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)

29.06.2022

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 **P50500034130** 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 **P50500034130** 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.

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Table B - Actual Cost Incurred on the Project (as on 31.05.2022)

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**



2	**Development Cost/ Cost of Construction**	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	4,22,08,526.69
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	4,22,08,526.69
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	4,22,08,526.69
	(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.	30,82,019.22
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	2,27,59,243.00
	(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
	Sub-Total of Development Cost:	**6,80,49,788.91**
3	Total Cost of the Project (Actual incurred as on date of certificate)	10,02,62,368.91
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	15.42%
5	Amount which can be withdrawn from the Designated Account	10,02,62,368.91
6	Less: Amount withdrawn till date of this certificate from the Designated Account	3,44,52,991.30
7	**Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.**	**6,58,09,377.61**

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

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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)
	Tower A				-
1	A-108	63.17	40,00,000.00	49,505.00	39,50,495.00
2	A-202	76.68	44,00,000.00	15,13,861.00	28,86,139.00
3	A-207	76.68	44,00,000.00	24,752.00	43,75,248.00
4	A-208	63.17	40,00,000.00	2,77,228.00	37,22,772.00
5	A-302	76.68	44,00,000.00	49,505.00	43,50,495.00
6	A-607	76.68	44,00,000.00	6,93,069.00	37,06,931.00
7	A-807	76.68	44,00,000.00	49,505.00	43,50,495.00
8	A-1107	76.68	44,00,000.00	15,29,100.00	28,70,900.00
9	A-101	63.17	40,00,000.00	11,88,119.00	28,11,881.00
10	A-107	76.68	43,89,000.00	5,44,554.00	38,44,446.00
11	A-201	63.17	40,00,000.00	14,00,000.00	26,00,000.00
12	A-301	63.17	39,92,000.00	11,80,198.00	28,11,802.00
13	A-306	76.68	43,99,000.00	15,38,613.00	28,60,387.00
14	A-308	63.17	40,00,000.00	15,98,019.00	24,01,981.00
15	A-403	76.68	44,00,000.00	18,91,089.00	25,08,911.00
16	A-408	63.17	40,00,000.00	99,010.00	39,00,990.00
17	A-501	63.17	40,00,000.00	14,00,000.00	26,00,000.00
18	A-502	76.68	39,00,000.00	13,63,367.00	25,36,633.00
19	A-506	76.68	43,89,000.00	12,97,032.00	30,91,968.00
20	A-601	63.17	40,00,000.00	14,26,731.00	25,73,269.00
21	A-602	76.68	44,00,000.00	17,60,001.00	26,39,999.00
22	A-608	63.17	40,00,000.00	11,88,118.00	28,11,882.00
23	A-701	63.17	40,00,000.00	49,505.00	39,50,495.00
24	A-702	76.68	44,00,000.00	99,010.00	43,00,990.00
25	A-703	76.68	43,89,000.00	15,24,753.00	28,64,247.00
26	A-706	76.68	43,89,000.00	15,29,663.00	28,59,337.00
27	A-707	76.68	43,99,000.00	17,59,001.00	26,39,999.00
28	A-708	63.17	36,92,000.00	10,91,287.00	26,00,713.00
29	A-801	63.17	36,00,000.00	12,59,406.00	23,40,594.00
30	A-802	76.68	38,89,000.00	12,00,000.00	26,89,000.00
31	A-803	76.68	43,89,000.00	4,24,753.00	39,64,247.00
32	A-806	76.68	43,89,000.00	12,84,158.00	31,04,842.00
33	A-808	63.17	40,00,000.00	11,88,119.00	28,11,881.00
34	A-901	63.17	40,00,000.00	13,99,999.00	26,00,001.00



