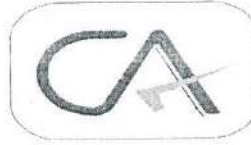


SAVADIA & Co.



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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)

Dated- 15.10.2024

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 30th Sept -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.	





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.





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





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.	48,36,60,301.00
	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:	48,76,37,386.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	67,96,29,626.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	56.89%
5	Amount which can be withdrawn from the Designated Account.	67,96,29,626.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	47,22,31,154.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	20,73,98,472.00

* 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 asper Agreement/Letter of Allotment	Received Amount As on 30.09.2024	Balance Receivable
1	203	60.39	73,90,625.00	61,03,820.00	12,86,805.00
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	28,77,635.00	15,41,515.00
6	218	29.73	39,04,500.00	29,74,418.00	9,30,082.00
7	219	32.05	36,00,000.00	27,43,276.00	8,56,724.00
8	220	30.29	33,99,999.90	25,74,832.00	8,25,167.90
9	221	32.05	41,64,375.00	33,42,940.00	8,21,435.00
10	222	29.73	39,90,250.00	31,86,227.00	8,04,023.00
11	223	32.05	42,16,875.00	21,00,000.00	21,16,875.00
12	224	31.49	37,50,374.70	28,83,164.00	8,67,210.70
13	306	31.49	44,66,250.00	5,00,000.00	39,66,250.00
14	307	29.17	34,92,000.00	27,37,800.00	7,54,200.00
15	308	31.49	43,38,250.00	8,77,650.00	34,60,600.00
16	309	29.17	37,62,000.00	20,59,200.00	17,02,800.00
17	310	31.49	39,77,750.00	30,17,310.00	9,60,440.00
18	311	29.17	35,10,000.00	27,54,000.00	7,56,000.00
19	312	31.49	37,46,000.00	29,22,846.00	8,23,154.00
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	24,66,000.00	12,72,000.00
23	316	32.61	42,31,200.00	28,35,900.00	13,95,300.00
24	317	33.17	39,56,550.00	34,70,896.00	4,85,654.00
25	318	29.73	33,93,599.98	5,00,000.00	28,93,599.98
26	319	32.05	36,61,600.00	5,00,000.00	31,61,600.00
27	320	30.29	40,51,500.00	32,41,350.00	8,10,150.00
28	321	32.05	43,08,750.00	34,72,875.00	8,35,875.00
29	322	29.73	38,93,600.00	6,00,000.00	32,93,600.00
30	323	32.05	41,61,000.00	6,00,000.00	35,61,000.00
31	324	31.49	40,46,250.00	23,37,564.00	17,08,686.00
32	701	60.39	74,15,500.00	61,57,001.00	12,58,499.00
33	702	60.39	74,15,500.00	61,66,394.00	12,49,106.00
34	704	59.18	74,49,750.00	61,87,354.00	12,62,396.00
35	708	31.49	39,33,749.95	31,35,375.00	7,98,374.95
36	711	29.17	39,30,000.00	31,32,000.00	7,98,000.00
37	713	29.17	34,68,000.00	25,65,300.00	9,02,700.00
38	714	31.49	40,29,250.00	32,21,330.00	8,07,920.00
39	715	29.17	37,86,000.00	30,02,348.00	7,83,652.00
40	716	32.61	42,86,400.00	34,52,760.00	8,33,640.00
41	717	33.17	39,00,000.38	29,32,503.00	9,67,497.38
42	718	29.73	38,55,500.00	22,13,576.00	16,41,924.00
43	720	30.29	35,98,130.00	32,67,780.00	3,30,350.00
44	722	29.73	39,78,000.00	31,75,200.00	8,02,800.00
45	723	32.05	37,80,000.45	29,97,003.00	7,82,997.45
46	724	31.49	37,80,000.45	29,97,003.00	7,82,997.45
47	801	60.39	66,22,801.92	36,65,937.00	29,56,864.92
48	802	60.39	66,22,801.92	36,65,920.00	29,56,881.92
49	803	60.39	66,22,801.92	36,65,920.00	29,56,881.92
50	804	59.18	64,39,702.36	36,65,920.00	27,73,782.36
51	805	60.48	66,22,801.92	16,65,920.00	49,56,881.92
52	806	31.49	36,54,242.22	16,65,920.00	19,88,322.22
53	807	29.17	33,79,592.88	16,65,920.00	17,13,672.88
54	808	31.49	35,93,209.03	16,65,920.00	19,27,289.03
55	809	29.17	33,79,592.88	16,65,920.00	17,13,672.88
56	810	31.49	35,93,209.03	16,65,920.00	19,27,289.03

