SAVADIA & Co.

Ft No. 805,Jai Kalpana
BuldgRamdaspeth,NAGPUR
MAHARASHTRA 440010
Ph. 8983969307
e-mail : laabhesh@gmail.com

Dated- 15.01.2025

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)

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 before me and explanations provided to me by the management of the Company.

For Quarter Ending 31st December -2024

Sr No	Particulars	**Estimated Cost** (At the time of Registration of project)
1	2	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).	0.00
	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.	

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	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.	82,05,61,718.00
	b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	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.	6,18,03,606.00
	d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	21,52,085.00
	e) Interest payable to financial institutions, scheduled banks, non - banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	11,81,60,887.00
	Sub - total of Development Cost:	**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.

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

Sr No	Particulars	Amount (Rs.)
1	2	3
	i. 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).	0.00
	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**

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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.	55,16,15,513.00
	b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0.00
	ii. Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	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.	30,25,000.00
	iv. Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	952085
	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.	
	Sub Total of Development Cost:	55,55,92,598.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	74,75,84,838.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	62.58%
5	Amount which can be withdrawn from the Designated Account.	74,75,84,838.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	69,29,08,996.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,46,75,842.00

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

SAVADIA & CO. FRN 144377W NAGPUR CHARTERED ACCOUNTANT

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 asper Agreement/Letter of Allotment	Received Amount As on 31.12.2024	Balance Receivable
1	203	60.39	73,90,625.00	64,42,432.00	9,48,193.00
2	204	59.18	63,29,499.80	48,89,458.00	14,40,041.80
3	215	29.17	47,92,225.00	38,41,519.00	9,50,706.00
4	216	32.61	53,77,450.00	42,01,281.00	11,76,169.00
