

Annexure D
FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANT'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 March - 2025

Table A – Estimated Cost Incurred on the project (At the time of Registration of project)

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
	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
	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
	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
ii. Development Cost / Cost of Construction of Building	
a) Estimated Cost of Construction as certified by Engineer.	82,05,61,718
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.	6,18,03,606
d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	21,52,085
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
Sub - total of Development Cost:	1,00,26,78,296
Total Cost of the Project (Estimated)	1,19,46,70,536

* 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
	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
	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
	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



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.	60,66,80,599
	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.	30,25,000
	iv. Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	9,52,085
	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:	61,06,57,684
3	Total Cost of the Project (Actual incurred as on date of certificate)	80,26,49,924
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	67.19%
5	Amount which can be withdrawn from the Designated Account.	80,26,49,924
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	73,13,90,817
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,12,59,107

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

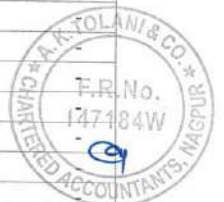


Table C

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 31-03-2025	Balance Receivable
1	Office - 202	60.39	62,30,507	53,89,722	8,40,785
2	Office - 203	60.39	73,90,625	64,33,615	9,57,010
3	Office - 204	59.18	63,29,500	54,74,633	8,54,867
4	Office - 215	29.17	47,92,225	41,24,278	6,67,947
5	Office - 216	32.61	53,77,450	46,68,230	7,09,220
6	Office - 217	33.17	44,19,150	31,02,082	13,17,068
7	Office - 218	29.73	39,04,500	29,74,418	9,30,082
8	Office - 219	32.05	36,00,000	29,92,472	6,07,528
9	Office - 220	30.29	34,00,001	27,47,042	6,52,959
10	Office - 221	32.05	41,64,375	35,28,659	6,35,716
11	Office - 222	29.73	39,90,250	33,63,240	6,27,010