57	811	29.17	33,79,592.88	16,65,920.00	17,13,672.88
58	812	31.49	35,93,209.03	16,65,920.00	19,27,289.03
59	813	29.17	33,79,592.88	16,65,920.00	17,13,672.88
60	814	31.49	35,93,209.03	16,65,920.00	19,27,289.03
61	815	29.17	33,79,592.88	16,65,920.00	17,13,672.88
62	816	32.61	38,19,031.82	16,65,920.00	21,53,111.82
63	817	33.17	38,86,168.32	16,65,920.00	22,20,248.32
64	818	29.73	34,40,626.07	16,65,920.00	17,74,706.07
65	819	32.05	36,54,242.22	16,65,920.00	19,88,322.22
66	820	30.29	34,40,626.07	16,65,920.00	17,74,706.07
67	821	32.05	36,54,242.22	16,65,920.00	19,88,322.22
68	822	29.73	34,40,626.07	16,65,920.00	17,74,706.07
69	823	32.05	36,54,242.22	16,65,920.00	19,88,322.22
70	824	31.49	36,54,242.22	16,65,920.00	19,88,322.22
71	901	60.39	72,38,749.99	60,19,875.00	12,18,874.99
72	902	60.39	72,38,749.99	60,19,875.00	12,18,874.99
73	909	29.17	40,59,600.00	24,18,713.00	16,40,887.00
74	910	31.49	43,22,800.00	25,81,738.00	17,41,062.00
75	911	29.17	40,59,600.00	24,18,713.00	16,40,887.00
76	912	31.49	43,22,800.00	28,00,378.00	15,22,422.00
77	913	29.17	40,59,600.00	24,18,713.00	16,40,887.00
78	918	29.73	35,36,750.10	27,78,077.00	7,58,673.10
79	919	32.05	37,80,000.45	29,97,003.00	7,82,997.45
80	920	30.29	41,00,500.00	32,85,450.00	8,15,050.00
81	921	32.05	44,87,250.00	36,33,526.00	8,53,724.00
82	922	29.73	35,30,000.00	29,15,500.00	6,14,500.00
83	923	32.05	41,25,000.00	31,23,751.00	10,01,249.00
84	924	31.49	41,25,000.00	31,23,750.00	10,01,250.00
85	1001	60.39	77,38,875.00	64,59,203.00	12,79,672.00
86	1003		74,77,687.50	45,15,985.00	29,61,702.50
87	1004	59.18	78,59,875.00	1,00,000.00	77,59,875.00
88	1005	60.48	80,87,125.00	1,00,000.00	79,87,125.00
89	1009	29.17	38,46,000.00	30,56,400.00	7,89,600.00
90	1010	31.49	40,93,625.00	32,79,263.00	8,14,362.00
91	1011	29.17	34,20,000.00	25,24,500.00	8,95,500.00
92	1012	31.49	36,69,499.90	27,36,575.00	9,32,924.90
93	1017	33.17	44,33,225.00	31,86,581.00	12,46,644.00
94	1018	29.73	39,16,750.00	32,73,401.00	6,43,349.00
95	1019	32.05	41,64,375.00	32,71,500.00	8,92,875.00
96	1020	30.29	39,16,750.00	27,73,400.00	11,43,350.00
97	1022	29.73	38,31,000.00	30,22,220.00	8,08,780.00
98	1024	31.49	41,64,375.00	33,42,940.00	8,21,435.00
99	1101	60.39	79,62,750.00	70,32,569.00	9,30,181.00
100	1102	60.39	79,62,750.00	70,32,569.00	9,30,181.00
101	1103	60.39	79,62,750.00	70,32,569.00	9,30,181.00
102	1104	59.18	77,39,250.00	68,29,743.00	9,09,507.00
103	1105	60.48	79,62,750.00	71,11,105.00	8,51,645.00
104	1109	29.17	39,06,000.00	31,10,400.00	7,95,600.00
105	1110	31.49	41,58,000.00	33,37,200.00	8,20,800.00
106	1111	29.17	39,06,000.00	31,10,400.00	7,95,600.00
107	1112	31.49	41,58,000.00	33,37,200.00	8,20,800.00
108	1117	33.17	40,75,000.00	24,57,757.00	16,17,243.00
109	1118	29.73	36,85,000.00	27,36,958.00	9,48,042.00
110	1119	32.05	39,50,000.00	26,25,000.00	13,25,000.00
111	1122	29.73	39,78,000.00	31,75,200.00	8,02,800.00
112	1123	32.05	41,77,500.00	7,00,000.00	34,77,500.00
113	1124	31.49	41,77,500.00	7,00,000.00	34,77,500.00
114	1201	60.39	68,95,124.85	38,39,969.51	30,55,155.34
115	1202	60.39	68,95,124.85	38,39,969.51	30,55,155.34
116	1203	60.39	68,95,124.85	38,39,969.51	30,55,155.34
117	1204	59.18	67,03,814.55	37,58,662.51	29,45,152.04
118	1205	60.48	68,95,124.85	42,61,293.51	26,33,831.34
119	1206	31.49	37,97,930.20	28,14,744.91	9,83,185.29