5	217	33.17	44,19,150.00	31,02,082.00	13,17,068.00
6	218	29.73	39,04,500.00	29,74,418.00	9,30,082.00
7	219	32.05	36,00,000.00	30,03,477.00	5,96,523.00
8	220	30.29	33,99,999.90	27,43,270.00	6,56,729.90
9	221	32.05	41,64,375.00	35,28,659.00	6,35,716.00
10	222	29.73	39,90,250.00	33,63,240.00	6,27,010.00
11	223	32.05	42,16,875.00	23,56,875.00	18,60,000.00
12	224	31.49	37,50,374.70	28,83,164.00	8,67,210.70
13	306	31.49	44,66,250.00	38,63,250.00	6,03,000.00
14	307	29.17	34,92,000.00	28,89,900.00	6,02,100.00
15	308	31.49	43,38,250.00	35,01,037.00	8,37,213.00
16	309	29.17	37,62,000.00	23,59,200.00	14,02,800.00
17	310	31.49	39,77,750.00	31,74,976.00	8,02,774.00
18	311	29.17	35,10,000.00	27,54,000.00	7,56,000.00
19	312	31.49	37,46,000.00	30,87,646.00	6,58,354.00
20	313	29.17	37,38,000.00	16,44,000.00	20,94,000.00
21	314	31.49	39,77,750.00	17,63,876.00	22,13,874.00
22	315	29.17	37,38,000.00	27,94,801.00	9,43,199.00
23	316	32.61	42,31,200.00	32,14,021.00	10,17,179.00
24	317	33.17	39,56,550.00	36,63,724.00	2,92,826.00
25	318	29.73	33,93,599.98	29,19,246.00	4,74,353.98
26	319	32.05	36,61,600.00	31,50,046.00	5,11,554.00
27	320	30.29	40,51,500.00	34,21,425.00	6,30,075.00
28	321	32.05	43,08,750.00	36,65,813.00	6,42,937.00
29	322	29.73	38,93,600.00	32,71,425.00	6,22,175.00
30	323	32.05	41,61,000.00	35,25,450.00	6,35,550.00
31	324	31.49	40,46,250.00	23,37,564.00	17,08,686.00
32	601	60.39	38,75,000.00	37,47,500.00	1,27,500.00
33	602	60.39	38,75,000.00	37,47,500.00	1,27,500.00
34	603	60.39	38,75,000.00	37,47,500.00	1,27,500.00
35	604	59.18	38,75,000.00	37,47,500.00	1,27,500.00
36	605	60.48	38,75,000.00	37,47,500.00	1,27,500.00
37	606	31.49	38,75,000.00	37,47,500.00	1,27,500.00
38	607	29.17	38,75,000.00	37,47,500.00	1,27,500.00
39	608	31.49	38,75,000.00	37,47,500.00	1,27,500.00
40	609	29.17	38,75,000.00	37,47,500.00	1,27,500.00
41	610	31.49	38,75,000.00	37,47,500.00	1,27,500.00
42	611	29.17	38,75,000.00	37,47,500.00	1,27,500.00
43	612	31.49	38,75,000.00	37,47,500.00	1,27,500.00
44	613	29.17	38,75,000.00	37,47,500.00	1,27,500.00
45	614	31.49	38,75,000.00	37,47,500.00	1,27,500.00
46	615	29.17	38,75,000.00	37,47,500.00	1,27,500.00
47	616	32.61	38,75,000.00	37,47,500.00	1,27,500.00
48	617	33.26	38,75,000.00	37,47,500.00	1,27,500.00
49	618	29.73	38,75,000.00	37,47,500.00	1,27,500.00
50	619	32.05	38,75,000.00	37,47,500.00	1,27,500.00
51	620	30.29	38,75,000.00	37,47,500.00	1,27,500.00
52	621	32.05	38,75,000.00	37,47,500.00	1,27,500.00
53	622	29.73	38,75,000.00	37,47,500.00	1,27,500.00
54	623	32.05	38,75,000.00	37,47,500.00	1,27,500.00
55	624	31.49	38,75,000.00	37,47,500.00	1,27,500.00
56	701	60.39	74,15,500.00	61,57,001.00	12,58,499.00