12	Office - 223	32.05	42,16,875	30,07,961	12,08,914
13	Office - 224	31.49	37,50,375	31,35,351	6,15,024
14	Office - 306	31.49	44,66,250	36,30,307	8,35,943
15	Office - 307	29.17	34,92,000	28,89,900	6,02,100
16	Office - 308	31.49	43,38,250	36,95,450	6,42,800
17	Office - 309	29.17	37,62,000	23,59,200	14,02,800
18	Office - 310	31.49	39,77,750	33,51,362	6,26,388
19	Office - 311	29.17	35,10,000	29,07,000	6,03,000
20	Office - 312	31.49	37,46,000	30,87,646	6,58,354
21	Office - 313	29.17	37,38,000	31,23,600	6,14,400
22	Office - 315	29.17	37,38,000	29,59,201	7,78,799
23	Office - 316	32.61	42,31,200	34,03,081	8,28,119
24	Office - 317	33.17	39,56,550	36,63,724	2,92,826
25	Office - 318	29.73	33,93,600	30,81,426	3,12,174
26	Office - 319	32.05	36,61,600	29,53,182	7,08,418
27	Office - 320	30.29	40,51,500	34,28,629	6,22,871
28	Office - 321	32.05	43,08,750	36,58,608	6,50,142
29	Office - 322	29.73	38,93,600	32,71,425	6,22,175
30	Office - 323	32.05	41,61,000	35,25,450	6,35,550
31	Office - 324	31.49	40,46,250	30,87,558	9,58,692
32	Office - 601	60.39	66,56,731	62,47,813	4,08,918
33	Office - 602	60.39	66,56,731	62,47,813	4,08,918
34	Office - 603	60.39	66,56,731	62,47,813	4,08,918
35	Office - 604	59.18	64,40,549	60,31,631	4,08,918
36	Office - 605	60.48	66,56,731	62,47,813	4,08,918
37	Office - 606	31.49	32,69,867	32,69,867	-
38	Office - 607	29.17	29,45,593	29,45,593	-
39	Office - 608	31.49	31,97,806	31,97,806	-
40	Office - 609	29.17	29,45,593	29,45,593	-
41	Office - 610	31.49	31,97,806	31,97,806	-
42	Office - 611	29.17	29,45,593	29,45,593	-
43	Office - 612	31.49	31,97,806	31,97,806	-
44	Office - 613	29.17	29,45,593	29,45,593	-
45	Office - 614	31.49	31,97,806	31,97,806	-
46	Office - 615	29.17	29,45,593	29,45,593	-
47	Office - 616	32.61	34,64,431	34,64,431	-
48	Office - 617	33.26	35,43,698	35,43,698	-
49	Office - 618	29.73	30,17,654	30,17,654	-
50	Office - 619	32.05	32,69,867	32,69,867	-
51	Office - 620	30.29	30,17,654	30,17,654	-
52	Office - 621	32.05	32,69,867	32,69,867	-
53	Office - 622	29.73	30,17,654	30,17,654	-
54	Office - 623	32.05	32,69,867	32,69,867	-
55	Office - 624	31.49	32,72,782	32,72,782	-
56	Office - 701	60.39	74,15,500	64,96,844	9,18,656
57	Office - 702	60.39	74,15,500	65,06,237	9,09,263
58	Office - 704	59.18	74,49,750	65,32,337	9,17,413
59	Office - 708	31.49	39,33,750	33,09,563	6,24,187
60	Office - 711	29.17	39,30,000	33,06,000	6,24,000
61	Office - 713	29.17	34,68,000	28,67,100	6,00,900