120	1207	29.17	35,10,964.75	26,71,476.91	8,39,487.84
121	1208	31.49	37,34,160.10	27,82,907.91	9,51,252.19
122	1209	29.17	35,10,964.75	26,71,476.91	8,39,487.84
123	1210	31.49	37,34,160.10	27,82,907.91	9,51,252.19
124	1211	29.17	35,10,964.75	26,71,476.91	8,39,487.84
125	1212	31.49	37,34,160.10	27,82,907.91	9,51,252.19
126	1213	29.17	35,10,964.75	26,71,476.91	8,39,487.84
127	1214	31.49	37,34,160.10	27,82,907.91	9,51,252.19
128	1215	29.17	35,10,964.75	26,71,476.91	8,39,487.84
129	1216	32.61	39,70,109.46	29,00,705.91	10,69,403.55
130	1217	33.17	40,40,256.57	29,35,725.91	11,04,530.66
131	1218	29.73	35,74,734.85	27,03,314.91	8,71,419.94
132	1219	32.05	37,97,930.20	28,14,744.91	9,83,185.29
133	1220	30.29	35,74,734.85	27,03,314.91	8,71,419.94
134	1221	32.05	37,97,930.20	28,14,744.91	9,83,185.29
135	1222	29.73	35,74,734.85	27,03,314.91	8,71,419.94
136	1223	32.05	37,97,930.20	28,14,744.91	9,83,185.29
137	1224	31.49	37,97,930.20	28,14,744.91	9,83,185.29
138	1317	33.17	42,88,557.00	34,54,702.00	8,33,855.00
139	1318	29.73	38,76,340.00	30,83,706.00	7,92,634.00
140	1322	29.73	40,02,500.00	31,97,250.00	8,05,250.00
141	1323	32.05	42,56,250.00	34,25,625.00	8,30,625.00
142	1324	31.49	42,56,250.00	24,13,590.00	18,42,660.00
143	#G/29	398	50,26,000.47	41,67,637.00	8,58,363.47
144	#G/30	405	52,02,000.38	42,74,973.00	9,27,027.38
145	#3/27	398	48,29,000.00	41,60,053.00	6,68,947.00
146	#3/28	390	45,24,500.00	31,78,114.00	13,46,386.00
147	#3/29	398	44,62,000.00	31,29,360.00	13,32,640.00
148	#3/30	405	47,10,700.00	33,23,346.00	13,87,354.00
149	#3/31	405	51,15,000.00	36,02,314.00	15,12,686.00
150	Super Market	5736.16	23,00,45,722.00	23,00,45,722.00	
		13,620.72	90,13,52,788.08	67,46,15,934.84	22,67,36,853.24

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	601	60.37	65,81,174.81
71	602	60.37	65,81,174.81
72	603	60.37	65,81,286.23
73	604	59.21	64,55,510.71
74	605	60.45	65,90,432.25
75	606	31.45	34,29,261.54
76	607	29.14	31,76,920.50
77	608	31.45	34,29,261.54
78	609	29.14	31,76,920.50
79	610	31.45	34,29,261.54
80	611	29.14	31,76,920.50
81	612	31.45	34,29,261.54
82	613	29.14	31,76,920.50
83	614	31.45	34,29,261.54
84	615	29.14	31,76,920.50
85	616	32.59	35,52,606.22



