M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041

email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
Sunil Gopaldas Agrawal,
Kavita Agrawal & 2 Others

Sub :- Certificate of Financial Progress of Work of The Empire MahaRERA Registration Number (NEW REGISTRATION) being developed by Jaiprakash Sahajramani

Sir,

This certificate is being issued for RERA compliance for the **The Empire** having MahaRERA Registration Number (NEW REGISTRATION)being developed by **Sunil Gopaldas Agrawal and 3 others** is based on the records and documents produced before me and explanations provided to me by the Partners.

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

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	2,84,05,797
	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	3,89,78,242
	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	-
	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 appropraite authority of government or concessionaire which are not refundable and so on	-
	iii) Estimated Cost of ASR linked premium, fees, charges artd security deposits ot maittenance 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	6,73,84,039
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	28,38,33,453
	(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, consultant fees, site overheads, development works, cost of services (includndg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,86,63,022
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	4,25,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	3,06,54,013
	Sub-Total of DEVELOPMENT COST	33,35,75,488
	Total Cost of The project (Estimated)	**40,09,59,527**

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Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR)	2,84,05,797
	b) Incurred expenditure on Premiums 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.	3,89,78,242
	c) Incurred Expenditure for Acquisition cost 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	-
	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 infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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 accommodation or rent in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	6,73,84,039
	Development Cost/ Cost of Construction of Building	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied 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 (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	-
3	Total Cost of The project (Actual incurred as on date of certificate)	6,73,84,039
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	16.81
5	Amount which can be withdrawn from the Designated Account	6,73,84,039
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,73,84,039

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

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CA Ankit Talreja
Nagpur
21st March 2022
UDIN 22177608AFJRFH1767

Date:-21/03/2022
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL		-	-	-

Unsold Inventory

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101	128.75	38,43,703
2	102	126.56	37,78,233
3	102	127.71	38,12,714
4	104	127.55	38,07,788
5	201	128.75	38,43,703
6	202	126.56	37,78,233
7	202	127.71	38,12,714
8	204	127.55	38,07,788
9	301	128.75	38,43,703
10	302	126.56	37,78,233
11	302	127.71	38,12,714
12	304	127.55	38,07,788
13	401	128.75	38,43,703
14	402	126.56	37,78,233
15	402	127.71	38,12,714
16	404	127.55	38,07,788
17	501	128.75	38,43,703
18	502	126.56	37,78,233
19	502	127.71	38,12,714
20	504	127.55	38,07,788
21	601	128.75	38,43,703
22	602	126.56	37,78,233
23	602	127.71	38,12,714
24	604	127.55	38,07,788
25	701	128.75	38,43,703
26	702	126.56	37,78,233
27	702	127.71	38,12,714
28	704	127.55	38,07,788
29	801	128.75	38,43,703
30	802	126.56	37,78,233
31	802	127.71	38,12,714
32	804	127.55	38,07,788
33	901	128.75	38,43,703
34	902	126.56	37,78,233

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35	902	127.71	38,12,714
36	904	127.55	38,07,788
37	1001	128.75	38,43,703
38	1002	126.56	37,78,233
39	1002	127.71	38,12,714
40	1004	127.55	38,07,788
41	1101	128.75	38,43,703
42	1102	126.56	37,78,233
43	1102	127.71	38,12,714
44	1104	127.55	38,07,788
45	1201	128.75	38,43,703
46	1202	126.56	37,78,233
47	1202	127.71	38,12,714
48	1204	127.55	38,07,788
49	1301	128.75	38,43,703
50	1302	126.56	37,78,233
51	1302	127.71	38,12,714
52	1304	127.55	38,07,788
53	1401	128.75	38,43,703
54	1402	126.56	37,78,233
55	1402	127.71	38,12,714
56	1404	127.55	38,07,788
57	1501	128.75	38,43,703
58	1502	126.56	37,78,233
59	1502	127.71	38,12,714
60	1504	127.55	38,07,788
61	1601	128.75	38,43,703
62	1602	126.56	37,78,233
63	1602	127.71	38,12,714
64	1604	127.55	38,07,788
65	1701	128.75	38,43,703
66	1702	126.56	37,78,233
67	1702	127.71	38,12,714
68	1704	127.55	38,07,788
69	1801	128.75	38,43,703
70	1802	126.56	37,78,233
71	1802	127.71	38,12,714
72	1804	127.55	38,07,788
73	1901	128.75	38,43,703
74	1902	126.56	37,78,233
75	1902	127.71	38,12,714
76	1904	127.55	38,07,788
		9,700.75	**28,96,06,322**

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	33,35,75,488
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9,700.75
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	28,96,06,322
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	28,96,06,322
5	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)	100

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 Private Limited has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
21st March 2022
UDIN 22177608AFJRFH1767

Date:-21/03/2022
Place:-Nagpur

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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	2,84,05,797	2,84,05,797	2,84,05,797
2	Total Borrowed Funds (Secured) - Drawdown availed till date	10,00,00,000	10,00,00,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,89,78,242	3,89,78,242	3,89,78,242
4	Customer Receipts under for Project	28,96,06,322	28,96,06,322	-
5	Total Funds for Project	45,69,90,361	45,69,90,361	6,73,84,039
6	Total Estimated Cost (As per Table A)	40,09,59,527	40,09,59,527	6,73,84,039

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 22177608AFJRFH1767

Agreed and accepted by:

Name:- Sunil S/O. Gopaldas Agrawal
Place:-Nagpur
Date:-21/03/2022