62	Office - 714	31.49	40,29,250	32,21,330	8,07,920
63	Office - 715	29.17	37,86,000	31,69,332	6,16,668
64	Office - 716	32.61	42,86,400	36,44,580	6,41,820
65	Office - 717	33.17	39,00,000	29,32,503	9,67,497
66	Office - 718	29.73	38,55,500	29,79,813	8,75,687
67	Office - 720	30.29	35,98,130	35,44,644	53,486
68	Office - 722	29.73	39,78,000	33,51,600	6,26,400
69	Office - 723	32.05	37,80,000	31,63,503	6,16,497
70	Office - 724	31.49	37,80,000	31,63,500	6,16,500
71	Office - 801	60.39	66,22,802	40,37,960	25,84,842
72	Office - 802	60.39	66,22,802	40,37,943	25,84,859
73	Office - 803	60.39	66,22,802	40,37,943	25,84,859
74	Office - 804	59.18	64,39,702	40,37,943	24,01,759
75	Office - 805	60.48	66,22,802	20,37,943	45,84,859
76	Office - 806	31.49	36,54,242	20,37,943	16,16,299
77	Office - 807	29.17	33,79,593	20,37,943	13,41,650
78	Office - 808	31.49	35,93,209	20,37,943	15,55,266
79	Office - 809	29.17	33,79,593	20,37,943	13,41,650
80	Office - 810	31.49	35,93,209	20,37,943	15,55,266
81	Office - 811	29.17	33,79,593	20,37,943	13,41,650
82	Office - 812	31.49	35,93,209	20,37,943	15,55,266
83	Office - 813	29.17	33,79,593	20,37,943	13,41,650
84	Office - 814	31.49	35,93,209	20,37,943	15,55,266
85	Office - 815	29.17	33,79,593	20,37,943	13,41,650
86	Office - 816	32.61	38,19,032	20,37,943	17,81,089
87	Office - 817	33.17	38,86,168	20,37,943	18,48,225
88	Office - 818	29.73	34,40,626	20,37,943	14,02,683
89	Office - 819	32.05	36,54,242	20,37,943	16,16,299
90	Office - 820	30.29	34,40,626	20,37,943	14,02,683
91	Office - 821	32.05	36,54,242	20,37,943	16,16,299
92	Office - 822	29.73	34,40,626	20,37,943	14,02,683
93	Office - 823	32.05	36,54,242	20,37,943	16,16,299
94	Office - 824	31.49	36,54,242	20,37,943	16,16,299
95	Office - 903	60.39	72,38,750	63,41,578	8,97,172
96	Office - 904	59.18	70,67,350	61,55,722	9,11,628
97	Office - 905	60.39	72,38,750	63,05,818	9,32,932
98	Office - 909	29.17	40,59,600	30,38,713	10,20,887
99	Office - 910	31.49	43,22,800	32,01,738	11,21,062
100	Office - 911	29.17	40,59,600	30,38,713	10,20,887
101	Office - 912	31.49	43,22,800	34,20,378	9,02,422
102	Office - 913	29.17	40,59,600	30,38,713	10,20,887
103	Office - 918	29.73	35,36,750	29,32,413	6,04,337
104	Office - 919	32.05	37,80,000	31,63,503	6,16,497
105	Office - 920	30.29	41,00,500	34,68,046	6,32,454
106	Office - 921	32.05	44,87,250	38,35,389	6,51,861
107	Office - 922	29.73	35,30,000	31,07,580	4,22,420
108	Office - 923	32.05	41,25,000	33,51,595	7,73,405
109	Office - 924	31.49	41,25,000	33,29,550	7,95,450
110	Office - 1001	60.39	77,38,875	68,25,836	9,13,039
111	Office - 1002	60.39	85,76,665	76,61,625	9,15,040
112	Office - 1003	60.39	74,77,688	44,15,359	30,62,329
113	Office - 1004	59.18	78,59,875	1,00,000	77,59,875
114	Office - 1005	60.48	80,87,125	1,00,000	79,87,125
115	Office - 1009	29.17	38,46,000	32,26,200	6,19,800
116	Office - 1010	31.49	40,93,625	34,61,468	6,32,157
117	Office - 1011	29.17	34,20,000	28,21,500	5,98,500
118	Office - 1012	31.49	36,69,500	30,58,525	6,10,975
119	Office - 1017	33.17	44,33,225	37,84,063	6,49,162
120	Office - 1018	29.73	39,16,750	32,93,413	6,23,337
121	Office - 1019	32.05	41,64,375	35,28,656	6,35,719
122	Office - 1020	30.29	39,16,750	32,89,124	6,27,626
123	Office - 1022	29.73	38,31,000	31,30,935	7,00,065
124	Office - 1024	31.49	41,64,375	35,28,659	6,35,716
125	Office - 1101	60.39	79,62,750	77,97,453	1,65,297
126	Office - 1102	60.39	79,62,750	77,97,453	1,65,297
127	Office - 1103	60.39	79,62,750	77,97,453	1,65,297
128	Office - 1104	59.18	77,39,250	75,84,465	1,54,785
129	Office - 1105	60.48	79,62,750	78,67,197	95,553
130	Office - 1106	31.49	49,08,300	10,00,000	39,08,300