86	617	33.21	36,20,629.12
87	618	29.71	32,38,856.18
88	619	32.06	34,94,904.25
89	620	30.27	32,99,930.93
90	621	32.06	34,94,873.86
91	622	29.71	32,38,866.30
92	623	32.06	34,94,873.86
93	624	31.53	34,37,100.99
94	703	60.37	65,81,286.23
95	705	60.45	65,90,432.25
96	706	31.45	34,29,261.54
97	707	29.14	31,76,920.50
98	709	29.14	31,76,920.50
99	710	31.45	34,29,261.54
100	712	31.45	34,29,261.54
101	719	32.06	34,94,904.25
102	721	32.06	34,94,873.86
103	903	60.37	65,81,286.23
104	904	59.21	64,55,510.71
105	905	60.45	65,90,432.25
106	906	31.45	34,29,261.54
107	907	29.14	31,76,920.50
108	908	31.45	34,29,261.54
109	914	31.45	34,29,261.54
110	915	29.14	31,76,920.50
111	916	32.59	35,52,606.22
112	917	33.21	36,20,629.12
113	1002	60.37	65,81,174.81
114	1003	60.37	65,81,286.23
115	1006	31.45	34,29,261.54
116	1007	29.14	31,76,920.50
117	1008	31.45	34,29,261.54
118	1013	29.14	31,76,920.50
119	1014	31.45	34,29,261.54
120	1015	29.14	31,76,920.50
121	1016	32.59	35,52,606.22
122	1021	32.06	34,94,873.86
123	1023	32.06	34,94,873.86
124	1106	31.45	34,29,261.54
125	1107	29.14	31,76,920.50
126	1108	31.45	34,29,261.54
127	1113	29.14	31,76,920.50
128	1114	31.45	34,29,261.54
129	1115	29.14	31,76,920.50
130	1116	32.59	35,52,606.22
131	1120	30.27	32,99,930.93
132	1121	32.06	34,94,873.86
133	1302	60.37	65,81,174.81
134	1303	60.37	65,81,286.23
135	1304	59.21	64,55,510.71
136	1305	60.45	65,90,432.25
137	1306	31.45	34,29,261.54
138	1307	29.14	31,76,920.50
139	1308	31.45	34,29,261.54
140	1309	29.14	31,76,920.50
141	1310	31.45	34,29,261.54
142	1311	29.14	31,76,920.50
143	1312	31.45	34,29,261.54



144	1313	29.14	31,76,920.50
145	1314	31.45	34,29,261.54
146	1315	29.14	31,76,920.50
147	1316	32.60	35,54,149.80
148	1319	32.06	34,94,904.25
149	1320	30.27	32,99,930.93
150	1321	32.06	34,94,873.86
151	1401	60.37	65,81,174.81
152	1402	60.37	65,81,174.81
153	1403	60.37	65,81,286.23
154	1404	59.21	64,55,510.71
155	1405	60.45	65,90,432.25
156	1406	31.45	34,29,261.54
157	1407	29.14	31,76,920.50
158	1408	31.45	34,29,261.54
159	1409	29.14	31,76,920.50
160	1410	31.45	34,29,261.54
161	1411	29.14	31,76,920.50
162	1412	31.45	34,29,261.54
163	1413	29.14	31,76,920.50
164	1414	31.45	34,29,261.54
165	1415	29.14	31,76,920.50
166	1416	32.59	35,52,606.22
167	1417	33.21	36,20,629.12
168	1418	29.71	32,38,856.18
169	1419	32.06	34,94,904.25
170	1420	30.27	32,99,930.93
171	1421	32.06	34,94,873.86
172	1422	29.71	32,38,866.30
173	1423	32.06	34,94,873.86
174	1424	31.53	34,37,100.99
175	SHOP 1	287.31	3,13,23,288.34
176	SHOP 2	277.31	3,02,32,835.51
177	SHOP 3	277.31	3,02,32,835.51
178	SHOP 4	282.57	3,08,07,161.06
179	SHOP 5	282.56	3,08,06,067.18
180	SHOP 6	277.31	3,02,32,835.51
181	SHOP 7	277.31	3,02,32,835.51
182	SHOP 8	279.85	3,05,09,748.26
183	SHOP 9	140.82	1,53,52,472.20
184	SHOP 10	140.09	1,52,72,659.75
185	SHOP 11	137.42	1,49,81,769.69
186	SHOP 12	140.09	1,52,72,659.75
187	SHOP 13	137.42	1,49,81,769.69
188	SHOP 14	140.09	1,52,72,659.75
189	SHOP 15	140.10	1,52,73,672.60
190	SHOP 16	142.65	1,55,52,205.90
191	SHOP 17	148.01	1,61,36,011.71
192	SHOP 18	134.74	1,46,89,866.79
193	SHOP 19	140.09	1,52,72,983.86
194	SHOP 20	137.42	1,49,81,931.75
195	SHOP 21	140.09	1,52,72,983.86
196	SHOP 22	138.33	1,50,80,704.72
197	SHOP 23	289.36	3,15,47,208.86
198	SHOP 24	294.76	3,21,35,228.12
199	SHOP 25-GF	36.99	40,33,304.06
200	SHOP 25-FF	36.99	40,33,304.06
201	SHOP 25-SF	36.99	40,33,304.06
202	SHOP 25-TF	36.99	40,33,304.06
203	SHOP 26-FF	36.27	39,54,099.32
204	SHOP 26-SF	36.27	39,54,099.32
205	SHOP 26-TF	36.27	39,54,099.32
206	SHOP 26-GF	36.97	39,54,099.32