35	A-902	76.68	43,89,000.00	14,79,208.00	29,09,792.00
36	A-903	76.68	44,00,000.00	13,06,931.00	30,93,069.00
37	A-907	76.68	44,00,000.00	15,24,753.00	28,75,247.00
38	A-908	63.17	40,00,000.00	49,505.00	39,50,495.00
39	A-1007	76.68	43,89,100.00	3,40,000.00	40,49,100.00
40	A-1008	63.17	36,92,000.00	49,505.00	36,42,495.00
	Tower B				
41	B-307	76.68	44,00,000.00	49,505.00	43,50,495.00
42	B-308	63.17	40,00,000.00	9,90,099.00	30,09,901.00
43	B-507	76.68	44,00,000.00	49,505.00	43,50,495.00
44	B-607	76.68	44,00,000.00	12,57,426.00	31,42,574.00
45	B-706	76.68	44,00,000.00	49,505.00	43,50,495.00
46	B-707	76.68	43,60,800.00	2,16,634.00	41,44,166.00
47	B-802	76.68	44,00,000.00	49,505.00	43,50,495.00
48	B-207	76.68	44,00,000.00	15,39,604.00	28,60,396.00
49	B-406	76.68	44,00,000.00	8,50,495.00	35,49,505.00
50	B-602	76.68	44,00,000.00	15,24,753.00	28,75,247.00
51	B-606	76.68	43,60,800.00	14,85,941.00	28,74,859.00
52	B-806	76.68	43,60,800.00	2,47,525.00	41,13,275.00
53	B-807	76.68	44,00,000.00	49,505.00	43,50,495.00
54	B-907	76.68	43,60,800.00	49,506.00	43,11,294.00
55	B-1006	76.68	43,60,800.00	49,505.00	43,11,295.00
56	B-508	79.86	40,00,000.00	11,38,614.00	28,61,386.00
	Total	**4,053.97**	**23,64,79,100.00**	**4,92,18,559.00**	**18,72,60,541.00**

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

Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
	Tower A		
1	102	76.68	33,52,198.00
2	103	76.68	34,67,828.00
3	104	68.40	29,69,442.00
4	105	68.40	29,69,442.00
5	106	76.68	34,67,828.00
6	203	76.68	34,67,828.00
7	204	68.40	29,69,442.00
8	205	68.40	29,69,442.00
9	206	76.68	34,67,828.00
10	303	76.68	34,67,828.00
11	304	68.40	29,69,442.00



12	305	68.40	29,69,442.00
13	A-307	76.68	44,00,000.00
14	A-401	63.17	40,00,000.00
15	A-402	76.68	44,00,000.00
16	404	68.40	29,69,442.00
17	405	68.40	29,69,442.00
18	A-406	76.68	44,00,000.00
19	A-407	76.68	44,00,000.00
20	503	76.68	36,41,278.00
21	504	68.40	31,17,965.00
22	505	68.40	31,17,965.00
23	A-507	76.68	44,00,000.00
24	A-508	63.17	40,00,000.00
25	603	76.68	36,41,278.00
26	604	68.40	31,17,965.00
27	605	68.40	31,17,965.00
28	606	76.68	36,41,278.00
29	704	68.40	31,17,965.00
30	A-705	68.40	40,00,000.00
31	804	68.40	31,17,965.00
32	805	68.40	31,17,965.00
33	904	68.40	31,17,965.00
34	905	68.40	31,17,965.00
35	906	76.68	36,41,278.00
36	1001	63.17	30,06,593.00
37	A-1002	76.68	44,00,000.00
38	1003	76.68	36,41,278.00
39	1004	68.40	31,17,965.00
40	1005	68.40	31,17,965.00
41	A-1006	76.68	44,00,000.00
42	B-1007	76.68	44,00,000.00
43	1101	63.17	30,06,593.00
44	1102	76.68	36,41,278.00
45	A-1103	76.68	43,99,000.00
46	1104	68.40	31,17,965.00
47	1105	68.40	31,17,965.00
48	1106	76.68	36,41,278.00
49	1108	63.17	30,06,593.00
	Tower B		
50	101	63.17	28,63,375.00
51	102	76.68	34,67,828.00
52	103	76.68	34,67,828.00
53	104	68.40	29,69,442.00
54	105	68.40	29,69,442.00
55	B-106	76.68	44,00,000.00
56	B-107	76.68	44,00,000.00
57	108	63.17	28,63,375.00

