R S P H & Associates
Chartered Accountants
Office No 502, Radiance Building, Next to Body Line Fitness Gym, Opposite Ved Mandir,
Trimbak Road ,Nasik T-253-2316773,2316774, 09370116766

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)

25.02.2022

To,
M/s Golden Home Infraventures
3rd Floor, Plot No. 107
Vivekanand Nagar, Near Sai Mandir Chouk
Wardha Road, Nagpur

Subject: Certificate of Financial Progress of Work of **Pyramid Gold** having Maha RERA Registration Number **[To be applied]** being developed by **M/s Golden Home Infraventures**

Sir,

This certificate is being issued for RERA compliance for the **Pyramid Gold** having Maha RERA Registration Number **[To be applied]** being developed by **M/s Golden Home Infraventures** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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

Sr. No.		Particulars	Estimated Cost (At the time of Registration of Project)
(1)		(2)	(3)
1	(i)	**Land Cost :**	
		a) Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,64,50,000.00
		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;	25,00,000.00
		c) Estimated Acquisition cost of TDR (if any)	1,14,32,020.00
		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	18,30,560.00
		e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00

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		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, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
		(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.	0.00
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilition component	0.00
		Sub-Total of Land Cost	3,22,12,580.00
	(ii)	**Development Cost / Cost of Construction of Building**	
		a) Estimated Cost of Construction as certified by Engineer.	60,00,00,000.00
		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 cost, consumables etc.	36,61,291.00
		d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	1,41,26,129.00
		e) Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
		Sub-total of Development Cost:	61,77,87,420.00
		Total Cost of the Project (Estimated)	65,00,00,000.00

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

**Estimated cost shall be revised throught correction application.

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

Sr. No.	Particulars	Actual (Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of land as ascertained from the Annual Statement of Rates (ASR)	1,64,50,000.00
	(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 State Government/UT Administration or any Statutory Authority.	25,00,000.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	1,14,32,020.00
	(d) Amounts paid to State Government/UT Administration or competent authority or any other statuory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	18,30,560.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) **Under Rehabilitation scheme:**	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
	(a) Cost Incurred for consruction of rehab including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
	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 accomodation or rent in lieu of Transit 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.	0.00
	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.	0.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub -Total of Land Cost	3,22,12,580.00

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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 the Engineer. (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. (ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate) (iii) Incurred Expenditure for development of entire project excluding cost of construction as per (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. All costs incurred to complete the construction of the entire phase of the project registered. (iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. (v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00 0.00 1,15,75,778.00 0.00
	Sub-Total of Development Cost:	**1,15,75,778.00**
3	Total Cost of the Project (Actual incurred as on date of certificate)	4,37,88,358.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	6.74%
5	Amount which can be withdrawn from the Designated Account	4,37,88,358.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	0.00
7	**Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.**	**4,37,88,358.00**

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



Table C

Statement of Calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr No.	Flat No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1					-
	Total		0.00	0.00	0.00

*Unit consideration as per agreement/letter of allotment and amount received does not include pass

Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
	Tower A		
1	101	63.17	28,63,375.00
2	102	76.68	33,52,198.00
3	103	76.68	34,67,828.00
4	104	68.40	29,69,442.00
5	105	68.40	29,69,442.00
6	106	76.68	34,67,828.00
7	107	76.68	34,67,828.00
8	108	63.17	28,63,375.00
9	201	63.17	28,63,375.00
10	202	76.68	34,67,828.00
11	203	76.68	34,67,828.00
12	204	68.40	29,69,442.00
13	205	68.40	29,69,442.00
14	206	76.68	34,67,828.00
15	207	76.68	34,67,828.00
16	208	63.17	28,63,375.00
17	301	63.17	28,63,375.00
18	302	76.68	34,67,828.00
19	303	76.68	34,67,828.00
20	304	68.40	29,69,442.00
21	305	68.40	29,69,442.00
22	306	76.68	34,67,828.00
23	307	76.68	34,67,828.00