57	702	60.39	74,15,500.00	61,66,394.00	12,49,106.00
58	704	59.18	74,49,750.00	64,90,944.00	9,58,806.00
59	708	31.49	39,33,749.95	33,09,563.00	6,24,186.95
60	711	29.17	39,30,000.00	33,06,000.00	6,24,000.00
61	713	29.17	34,68,000.00	25,65,300.00	9,02,700.00
62	714	31.49	40,29,250.00	32,21,330.00	8,07,920.00
63	715	29.17	37,86,000.00	31,69,332.00	6,16,668.00
64	716	32.61	42,86,400.00	36,44,580.00	6,41,820.00
65	717	33.17	39,00,000.38	29,32,503.00	9,67,497.38
66	718	29.73	38,55,500.00	29,79,813.00	8,75,687.00
67	720	30.29	35,98,130.00	32,67,780.00	3,30,350.00
68	722	29.73	39,78,000.00	33,51,600.00	6,26,400.00
69	723	32.05	37,80,000.45	31,63,503.00	6,16,497.45
70	724	31.49	37,80,000.45	29,97,003.00	7,82,997.45
71	801	60.39	66,22,801.92	40,37,960.00	25,84,841.92
72	802	60.39	66,22,801.92	40,37,943.00	25,84,858.92
73	803	60.39	66,22,801.92	40,37,943.00	25,84,858.92
74	804	59.18	64,39,702.36	40,37,943.00	24,01,759.36
75	805	60.48	66,22,801.92	20,37,943.00	45,84,858.92
76	806	31.49	36,54,242.22	20,37,943.00	16,16,299.22
77	807	29.17	33,79,592.88	20,37,943.00	13,41,649.88
78	808	31.49	35,93,209.03	20,37,943.00	15,55,266.03
79	809	29.17	33,79,592.88	20,37,943.00	13,41,649.88
80	810	31.49	35,93,209.03	20,37,943.00	15,55,266.03
81	811	29.17	33,79,592.88	20,37,943.00	13,41,649.88
82	812	31.49	35,93,209.03	20,37,943.00	15,55,266.03
83	813	29.17	33,79,592.88	20,37,943.00	13,41,649.88
84	814	31.49	35,93,209.03	20,37,943.00	15,55,266.03
85	815	29.17	33,79,592.88	20,37,943.00	13,41,649.88
86	816	32.61	38,19,031.82	20,37,943.00	17,81,088.82
87	817	33.17	38,86,168.32	20,37,943.00	18,48,225.32
88	818	29.73	34,40,626.07	20,37,943.00	14,02,683.07
89	819	32.05	36,54,242.22	20,37,943.00	16,16,299.22
90	820	30.29	34,40,626.07	20,37,943.00	14,02,683.07
91	821	32.05	36,54,242.22	20,37,943.00	16,16,299.22
92	822	29.73	34,40,626.07	20,37,943.00	14,02,683.07
93	823	32.05	36,54,242.22	20,37,943.00	16,16,299.22
94	824	31.49	36,54,242.22	20,37,943.00	16,16,299.22
95	903	60.39	72,38,749.99	63,02,474.00	9,36,275.99
96	904	59.18	70,67,350.00	61,29,567.00	9,37,783.00
97	905	60.39	72,38,749.99	63,02,474.00	9,36,275.99
98	909	29.17	40,59,600.00	30,38,713.00	10,20,887.00
99	910	31.49	43,22,800.00	32,01,738.00	11,21,062.00
100	911	29.17	40,59,600.00	30,38,713.00	10,20,887.00
101	912	31.49	43,22,800.00	34,20,378.00	9,02,422.00
102	913	29.17	40,59,600.00	30,38,713.00	10,20,887.00
103	918	29.73	35,36,750.10	29,32,413.00	6,04,337.10
104	919	32.05	37,80,000.45	31,63,503.00	6,16,497.45
105	920	30.29	41,00,500.00	34,68,046.00	6,32,454.00
106	921	32.05	44,87,250.00	38,35,389.00	6,51,861.00
107	922	29.73	35,30,000.00	29,15,500.00	6,14,500.00
108	923	32.05	41,25,000.00	31,23,751.00	10,01,249.00
109	924	31.49	41,25,000.00	31,23,750.00	10,01,250.00
110	1001	60.39	77,38,875.00	68,15,053.00	9,23,822.00
111	1002	60.39	85,76,665.00	11,00,000.00	74,76,665.00
112	1003	60.39	74,77,687.50	45,15,985.00	29,61,702.50
113	1004	59.18	78,59,875.00	1,00,000.00	77,59,875.00
114	1005	60.48	80,87,125.00	1,00,000.00	79,87,125.00
115	1009	29.17	38,46,000.00	32,26,200.00	6,19,800.00
116	1010	31.49	40,93,625.00	32,79,263.00	8,14,362.00
117	1011	29.17	34,20,000.00	26,73,000.00	7,47,000.00
118	1012	31.49	36,69,499.90	28,97,550.00	7,71,949.90
119	1017	33.17	44,33,225.00	35,84,902.00	8,48,323.00



