

Savadia
CA LAABHESH SAVADIA
(Proprietor)
M No:- 177194
UDIN :

23177194BGXMQX6513
Agreed and accepted by:

Pratik
Signature of Promoter

Name: Mr. Pratik Saraogi

Date – 21.07.2023