24	308	63.17	28,63,375.00
25	401	63.17	28,63,375.00
26	402	76.68	34,67,828.00
27	403	76.68	34,67,828.00
28	404	68.40	29,69,442.00
29	405	68.40	29,69,442.00
30	406	76.68	34,67,828.00
31	407	76.68	34,67,828.00
32	408	63.17	28,63,375.00
33	501	63.17	30,06,593.00
34	502	76.68	36,41,278.00
35	503	76.68	36,41,278.00
36	504	68.40	31,17,965.00
37	505	68.40	31,17,965.00
38	506	76.68	36,41,278.00
39	507	76.68	36,41,278.00
40	508	63.17	30,06,593.00
41	601	63.17	30,06,593.00
42	602	76.68	36,41,278.00
43	603	76.68	36,41,278.00
44	604	68.40	31,17,965.00
45	605	68.40	31,17,965.00
46	606	76.68	36,41,278.00
47	607	76.68	36,41,278.00
48	608	63.17	30,06,593.00
49	701	63.17	30,06,593.00
50	702	76.68	36,41,278.00
51	703	76.68	36,41,278.00
52	704	68.40	31,17,965.00
53	705	68.40	31,17,965.00
54	706	76.68	36,41,278.00
55	707	76.68	36,41,278.00
56	708	63.17	30,06,593.00
57	801	63.17	30,06,593.00
58	802	76.68	36,41,278.00
59	803	76.68	36,41,278.00
60	804	68.40	31,17,965.00
61	805	68.40	31,17,965.00
62	806	76.68	36,41,278.00
63	807	76.68	36,41,278.00
64	808	63.17	30,06,593.00
65	901	63.17	30,06,593.00
66	902	76.68	36,41,278.00
67	903	76.68	36,41,278.00
68	904	68.40	31,17,965.00
69	905	68.40	31,17,965.00
70	906	76.68	36,41,278.00



71	907	76.68	36,41,278.00
72	908	63.17	30,06,593.00
73	1001	63.17	30,06,593.00
74	1002	76.68	36,41,278.00
75	1003	76.68	36,41,278.00
76	1004	68.40	31,17,965.00
77	1005	68.40	31,17,965.00
78	1006	76.68	36,41,278.00
79	1007	76.68	36,41,278.00
80	1008	63.17	30,06,593.00
81	1101	63.17	30,06,593.00
82	1102	76.68	36,41,278.00
83	1103	76.68	36,41,278.00
84	1104	68.40	31,17,965.00
85	1105	68.40	31,17,965.00
86	1106	76.68	36,41,278.00
87	1107	76.68	36,41,278.00
88	1108	63.17	30,06,593.00
	Tower B		
89	101	63.17	28,63,375.00
90	102	76.68	34,67,828.00
91	103	76.68	34,67,828.00
92	104	68.40	29,69,442.00
93	105	68.40	29,69,442.00
94	106	76.68	34,67,828.00
95	107	76.68	34,67,828.00
96	108	63.17	28,63,375.00
97	201	63.17	28,63,375.00
98	202	76.68	34,67,828.00
99	203	76.68	34,67,828.00
100	204	68.40	29,69,442.00
101	205	68.40	29,69,442.00
102	206	76.68	34,67,828.00
103	207	76.68	34,67,828.00
104	208	63.17	28,63,375.00
105	301	63.17	28,63,375.00
106	302	76.68	34,67,828.00
107	303	76.68	34,67,828.00
108	304	68.40	29,69,442.00
109	305	68.40	29,69,442.00
110	306	76.68	34,67,828.00
111	307	76.68	34,67,828.00
112	308	63.17	28,63,375.00
113	401	63.17	28,63,375.00
114	402	76.68	34,67,828.00
115	403	76.68	34,67,828.00
116	404	68.40	29,69,442.00