131	Office - 1109	29.17	39,06,000	33,22,260	5,83,740
132	Office - 1110	31.49	41,58,000	35,64,180	5,93,820
133	Office - 1111	29.17	39,06,000	33,22,260	5,83,740
134	Office - 1112	31.49	41,58,000	35,64,180	5,93,820
135	Office - 1113	29.17	41,70,000	35,34,000	6,36,000
136	Office - 1114	31.49	44,41,250	37,91,687	6,49,563
137	Office - 1115	29.17	43,38,000	40,56,768	2,81,232
138	Office - 1116	32.61	47,28,000	36,20,558	11,07,442
139	Office - 1117	33.17	40,75,000	28,43,500	12,31,500
140	Office - 1118	29.73	36,85,000	29,36,958	7,48,042
141	Office - 1119	32.05	39,50,000	33,25,000	6,25,000
142	Office - 1120	30.29	37,91,600	31,61,474	6,30,126
143	Office - 1121	32.05	37,66,000	31,37,154	6,28,846
144	Office - 1122	29.73	39,78,000	33,51,600	6,26,400
145	Office - 1201	60.39	68,95,125	38,39,970	30,55,155
146	Office - 1202	60.39	68,95,125	38,39,970	30,55,155
147	Office - 1203	60.39	68,95,125	38,39,970	30,55,155
148	Office - 1204	59.18	67,03,815	37,58,663	29,45,152
149	Office - 1205	60.48	68,95,125	42,61,294	26,33,831
150	Office - 1206	31.49	37,97,930	28,14,745	9,83,185
151	Office - 1207	29.17	35,10,965	26,71,477	8,39,488
152	Office - 1208	31.49	37,34,160	27,82,908	9,51,252
153	Office - 1209	29.17	35,10,965	26,71,477	8,39,488
154	Office - 1210	31.49	37,34,160	27,82,908	9,51,252
155	Office - 1211	29.17	35,10,965	26,71,477	8,39,488
156	Office - 1212	31.49	37,34,160	27,82,908	9,51,252
157	Office - 1213	29.17	35,10,965	26,71,477	8,39,488
158	Office - 1214	31.49	37,34,160	27,82,908	9,51,252
159	Office - 1215	29.17	35,10,965	26,71,477	8,39,488
160	Office - 1216	32.61	39,70,109	29,00,706	10,69,404
161	Office - 1217	33.17	40,40,257	29,35,726	11,04,531
162	Office - 1218	29.73	35,74,735	27,03,315	8,71,420
163	Office - 1219	32.05	37,97,930	28,14,745	9,83,185
164	Office - 1220	30.29	35,74,735	27,03,315	8,71,420
165	Office - 1221	32.05	37,97,930	28,14,745	9,83,185
166	Office - 1222	29.73	35,74,735	27,03,315	8,71,420
167	Office - 1223	32.05	37,97,930	28,14,745	9,83,185
168	Office - 1224	31.49	37,97,930	28,14,745	9,83,185
169	Office - 1303	60.39	72,51,000	50,00,000	22,51,001
170	Office - 1304	59.18	72,51,000	50,00,000	22,51,001
171	Office - 1317	33.17	42,88,557	36,46,629	6,41,928
172	Office - 1318	29.73	38,76,340	32,55,023	6,21,317
173	Office - 1319	32.05	36,23,950	29,49,481	6,74,469
174	Office - 1320	30.29	39,62,080	35,12,080	4,50,000
175	Office - 1322	29.73	40,02,500	31,97,250	8,05,250
176	Office - 1323	32.05	42,56,250	34,25,625	8,30,625
177	Office - 1324	31.49	42,56,250	34,11,140	8,45,110
178	Office - 1401	60.39	65,83,275	4,167	65,79,108
179	Office - 1402	60.39	65,83,275	4,167	65,79,108
180	Office - 1403	60.39	65,83,386	4,167	65,79,220
181	Office - 1404	59.18	64,57,611	4,167	64,53,444
182	Office - 1405	60.48	65,92,532	4,167	65,88,366
183	Office - 1406	31.49	34,31,362	4,167	34,27,195
184	Office - 1407	29.17	31,79,020	4,167	31,74,854
185	Office - 1408	31.49	34,31,362	4,167	34,27,195
186	Office - 1409	29.17	31,79,020	4,167	31,74,854
187	Office - 1410	31.49	34,31,362	4,167	34,27,195
188	Office - 1411	29.17	31,79,020	4,167	31,74,854
189	Office - 1412	31.49	34,31,362	4,167	34,27,195
190	Office - 1413	29.17	31,79,020	4,167	31,74,854
191	Office - 1414	31.49	34,31,362	4,167	34,27,195
192	Office - 1415	29.17	31,79,020	4,167	31,74,854
193	Office - 1416	32.61	35,54,706	4,167	35,50,540
194	Office - 1417	33.17	36,22,729	4,167	36,18,562
195	Office - 1418	29.73	32,40,956	4,167	32,36,790
196	Office - 1419	32.05	34,97,004	4,167	34,92,838
197	Office - 1420	30.29	33,02,031	4,167	32,97,864
198	Office - 1421	32.05	34,96,974	4,167	34,92,807
199	Office - 1422	29.73	32,40,966	4,167	32,36,800