120	1018	29.73	39,16,750.00	31,20,075.00	7,96,675.00
121	1019	32.05	41,64,375.00	33,42,937.00	8,21,438.00
122	1020	30.29	39,16,750.00	31,15,786.00	8,00,964.00
123	1022	29.73	38,31,000.00	30,22,220.00	8,08,780.00
124	1024	31.49	41,64,375.00	35,28,659.00	6,35,716.00
125	1101	60.39	79,62,750.00	79,32,569.00	30,181.00
126	1102	60.39	79,62,750.00	79,32,569.00	30,181.00
127	1103	60.39	79,62,750.00	79,32,569.00	30,181.00
128	1104	59.18	77,39,250.00	77,29,743.00	9,507.00
129	1105	60.48	79,62,750.00	80,11,105.00	-48,355.00
130	1109	29.17	39,06,000.00	31,10,400.00	7,95,600.00
131	1110	31.49	41,58,000.00	33,37,200.00	8,20,800.00
132	1111	29.17	39,06,000.00	31,10,400.00	7,95,600.00
133	1112	31.49	41,58,000.00	33,37,200.00	8,20,800.00
134	1113	29.17	41,70,000.00	5,00,000.00	36,70,000.00
135	1114	31.49	44,41,250.00	5,00,000.00	39,41,250.00
136	1116	32.61	47,28,000.00	5,00,000.00	42,28,000.00
137	1117	33.17	40,75,000.00	28,43,500.00	12,31,500.00
138	1118	29.73	36,85,000.00	27,36,958.00	9,48,042.00
139	1119	32.05	39,50,000.00	33,25,000.00	6,25,000.00
140	1120	30.29	37,91,600.00	20,00,000.00	17,91,600.00
141	1121	32.05	37,66,000.00	11,00,000.00	26,66,000.00
142	1122	29.73	39,78,000.00	33,51,600.00	6,26,400.00
143	1123	32.05	41,77,500.00	7,00,000.00	34,77,500.00
144	1124	31.49	41,77,500.00	7,00,000.00	34,77,500.00
145	1201	60.39	68,95,124.85	38,39,969.51	30,55,155.34
146	1202	60.39	68,95,124.85	38,39,969.51	30,55,155.34
147	1203	60.39	68,95,124.85	38,39,969.51	30,55,155.34
148	1204	59.18	67,03,814.55	37,58,662.51	29,45,152.04
149	1205	60.48	68,95,124.85	42,61,293.51	26,33,831.34
150	1206	31.49	37,97,930.20	28,14,744.91	9,83,185.29
151	1207	29.17	35,10,964.75	26,71,476.91	8,39,487.84
152	1208	31.49	37,34,160.10	27,82,907.91	9,51,252.19
153	1209	29.17	35,10,964.75	26,71,476.91	8,39,487.84
154	1210	31.49	37,34,160.10	27,82,907.91	9,51,252.19
155	1211	29.17	35,10,964.75	26,71,476.91	8,39,487.84
156	1212	31.49	37,34,160.10	27,82,907.91	9,51,252.19
157	1213	29.17	35,10,964.75	26,71,476.91	8,39,487.84
158	1214	31.49	37,34,160.10	27,82,907.91	9,51,252.19
159	1215	29.17	35,10,964.75	26,71,476.91	8,39,487.84
160	1216	32.61	39,70,109.46	29,00,705.91	10,69,403.55
161	1217	33.17	40,40,256.57	29,35,725.91	11,04,530.66
162	1218	29.73	35,74,734.85	27,03,314.91	8,71,419.94
163	1219	32.05	37,97,930.20	28,14,744.91	9,83,185.29
164	1220	30.29	35,74,734.85	27,03,314.91	8,71,419.94
165	1221	32.05	37,97,930.20	28,14,744.91	9,83,185.29
166	1222	29.73	35,74,734.85	27,03,314.91	8,71,419.94
167	1223	32.05	37,97,930.20	28,14,744.91	9,83,185.29
168	1224	31.49	37,97,930.20	28,14,744.91	9,83,185.29
169	1317	33.17	42,88,557.00	34,54,702.00	8,33,855.00
170	1318	29.73	38,76,340.00	30,83,706.00	7,92,634.00
171	1322	29.73	40,02,500.00	31,97,250.00	8,05,250.00
172	1323	32.05	42,56,250.00	34,25,625.00	8,30,625.00
173	1324	31.49	42,56,250.00	24,13,590.00	18,42,660.00
174	Shop No.G/1	855.62	16,92,00,000.00	16,92,00,000.00	-
175	Shop No.G/14	398	50,26,000.47	41,67,637.00	8,58,363.47
176	Shop No.G/15	405	52,02,000.38	42,74,973.00	9,27,027.38
177	Shop No.G/16	398	48,29,000.00	41,60,053.00	6,68,947.00
178	Shop No.3/20	390	45,24,500.00	34,63,329.00	10,61,171.00
179	Shop No.3/21	398	44,62,000.00	35,30,560.00	9,31,440.00
180	Shop No.3/22	405	47,10,700.00	37,49,416.00	9,61,284.00
181	Shop No.3/23	405	51,15,000.00	36,02,314.00	15,12,686.00
182	Super Market	5736.16	23,00,45,722.00	23,00,45,722.00	-
		15,699.31	1,20,00,93,653.08	98,98,69,993.84	21,02,23,659.24