117	405	68.40	29,69,442.00
118	406	76.68	34,67,828.00
119	407	76.68	34,67,828.00
120	408	63.17	28,63,375.00
121	501	63.17	30,06,593.00
122	502	76.68	36,41,278.00
123	503	76.68	36,41,278.00
124	504	68.40	31,17,965.00
125	505	68.40	31,17,965.00
126	506	76.68	36,41,278.00
127	507	76.68	36,41,278.00
128	508	63.17	30,06,593.00
129	601	63.17	30,06,593.00
130	602	76.68	36,41,278.00
131	603	76.68	36,41,278.00
132	604	68.40	31,17,965.00
133	605	68.40	31,17,965.00
134	606	76.68	36,41,278.00
135	607	76.68	36,41,278.00
136	608	63.17	30,06,593.00
137	701	63.17	30,06,593.00
138	702	76.68	36,41,278.00
139	703	76.68	36,41,278.00
140	704	68.40	31,17,965.00
141	705	68.40	31,17,965.00
142	706	76.68	36,41,278.00
143	707	76.68	36,41,278.00
144	708	63.17	30,06,593.00
145	801	63.17	30,06,593.00
146	802	76.68	36,41,278.00
147	803	76.68	36,41,278.00
148	804	68.40	31,17,965.00
149	805	68.40	31,17,965.00
150	806	76.68	36,41,278.00
151	807	76.68	36,41,278.00
152	808	63.17	30,06,593.00
153	901	63.17	30,06,593.00
154	902	76.68	36,41,278.00
155	903	76.68	36,41,278.00
156	904	68.40	31,17,965.00
157	905	68.40	31,17,965.00
158	906	76.68	36,41,278.00
159	907	76.68	36,41,278.00
160	908	63.17	30,06,593.00
161	1002	76.68	36,41,278.00
162	1003	76.68	36,41,278.00
163	1004	68.40	31,17,965.00



164	1005	68.40	31,17,965.00
165	1006	76.68	36,41,278.00
166	1007	76.68	36,41,278.00
167	1001	63.17	30,06,593.00
168	1008	63.17	30,06,593.00
169	1101	63.17	30,06,593.00
170	1102	76.68	36,41,278.00
171	1103	76.68	36,41,278.00
172	1104	68.40	31,17,965.00
173	1105	68.40	31,17,965.00
174	1106	76.68	36,41,278.00
175	1107	76.68	36,41,278.00
176	1108	63.17	30,06,593.00
	Tower C		
177	101	77.78	32,98,310.00
178	102	77.78	32,98,310.00
179	103	79.86	33,29,747.00
180	104	79.86	33,29,747.00
181	105	79.86	33,29,747.00
182	106	77.78	32,98,310.00
183	107	77.78	32,98,310.00
184	108	79.86	33,29,747.00
185	201	77.78	32,98,310.00
186	202	77.78	32,98,310.00
187	203	79.86	33,29,747.00
188	204	79.86	33,29,747.00
189	205	79.86	33,29,747.00
190	206	77.78	32,98,310.00
191	207	77.78	32,98,310.00
192	208	79.86	33,29,747.00
193	301	77.78	32,98,310.00
194	302	77.78	32,98,310.00
195	303	79.86	33,29,747.00
196	304	79.86	33,29,747.00
197	305	79.86	33,29,747.00
198	306	77.78	32,98,310.00
199	307	77.78	32,98,310.00
200	308	79.86	33,29,747.00
201	401	77.78	32,98,310.00
202	402	77.78	32,98,310.00
203	403	79.86	33,29,747.00
204	404	79.86	33,29,747.00
205	405	79.86	33,29,747.00