200	Office - 1423	32.05	34,96,974	4,167	34,92,807
201	Office - 1424	31.49	34,39,201	4,167	34,35,034
202	Ground Floor Cafeteria	G1 -G4	10,81,41,838	1,00,000	10,80,41,838
203	Shop No 01 - Grd+first Floor	742.14	16,92,00,000	16,92,00,000	-
204	Shop No 14 - Ground Floor	36.73	50,26,000	41,67,637	8,58,363
205	Shop No 15 - Ground Floor	36.06	52,02,000	42,74,973	9,27,027
206	Shop No 19 - Third Floor	36.06	48,29,000	41,60,053	6,68,947
207	Shop No 20 - Third Floor	36.73	45,24,500	39,63,329	5,61,171
208	Shop No 21 - Third Floor	36.06	44,62,000	35,30,560	9,31,440
209	Shop No 22 - Third Floor	36.73	47,10,700	37,49,416	9,61,284
210	Shop No 23 - Third Floor	37.41	51,15,000	36,02,314	15,12,686
211	SHOP 1 - 2nd Floor	74.30	64,05,767	3,704	64,02,063
212	SHOP 2 - 2nd Floor	72.83	62,78,809	3,704	62,75,105
213	SHOP 3 - 2nd Floor	72.62	62,60,623	3,704	62,56,919
214	SHOP 4 - 2nd Floor	73.93	63,73,963	3,704	63,70,259
215	SHOP 5 - 2nd Floor	73.93	63,73,963	3,704	63,70,259
216	SHOP 6 - 2nd Floor	72.62	62,60,537	3,704	62,56,833
217	SHOP 7 - 2nd Floor	72.62	62,60,537	3,704	62,56,833
218	SHOP 8 - 2nd Floor	73.25	63,15,268	3,704	63,11,564
219	SHOP 9 - 2nd Floor	72.07	62,13,132	3,704	62,09,429
220	SHOP 10 - 2nd Floor	71.44	61,59,522	3,704	61,55,818
221	SHOP 11 - 2nd Floor	71.44	61,59,522	3,704	61,55,818
222	SHOP 12 - 2nd Floor	72.74	62,71,138	3,704	62,67,435
223	SHOP 13 - 2nd Floor	72.74	62,71,138	3,704	62,67,435
224	SHOP 14 - 2nd Floor	71.44	61,59,522	3,704	61,55,818
225	SHOP 15 - 2nd Floor	71.62	61,75,036	3,704	61,71,333
226	SHOP 16 - 2nd Floor	75.55	65,13,160	3,704	65,09,456
227	SHOP 17 - 2nd Floor	77.21	66,56,666	3,704	66,52,962
228	SHOP 18 - 2nd Floor	36.73	31,67,609	3,704	31,63,905
229	SHOP 19 - 2nd Floor	36.06	31,09,689	3,704	31,05,985
230	SHOP 20 - 2nd Floor	36.73	31,67,781	3,704	31,64,077
231	SHOP 21 - 2nd Floor	36.06	31,09,689	3,704	31,05,985
232	SHOP 22 - 2nd Floor	36.73	31,67,781	3,704	31,64,077
233	SHOP 23 - 2nd Floor	37.41	32,26,046	3,704	32,22,342
234	SHOP 24 - 2nd Floor	75.77	65,32,639	3,704	65,28,935
235	SHOP 25 - 2nd Floor	74.42	64,16,282	3,704	64,12,578
236	SHOP 26 - 2nd Floor	74.42	64,16,282	3,704	64,12,578
237	SHOP 27 - 2nd Floor	77.21	66,56,666	3,704	66,52,962
238	Super Market	5736.16	23,00,45,722	23,00,45,722	-
		15901.68	1,58,22,89,881	1,04,48,44,024	53,74,45,857