SAVADIA & CO. CHARTERED ACCOUNTANTS FRN 144377W NAGPUR

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	301	60.37	65,81,174.81
18	302	60.37	65,81,174.81
19	303	60.37	65,81,286.23
20	304	59.21	64,55,510.71
21	305	60.45	65,90,432.25
22	401	60.37	65,81,174.81
23	402	60.37	65,81,174.81
24	403	60.37	65,81,286.23
25	404	59.21	64,55,510.71
26	405	60.45	65,90,432.25
27	406	31.45	34,29,261.54
28	407	29.14	31,76,920.50
29	408	31.45	34,29,261.54
30	409	29.14	31,76,920.50
31	410	31.45	34,29,261.54
32	411	29.14	31,76,920.50
33	412	31.45	34,29,261.54
34	413	29.14	31,76,920.50
35	414	31.45	34,29,261.54
36	415	29.14	31,76,920.50
37	416	32.59	35,52,606.22
38	417	33.21	36,20,629.12
39	418	29.71	32,38,856.18
40	419	32.06	34,94,904.25
41	420	30.27	32,99,930.93
42	421	32.06	34,94,873.86
43	422	29.71	32,38,866.30
44	423	32.06	34,94,873.86
45	424	31.53	34,37,100.99
46	501	60.37	65,81,174.81
47	502	60.37	65,81,174.81
48	503	60.37	65,81,286.23
49	504	59.21	64,55,510.71
50	505	60.45	65,90,432.25
51	506	31.45	34,29,261.54
52	507	29.14	31,76,920.50
53	508	31.45	34,29,261.54
54	509	29.14	31,76,920.50
55	510	31.45	34,29,261.54
56	511	29.14	31,76,920.50



57	512	31.45	34,29,261.54
58	513	29.14	31,76,920.50
59	514	31.45	34,29,261.54
60	515	29.14	31,76,920.50
61	516	32.59	35,52,606.22
62	517	33.21	36,20,629.12
63	518	29.71	32,38,856.18
64	519	32.06	34,94,904.25
65	520	30.27	32,99,930.93
66	521	32.06	34,94,873.86
67	522	29.71	32,38,866.30
68	523	32.06	34,94,873.86
69	524	31.53	34,37,100.99
70	703	60.37	65,81,286.23
71	705	60.45	65,90,432.25
72	706	31.45	34,29,261.54
73	707	29.14	31,76,920.50
74	709	29.14	31,76,920.50
75	710	31.45	34,29,261.54
76	712	31.45	34,29,261.54
77	719	32.06	34,94,904.25
78	721	32.06	34,94,873.86
79	903	60.37	65,81,286.23
80	905	60.45	65,90,432.25
81	906	31.45	34,29,261.54
82	907	29.14	31,76,920.50
83	908	31.45	34,29,261.54
84	914	31.45	34,29,261.54
85	915	29.14	31,76,920.50
86	916	32.59	35,52,606.22
87	917	33.21	36,20,629.12
88	1003	60.37	65,81,286.23
89	1006	31.45	34,29,261.54
90	1007	29.14	31,76,920.50
91	1008	31.45	34,29,261.54
92	1013	29.14	31,76,920.50
93	1014	31.45	34,29,261.54
94	1015	29.14	31,76,920.50
95	1016	32.59	35,52,606.22
96	1021	32.06	34,94,873.86
97	1023	32.06	34,94,873.86
98	1106	31.45	34,29,261.54
99	1107	29.14	31,76,920.50
100	1108	31.45	34,29,261.54
101	1115	29.14	31,76,920.50
102	1302	60.37	65,81,174.81
103	1303	60.37	65,81,286.23
104	1304	59.21	64,55,510.71
105	1305	60.45	65,90,432.25
106	1306	31.45	34,29,261.54
107	1307	29.14	31,76,920.50
108	1308	31.45	34,29,261.54
109	1309	29.14	31,76,920.50
110	1310	31.45	34,29,261.54
111	1311	29.14	31,76,920.50
112	1312	31.45	34,29,261.54