207	SHOP 27-GF	36.97	40,30,397.19
208	SHOP 27-FF	36.97	40,30,397.19
209	SHOP 27-SF	36.97	40,30,397.19
210	SHOP 28-GF	36.27	39,54,099.32
211	SHOP 28-FF	36.27	39,54,099.32
212	SHOP 28-SF	36.27	39,54,099.32
213	SHOP 29-FF	36.97	40,30,397.19
214	SHOP 29-SF	36.97	40,30,397.19
215	SHOP 30-FF	37.62	41,01,245.93
216	SHOP 30-SF	37.62	41,01,245.93
217	SHOP 31-GF	37.62	41,01,245.93
218	SHOP 31-FF	37.62	41,01,245.93
219	SHOP 31-SF	37.62	41,01,245.93
220	SHOP 32-GF	36.97	40,30,397.19
221	SHOP 32-FF	36.97	40,30,397.19
222	SHOP 32-SF	36.97	40,30,397.19
223	SHOP 32-TF	36.97	40,30,397.19
224	SHOP 33-GF	36.27	39,54,099.32
225	SHOP 33-FF	36.27	39,54,099.32
226	SHOP 33-SF	36.27	39,54,099.32
227	SHOP 33-TF	36.27	39,54,099.32
228	SHOP 34-GF	36.97	40,30,397.19
229	SHOP 34-FF	36.97	40,30,397.19
230	SHOP 34-SF	36.97	40,30,397.19
231	SHOP 34-TF	36.97	40,30,397.19
232	SHOP 35-GF	36.27	39,54,099.32
233	SHOP 35-FF	36.27	39,54,099.32
234	SHOP 35-SF	36.27	39,54,099.32
235	SHOP 35-TF	36.27	39,54,099.32
236	SHOP 36-GF	36.97	40,30,397.19
237	SHOP 36-FF	36.97	40,30,397.19
238	SHOP 36-SF	36.97	40,30,397.19
239	SHOP 36-TF	36.97	40,30,397.19
240	SHOP 37-GF	36.27	39,54,099.32
241	SHOP 37-FF	36.27	39,54,099.32
242	SHOP 37-SF	36.27	39,54,099.32
243	SHOP 37-TF	36.27	39,54,099.32
244	SHOP 38-GF	38.83	42,33,068.15
245	SHOP 38-FF	38.83	42,33,068.15
246	SHOP 38-SF	38.83	42,33,068.15
247	SHOP 38-TF	38.83	42,33,068.15
		13,969.76	1,52,29,49,168.29





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)	51,50,40,910.00
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)	22,67,36,853.24
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	13969.76 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	1,52,29,49,168.29
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	1,74,96,86,021.53
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	1,22,47,80,215.00

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 : 24177194BKEDXU5785.

SAVADIA & Co.



Ft No. 805, Jai Kalpana
Buldg Ramdaspeth, 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	20,73,98,472.00
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	2,19,42,56,234.00	31,11,99,149.10
5	Total Funds for Project	3,05,71,91,449.00	3,08,43,01,956.00	67,96,29,626.50
6	Total Estimated Cost (As per Table A)	1,19,46,70,536.00	1,19,46,70,536.00	67,96,29,626.50

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 :



UDIN-24177194BKFDXU5785.

Agreed and accepted by:

Pratik Saraogi
Signature of Promoter
Name: Mr. Pratik Saraogi
Date - 15.10.2024