Unsold Inventory

Sr No.	Office/Shop No.	Carpet Area in Sq.Mtr	Unit Consideration As per Ready Reckoner
1	Office - 201	60.39	65,81,175
2	Office - 205	60.48	65,90,432
3	Office - 206	31.49	34,29,262
4	Office - 207	29.17	31,76,920
5	Office - 208	31.49	34,29,262
6	Office - 209	29.17	31,76,920
7	Office - 210	31.49	34,29,262
8	Office - 211	29.17	31,76,920
9	Office - 212	31.49	34,29,262
10	Office - 213	29.17	31,76,920
11	Office - 214	31.49	34,29,262
12	Office - 301	60.39	65,81,175
13	Office - 302	60.39	65,81,175
14	Office - 303	60.39	65,81,286
15	Office - 304	59.18	64,55,511
16	Office - 305	60.48	65,90,432
17	Office - 314	31.49	34,29,262
18	Office - 401	60.39	65,81,175
19	Office - 402	60.39	65,81,175
20	Office - 403	60.39	65,81,286
21	Office - 404	59.18	64,55,511
22	Office - 405	60.48	65,90,432
23	Office - 406	31.49	34,29,262
24	Office - 407	29.17	31,76,920
25	Office - 408	31.49	34,29,262
26	Office - 409	29.17	31,76,920
27	Office - 410	31.49	34,29,262
28	Office - 411	29.17	31,76,920
29	Office - 412	31.49	34,29,262
30	Office - 413	29.17	31,76,920
31	Office - 414	31.49	34,29,262
32	Office - 415	29.17	31,76,920
33	Office - 416	32.61	35,52,606
34	Office - 417	33.17	36,20,629
35	Office - 418	29.73	32,38,856
36	Office - 419	32.05	34,94,904
37	Office - 420	30.29	32,99,931
38	Office - 421	32.05	34,94,874
39	Office - 422	29.73	32,38,866
40	Office - 423	32.05	34,94,874
41	Office - 424	31.49	34,37,101
42	Office - 501	60.39	65,81,175
43	Office - 502	60.39	65,81,175
44	Office - 503	60.39	65,81,286
45	Office - 504	59.18	64,55,511
46	Office - 505	60.48	65,90,432
47	Office - 506	31.49	34,29,262
48	Office - 507	29.17	31,76,920
49	Office - 508	31.49	34,29,262
50	Office - 509	29.17	31,76,920
51	Office - 510	31.49	34,29,262
52	Office - 511	29.17	31,76,920
53	Office - 512	31.49	34,29,262
54	Office - 513	29.17	31,76,920
55	Office - 514	31.49	34,29,262
56	Office - 515	29.17	31,76,920
57	Office - 516	32.61	35,52,606
58	Office - 517	33.17	36,20,629
59	Office - 518	29.73	32,38,856
60	Office - 519	32.05	34,94,904
61	Office - 520	30.29	32,99,931
62	Office - 521	32.05	34,94,874
63	Office - 522	29.73	32,38,866