113	1313	29.14	31,76,920.50
114	1314	31.45	34,29,261.54
115	1315	29.14	31,76,920.50
116	1316	32.60	35,54,149.80
117	1319	32.06	34,94,904.25
118	1320	30.27	32,99,930.93
119	1321	32.06	34,94,873.86
120	1401	60.37	65,81,174.81
121	1402	60.37	65,81,174.81
122	1403	60.37	65,81,286.23
123	1404	59.21	64,55,510.71
124	1405	60.45	65,90,432.25
125	1406	31.45	34,29,261.54
126	1407	29.14	31,76,920.50
127	1408	31.45	34,29,261.54
128	1409	29.14	31,76,920.50
129	1410	31.45	34,29,261.54
130	1411	29.14	31,76,920.50
131	1412	31.45	34,29,261.54
132	1413	29.14	31,76,920.50
133	1414	31.45	34,29,261.54
134	1415	29.14	31,76,920.50
135	1416	32.59	35,52,606.22
136	1417	33.21	36,20,629.12
137	1418	29.71	32,38,856.18
138	1419	32.06	34,94,904.25
139	1420	30.27	32,99,930.93
140	1421	32.06	34,94,873.86
141	1422	29.71	32,38,866.30
142	1423	32.06	34,94,873.86
143	1424	31.53	34,37,100.99
144	SHOP 2	71.60	61,71,117.81
145	SHOP 3	73.98	63,76,422.39
146	SHOP 4	73.26	63,14,107.02
147	SHOP 5	71.60	61,71,117.81
148	SHOP 6	71.89	61,96,457.67
149	SHOP 7	72.28	62,29,813.20
150	SHOP 8	71.94	62,00,163.84
151	SHOP 9	71.11	61,28,626.14
152	SHOP 10	71.11	61,28,626.14
153	SHOP 11	72.45	62,44,034.55
154	SHOP 12	72.40	62,40,069.81
155	SHOP 13	76.04	65,53,801.41
156	SHOP 14	36.73	31,65,758.70
157	SHOP 15	36.06	31,07,839.02
158	SHOP 16	36.73	31,65,931.08
159	SHOP 17	36.06	31,07,839.02
160	SHOP 18	36.73	31,65,931.08
161	SHOP 19	37.41	32,24,195.52
162	SHOP 20	74.41	64,13,139.33
163	SHOP 21	73.71	63,53,409.66
164	SHOP 22	73.71	63,53,409.66
165	SHOP 23	74.41	64,13,484.09
166	SHOP 2	71.68	61,78,013.01
167	SHOP 3	73.35	63,22,122.69
168	SHOP 4	73.04	62,95,489.98
169	SHOP 5	71.68	61,78,099.20
170	SHOP 6	72.36	62,36,622.21
171	SHOP 7	72.36	62,36,622.21
172	SHOP 8	72.24	62,26,279.41
173	SHOP 9	71.19	61,35,521.34
174	SHOP 10	71.19	61,35,521.34
175	SHOP 11	72.53	62,51,015.94
176	SHOP 12	72.47	62,46,103.11