206	406	77.78	32,98,310.00
207	407	77.78	32,98,310.00
208	408	79.86	33,29,747.00
209	501	77.78	34,63,281.00
210	502	77.78	34,63,281.00
211	503	79.86	34,96,291.00
212	504	79.86	34,96,291.00
213	505	79.86	34,96,291.00
214	506	77.78	34,63,281.00
215	507	77.78	34,63,281.00
216	508	79.86	34,96,291.00
217	601	77.78	34,63,281.00
218	602	77.78	34,63,281.00
219	603	79.86	34,96,291.00
220	604	79.86	34,96,291.00
221	605	79.86	34,96,291.00
222	606	77.78	34,63,281.00
223	607	77.78	34,63,281.00
224	608	79.86	34,96,291.00
225	701	77.78	34,63,281.00
226	702	77.78	34,63,281.00
227	703	79.86	34,96,291.00
228	704	79.86	34,96,291.00
229	705	79.86	34,96,291.00
230	706	77.78	34,63,281.00
231	707	77.78	34,63,281.00
232	708	79.86	34,96,291.00
233	801	77.78	34,63,281.00
234	802	77.78	34,63,281.00
235	803	79.86	34,96,291.00
236	804	79.86	34,96,291.00
237	805	79.86	34,96,291.00
238	806	77.78	34,63,281.00
239	807	77.78	34,63,281.00
240	808	79.86	34,96,291.00
241	901	77.78	34,63,281.00
242	902	77.78	34,63,281.00
243	903	79.86	34,96,291.00
244	904	79.86	34,96,291.00
245	905	79.86	34,96,291.00
246	906	77.78	34,63,281.00
247	907	77.78	34,63,281.00
248	908	79.86	34,96,291.00



249	1001	77.78	34,63,281.00
250	1002	77.78	34,63,281.00
251	1003	79.86	34,96,291.00
252	1004	79.86	34,96,291.00
253	1005	79.86	34,96,291.00
254	1006	77.78	34,63,281.00
255	1007	77.78	34,63,281.00
256	1008	79.86	34,96,291.00
257	1101	77.78	34,63,281.00
258	1102	77.78	34,63,281.00
259	1103	79.86	34,96,291.00
260	1104	79.86	34,96,291.00
261	1105	79.86	34,96,291.00
262	1106	77.78	34,63,281.00
263	1107	77.78	34,63,281.00
264	1108	79.86	34,96,291.00
	Total	**19,472.33**	**88,04,96,058.00**

Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	60,62,11,642.00
2	Balance amount receivable from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)	19,472.33
	(ii) Estimated amount of sales proceed 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	88,04,96,058.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	88,04,96,058.00
5	(To be Filled for Ongoing Projects only) 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	



Table E

Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details
		Actual Amount till Date
1	Opening Balance	As per the information obtained from the Promoter designated Bank Accout can be opened in scheduled Bank after obtaining RERA Number. The same shall be opened once the project is registered with RERA.
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. **(Not Applicable since there is no collection/booking from prospective customers till the date of certificate).**

I hereby certify that **M/s Golden Home Infraventures** 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	4,00,00,000.00	4,00,00,000.00	1,58,92,816.66
2.	Total Borrowed Funds (Secured)	10,00,00,000.00	10,00,00,000.00	0.00
3.	Total Borrowed Funds (Unsecured)	3,00,00,000.00	3,00,00,000.00	0.00
4.	Customer Receipts used for Project	48,00,00,000.00	48,00,00,000.00	0.00
5.	Total Funds for Project	65,00,00,000.00	65,00,00,000.00	1,58,92,816.66
6.	**Total Estimated Cost (as per Table A)**	65,00,00,000.00	65,00,00,000.00	4,37,88,358.00



Table G

Any Comments/Observations of CA

1.	The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2.	All the estimates of the project are taken as self-certified by the Promoter.
3.	The estimates and actuals relating to means of finance are taken as self-certified by the Promoter.
4.	The Development cost incurred includes only Development charges paid to local authority as per paid receipt produced before us for verification.
5	The details of unsold area i.e Flat No., Carpet Area and Valuation as per ready reckoner rate is taken as provided by the promoter.

Yours faithfully,
For RSPH and Associates
Chartered Accountants
FRN: 003013N

RSPH & ASSOCIATES ★ FR No.3013N ★ Chartered Accountant

DSabadra

CA Divya Paresh Sabadra
Partner
M.No.: 124194
UDIN: 22124194ADQPVH7954
Place: Nashik

Agreed and accepted by:

GOLDEN HOME INFRAVENTURES ★ NAGPUR

Signature of Promoter
Name: Mr. Sanjay Gosavi
Designation: Partne
25/02/