64	Office - 523	32.05	34,94,874
65	Office - 524	31.49	34,37,101
66	Office - 703	60.39	65,81,286
67	Office - 705	60.48	65,90,432
68	Office - 706	31.49	34,29,262
69	Office - 707	29.17	31,76,920
70	Office - 709	29.17	31,76,920
71	Office - 710	31.49	34,29,262
72	Office - 712	31.49	34,29,262
73	Office - 719	32.05	34,94,904
74	Office - 721	32.05	34,94,874
75	Office - 901	60.39	65,81,286
76	Office - 902	60.39	65,81,286
77	Office - 906	31.49	34,29,262
78	Office - 907	29.17	31,76,920
79	Office - 908	31.49	34,29,262
80	Office - 914	31.49	34,29,262
81	Office - 915	29.17	31,76,920
82	Office - 916	32.61	35,52,606
83	Office - 917	33.17	36,20,629
84	Office - 1006	31.49	34,29,262
85	Office - 1007	29.17	31,76,920
86	Office - 1008	31.49	34,29,262
87	Office - 1013	29.17	31,76,920
88	Office - 1014	31.49	34,29,262
89	Office - 1015	29.17	31,76,920
90	Office - 1016	32.61	35,52,606
91	Office - 1021	32.05	34,94,874
92	Office - 1023	32.05	34,94,874
93	Office - 1107	29.17	31,76,920
94	Office - 1108	31.49	34,29,262
95	Office - 1123	32.05	34,94,874
96	Office - 1124	31.49	34,29,262
97	Office - 1301	60.39	65,81,286
98	Office - 1302	60.39	65,81,175
99	Office - 1305	60.48	65,90,432
100	Office - 1306	31.49	34,29,262
101	Office - 1307	29.17	31,76,920
102	Office - 1308	31.49	34,29,262
103	Office - 1309	29.17	31,76,920
104	Office - 1310	31.49	34,29,262
105	Office - 1311	29.17	31,76,920
106	Office - 1312	31.49	34,29,262
107	Office - 1313	29.17	31,76,920
108	Office - 1314	31.49	34,29,262
109	Office - 1315	29.17	31,76,920
110	Office - 1316	32.61	35,54,150
111	Office - 1321	32.05	34,94,874
112	SHOP 2 - Ground Floor	71.60	61,71,118
113	SHOP 3 - Ground Floor	73.98	63,76,422
114	SHOP 4 - Ground Floor	73.26	63,14,107
115	SHOP 5 - Ground Floor	71.60	61,71,118
116	SHOP 6 - Ground Floor	71.89	61,96,458
117	SHOP 7 - Ground Floor	72.28	62,29,813
118	SHOP 8 - Ground Floor	71.94	62,00,164
119	SHOP 9 - Ground Floor	71.11	61,28,626
120	SHOP 10 - Ground Floor	71.11	61,28,626
121	SHOP 11 - Ground Floor	72.45	62,44,035
122	SHOP 12 - Ground Floor	72.40	62,40,070
123	SHOP 13 - Ground Floor	76.04	65,53,801
124	SHOP 16 - Ground Floor	36.73	31,65,931
125	SHOP 17 - Ground Floor	36.06	31,07,839
126	SHOP 18 - Ground Floor	36.73	31,65,931
127	SHOP 19 - Ground Floor	37.41	32,24,196
128	SHOP 20 - Ground Floor	74.41	64,13,139
129	SHOP 21 - Ground Floor	73.71	63,53,410
130	SHOP 22 - Ground Floor	73.71	63,53,410
131	SHOP 23 - Ground Floor	74.41	64,13,484