177	SHOP 13	76.50	65,93,276.43
178	SHOP 17	36.06	31,07,839.02
179	SHOP 18	36.73	31,65,931.08
180	SHOP 19	37.41	32,24,195.52
181	SHOP 20	74.68	64,36,238.25
182	SHOP 21	73.81	63,61,770.09
183	SHOP 22	73.81	63,61,770.09
184	SHOP 23	74.46	64,17,793.59
185	SHOP 1	74.30	64,03,917.00
186	SHOP 2	72.83	62,76,959.13
187	SHOP 3	72.62	62,58,773.04
188	SHOP 4	73.93	63,72,112.89
189	SHOP 5	73.93	63,72,112.89
190	SHOP 6	72.62	62,58,686.85
191	SHOP 7	72.62	62,58,686.85
192	SHOP 8	73.25	63,13,417.50
193	SHOP 9	72.07	62,11,282.35
194	SHOP 10	71.44	61,57,672.17
195	SHOP 11	71.44	61,57,672.17
196	SHOP 12	72.74	62,69,288.22
197	SHOP 13	72.74	62,69,288.22
198	SHOP 14	71.44	61,57,672.17
199	SHOP 15	71.62	61,73,186.37
200	SHOP 16	75.55	65,11,309.74
201	SHOP 17	77.21	66,54,816.09
202	SHOP 18	36.73	31,65,758.70
203	SHOP 19	36.06	31,07,839.02
204	SHOP 20	36.73	31,65,931.08
205	SHOP 21	36.06	31,07,839.02
206	SHOP 22	36.73	31,65,931.08
207	SHOP 23	37.41	32,24,195.52
208	SHOP 24	75.77	65,30,788.68
209	SHOP 25	74.42	64,14,432.18
210	SHOP 26	74.42	64,14,432.18
211	SHOP 27	77.21	66,54,816.09
212	**SHOP 1**	**74.19**	63,94,349.91
213	SHOP 2	72.616	62,58,773.04
214	SHOP 3	72.616	62,58,773.04
215	SHOP 4	73.931	63,72,112.89
216	SHOP 5	73.931	63,72,112.89
217	SHOP 6	72.615	62,58,686.85
218	SHOP 7	7.2615	6,25,868.69
219	SHOP 8	73.25	63,13,417.50
220	SHOP 9	72.065	62,11,282.35
221	SHOP 10	71.443	61,57,672.17
222	SHOP 11	71.443	61,57,672.17
223	SHOP 12	72.738	62,69,288.22
224	SHOP 13	72.738	62,69,288.22
225	SHOP 14	71.443	61,57,672.17
226	SHOP 15	71.443	61,57,672.17
227	SHOP 16	75.338	64,93,382.22
228	SHOP 17	77.211	66,54,816.09
229	SHOP 18	36.73	31,65,758.70
230	SHOP 19	36.058	31,07,839.02
231	SHOP 24	75.772	65,30,788.68
232	SHOP 25	74.422	64,14,432.18
233	SHOP 26	74.422	64,14,432.18
234	SHOP 27	77.211	66,54,816.09
		12193.06	1,19,28,30,249.51

SAVADIA & CO. FRN 144377W NAGPUR CHARTERED ACCOUNTANT

SAVADIA & Co.

Ft No. 805,Jai Kalpana
BuldgRamdaspeth,NAGPUR
MAHARASHTRA 440010
Ph. 8983969307
e-mail : laabhesh@gmail.com

Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particular (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	44,70,85,698.00
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)	21,02,23,659.24
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	12193.06 Sq Mtr
	(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	1,19,28,30,249.51
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii))]	1,40,30,53,908.75
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	98,21,37,736.00

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 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 : 25177194BMIKKP2175

SAVADIA & Co.

Ft No. 805,Jai Kalpana
BuldgRamdaspeth,NAGPUR
MAHARASHTRA 440010

Ph. 8983969307
e-mail : laabhesh@gmail.com

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	5,46,75,842.00
2	Total Borrowed Funds (Secured) Drawdown availed till date	50,00,00,000.00	50,00,00,000.00	
	Total Borrowed Funds (Unsecured) Drawdown availed till date	-	-	
3	Customers Receipts under for Super Market.	23,00,45,722.00	23,00,45,722.00	16,10,32,005.40
4	Customers Receipts under for Project Except Super Market	2,16,71,45,727.00	97,64,42,281.00	53,18,76,990.40
5	Total Funds for Project	3,05,71,91,449.00	1,86,64,88,003.00	74,75,84,837.80
6	Total Estimated Cost (As per Table A)	1,19,46,70,536.00	1,19,46,70,536.00	74,75,84,837.80

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 : 25177194BMIKKP2175

SAVADIA & CO. * CHARTERED ACCOUNTANT * FRN 144377W NAGPUR

Agreed and accepted by:

Signature of Promoter
Name: Mr. Pratik Saraogi
Date – 15.01.2025

Saraogi

NAGPUR (M.S.)