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58	201	63.17	28,63,375.00
59	202	76.68	34,67,828.00
60	203	76.68	34,67,828.00
61	204	68.40	29,69,442.00
62	205	68.40	29,69,442.00
63	B-206	76.68	44,00,000.00
64	B-208	63.17	40,00,000.00
65	301	63.17	28,63,375.00
66	302	76.68	34,67,828.00
67	303	76.68	34,67,828.00
68	304	68.40	29,69,442.00
69	305	68.40	29,69,442.00
70	B-306	76.68	44,00,000.00
71	401	63.17	28,63,375.00
72	B-402	76.68	44,00,000.00
73	403	76.68	34,67,828.00
74	404	68.40	29,69,442.00
75	405	68.40	29,69,442.00
76	B-407	76.68	44,00,000.00
77	B-408	63.17	40,00,000.00
78	501	63.17	30,06,593.00
79	B-502	76.68	44,00,000.00
80	503	76.68	36,41,278.00
81	504	68.40	31,17,965.00
82	B-506	76.68	44,00,000.00
83	505	68.40	31,17,965.00
84	601	63.17	30,06,593.00
85	B-603	76.68	44,00,000.00
86	604	68.40	31,17,965.00
87	605	68.40	31,17,965.00
88	B-608	63.17	40,00,000.00
89	701	63.17	30,06,593.00
90	B-702	76.68	44,00,000.00
91	703	76.68	36,41,278.00
92	704	68.40	31,17,965.00
93	705	68.40	31,17,965.00
94	B-708	63.17	40,00,000.00
95	801	63.17	30,06,593.00
96	803	76.68	36,41,278.00
97	804	68.40	31,17,965.00
98	805	68.40	31,17,965.00
99	B-808	63.17	40,00,000.00
100	901	63.17	30,06,593.00
101	B-902	76.68	44,00,000.00
102	903	76.68	36,41,278.00
103	904	68.40	31,17,965.00



104	905	68.40	31,17,965.00
105	B-906	76.68	44,00,000.00
106	908	63.17	30,06,593.00
107	1002	76.68	36,41,278.00
108	1003	76.68	36,41,278.00
109	1004	68.40	31,17,965.00
110	1005	68.40	31,17,965.00
111	1001	63.17	30,06,593.00
112	1008	63.17	30,06,593.00
113	1101	63.17	30,06,593.00
114	1102	76.68	36,41,278.00
115	1103	76.68	36,41,278.00
116	1104	68.40	31,17,965.00
117	1105	68.40	31,17,965.00
118	B-1106	76.68	44,00,000.00
119	1107	76.68	36,41,278.00
120	1108	63.17	30,06,593.00
	Total	**8,499.20**	**41,71,24,293.00**

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)	54,97,37,631.09
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)	18,72,60,541.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)	8,499.20
	(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	41,71,24,293.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	60,43,84,834.00
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	

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Table E

Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details State Bank of India Current A/c No. 40791495174
		Actual Amount till Date (From 24.02.2022 to 31.05.2022)
1	Opening Balance	0.00
2	Deposits	5,70,83,469.95
3	Withdrawals	3,94,29,442.08
4	Closing Balance	**1,76,54,027.87**

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 **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 31.05.2022) (in Rs.)	Actual (As on 31.05.2022) (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	4,92,18,559.00
5.	**Total Funds for Project**	**65,00,00,000.00**	**65,00,00,000.00**	**6,51,11,375.66**
6.	**Total Estimated Cost (as per Table A)**	**65,00,00,000.00**	**65,00,00,000.00**	**10,02,62,368.91**

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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.
6.	The Estimates of Govt Fees & Taxes will be updated during next quarter as per the information provided by the promoter

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

RSPH & ASSOCIATES FR No.3013N Chartered Accountants

CA Paresh P. Sabadra
Designation: Partner
M.No.: 119544
UDIN:22119544ALWUBW1898
Place: Nashik

Agreed and accepted by:

Signature of Promoter
Name: Mr. Sanjay Gosavi
Designation: Partner
Date:29.06.2022