132	SHOP 2 - 1st Floor	71.68	61,78,013
133	SHOP 3 - 1st Floor	73.35	63,22,123
133	SHOP 4 - 1st Floor	73.04	62,95,490
134	SHOP 5 - 1st Floor	71.68	61,78,099
134	SHOP 6 - 1st Floor	71.95	62,01,284
135	SHOP 7 - 1st Floor	72.36	62,36,622
135	SHOP 8 - 1st Floor	72.24	62,26,279
136	SHOP 9 - 1st Floor	71.19	61,35,521
136	SHOP 10 - 1st Floor	71.19	61,35,521
137	SHOP 11 - 1st Floor	72.53	62,51,016
137	SHOP 12 - 1st Floor	72.47	62,46,103
138	SHOP 13 - 1st Floor	76.47	65,90,691
138	SHOP 14 - 1st Floor	36.73	31,65,759
139	SHOP 15 - 1st Floor	36.06	31,07,839
139	SHOP 16 - 1st Floor	36.73	31,65,931
140	SHOP 17 - 1st Floor	36.06	31,07,839
140	SHOP 18 - 1st Floor	36.73	31,65,931
141	SHOP 19 - 1st Floor	37.41	32,24,196
141	SHOP 20 - 1st Floor	74.68	64,36,238
142	SHOP 21 - 1st Floor	73.81	63,61,770
142	SHOP 22 - 1st Floor	73.81	63,61,770
143	SHOP 23 - 1st Floor	74.46	64,17,794
144	SHOP 1 - Third Floor	74.19	63,94,350
145	SHOP 2 - Third Floor	72.62	62,58,773
146	SHOP 3 - Third Floor	72.62	62,58,773
147	SHOP 4 - Third Floor	73.93	63,72,113
148	SHOP 5 - Third Floor	73.93	63,72,113
149	SHOP 6 - Third Floor	72.62	62,58,687
150	SHOP 7 - Third Floor	72.62	62,58,687
151	SHOP 8 - Third Floor	73.25	63,13,418
152	SHOP 9 - Third Floor	72.07	62,11,282
153	SHOP 10 - Third Floor	71.44	61,57,672
154	SHOP 11 - Third Floor	71.44	61,57,672
155	SHOP 12 - Third Floor	72.74	62,69,288
156	SHOP 13 - Third Floor	72.74	62,69,288
157	SHOP 14 - Third Floor	71.44	61,57,672
158	SHOP 15 - Third Floor	71.44	61,57,672
159	SHOP 16 - Third Floor	75.34	64,93,382
160	SHOP 17 - Third Floor	77.21	66,54,816
161	SHOP 18 - Third Floor	36.73	31,65,759
162	SHOP 24 - Third Floor	75.77	65,30,789
163	SHOP 25 - Third Floor	74.42	64,14,432
164	SHOP 26 - Third Floor	74.42	64,14,432
165	SHOP 27 - Third Floor	77.21	66,54,816
		8410.79	81,89,94,712



Table D
Comparison between Balance Cost and Receivables

Sr. No.	Particular	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	39,20,20,612
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)	53,74,45,857
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	8410.79 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	81,89,94,712
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	1,35,64,40,569
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	94,95,08,398

Table E
Designated Bank Account Details

S.No.	Particulars	Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0
2	Deposits #	73,14,60,817
3	Withdrawals #	73,13,90,817
4	Closing Balance	70,000

Amounts are excluding Applicable GST

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.



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	16,00,00,000	7,12,59,107
2	Total Borrowed Funds (Secured) - Drawdown availed till date	50,00,00,000	50,00,00,000	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4a	Customers Receipts under for Super Market. #	23,00,45,722	23,00,45,722	16,10,32,005
4b	Customers Receipts under for Project Except Super Market	2,16,71,45,727	2,17,12,38,871	57,03,58,811
5	Total Funds for Project	3,05,71,91,449	3,06,12,84,593	80,26,49,924
6	Total Estimated Cost (As per Table A)	1,19,46,70,536	1,19,46,70,536	80,26,49,924

Table G
Any Comments/Observations of CA

Sr. No.	Comments/Observations
1	# 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.
2	All the above figures are drawn from unaudited books of accounts & based on the management letter received.

Your Faithfully,
For A. K. TOLANI & CO.
CHARTERED ACCOUNTANTS
Firm Reg. No. 147184W

Anjana Tolani

CA. Anjana Tolani
Proprietor

M No:- 154917

UDIN : 25154917BMUOKJ8112

DATE : 15-04-2025

PLACE : NAGPUR



Agreed and accepted by:

Pratik Saraogi

SIGNATURE OF PROMOTER
NAME: MR. PRATIK SARAOGI

DATE : 15-04-2025



