CA.SAROJ VIDHANI
CHARTERED ACCOUNTANTS
Block No.238, Chaudhary Chowk, Jaripatka, Nagpur-440014. ☎: [O] 9913404112, Mail id:sarojvidhani@gmail.com

Annexure D
FORM-3
(See Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE
(For Quarter January2024-March2024)

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 19/04/2024

To,
GOLDEN HOME INFRAVENTURE
3rd Floor, Plot No.107,
Vivekanand Nagar, Near Sai Mandir Chowk
Wardha Road,
Nagpur.

Subject: Certificate of financial progress of work of "**PYRAMID GOLD**" having MahaRERA Registration number **P50500034130** being developed by GOLDEN HOME INFRAVENTURE.

Sir,
This Certificate is being issued for RERA compliance for the project "**PYRAMID GOLD**" having MahaRERA registration number **P50500034130** being developed by GOLDEN HOME INFRAVENTURE and is based on the record and documents produced before me and explanation provided to me by the management of the company from the start of the project till **31.03.2024.**

Table A- Estimated cost of Project (at the time of registration of Project)

Sl. No (1)	Particulars (2)	Estimated Cost (At the time of Registration of project) (3)
1	**i. Land Cost:**	
	a. Value of Land as ascertained from the Annual Statement of Rates (ASR)	3,00,00,000.00
	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.	4,50,00,000.00
	c. Estimated Acquisition Cost of TDR (if any).	1,92,24,200.00
	d. Estimated Amount 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.	-

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		any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary Transit Accommodation, overhead cost, amount 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 maintenances deposit, or any amount whatsoever payable to any authorities toward 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	**9,42,24,200.00**
	ii	**Development Cost/Cost of Construction of Building**	
		(a) Estimated Cost of Construction as certified by Engineers.	75,79,25,000.00
		(b) Cost incurred on additional items not included in estimated cost (As per engineers certificate)	-
		(c) Estimated Expenditure for development of entries project excluding cost of construction 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.	3,00,00,000.00
		(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. paid to any Statutory Authority.	5,00,00,000.00
		(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub – Total of Development Cost	**83,79,25,000.00**
Total Cost Of the Project (Estimated)			**93,21,49,200.00**

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

**Estimated cost shall be revised through correction application

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Table B – Actual Cost Incurred on the Project (as on Date Of Certificate)

S. No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	3,00,00,000.00
	(b) Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	4,21,39,300.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	1,92,24,200.00
	(d) Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government.	-
	(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) 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 book of accounts as verified by the CA.	
	ii. Incurred Expenditure towards clearance of land of all or any encumbrances cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation, overhead cost, amount paid to slum dwellers. Tenants, apartment owners or appropriates authority or government or concessionaire which are not refundable and so on.	
	iii. Incurred Expenditure towards 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 :	**9,13,63,500.00**

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(1)	(2)	(3)
2.	**Development Cost / Cost of Construction**	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost incurred including site developments and infrastructure for the same as certified by Engineers. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the CA.	57,63,87,006.00
	(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, Developments 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, construction of the entire phase of the projects registered.	1,73,97,914.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc.to any Statutory Authority.	5,10,00,000.00
	(v) Incurred Expenditure toward Interest to Financial institution, Scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction.	
	Sub – Total of Development Cost :	**64,47,84,920.00**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	**73,61,48,420.00**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A.)	**78.97 %**
5.	Amount which can be withdrawn from the Designated Accounts.	**73,61,48,420.00**
6.	Less: Amount which has been already withdrawn from the Designated Bank Account Under this certificate	-
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**73,61,48,420.00**

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Table C

Statement for calculation of Receivable from the Sales of the Real Estate Projects

1. Sold Inventory

(TowerA)

Sr. No.	Flat No. /Plot 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	A-101	63.172	40,00,000	37,00,001	2,99,999
2	A-102	76.676	44,00,000	41,19,405	2,80,595
3	A-103	76.676	39,00,000	36,07,499	2,92,501
4	A-104	68.396	44,00,000	40,29,703	3,70,297
5	A-105	68.396	41,51,000	32,67,327	8,83,673
6	A-106	76.676	40,00,000	40,69,996	(69,996)
7	A-107	76.676	43,89,000	36,63,369	7,25,631
8	A-108	63.172	35,00,000	31,50,000	3,50,000
9	A-201	63.172	40,00,000	37,00,000	3,00,000
10	A-202	76.676	43,89,000	40,58,910	3,30,090
11	A-203	76.676	44,00,000	40,70,001	3,29,999
12	A-204	68.396	44,00,000	39,60,396	4,39,604
13	A-205	68.396	44,00,000	40,70,000	3,30,000
14	A-206	76.676	44,00,000	40,69,999	3,30,001
15	A-207	76.676	43,89,000	40,59,000	3,30,000
16	A-208	63.172	40,00,000	33,92,077	6,07,923
17	A-301	63.172	39,92,000	36,92,000	3,00,000
18	A-302	76.676	43,89,000	42,78,802	1,10,198
19	A-303	76.676	44,00,000	40,48,911	3,51,089
20	A-304	68.396	44,00,000	40,69,998	3,30,002
21	A-305	68.396	44,00,000	39,60,394	4,39,606
22	A-306	76.676	43,99,000	35,19,405	8,79,595
23	A-307	76.676	44,00,000	42,68,019	1,31,981
24	A-308	63.172	40,00,000	32,81,188	7,18,812
25	A-401	63.172	44,00,000	40,70,000	3,30,000
26	A-402	76.676	44,00,000	39,60,000	4,40,000
27	A-403	76.676	44,00,000	39,59,406	4,40,594
28	A-404	68.396	40,00,000	36,63,367	3,36,633
29	A-405	68.396	44,00,000	40,70,000	3,30,000
30	A-406	76.676	44,00,000	40,70,000	3,30,000
31	A-407	76.676	44,00,000	39,59,898	4,40,102
32	A-408	63.172	40,00,000	32,67,327	7,32,673
33	A-501	63.172	40,00,000	35,99,505	4,00,495
34	A-502	76.676	39,00,000	36,06,999	2,93,001
35	A-503	76.676	44,00,000	40,70,000	3,30,000
36	A-504	68.396	44,00,000	40,70,000	3,30,000
37	A-505	68.396	44,00,000	44,75,337	(75,337)
38	A-506	76.676	43,89,000	35,74,259	8,14,741
39	A-507	76.676	44,00,000	40,70,000	3,30,000
40	A-508	63.172	44,00,000	40,68,899	3,31,101
41	A-601	63.172	40,00,000	36,99,998	3,00,002
42	A-602	76.676	44,00,000	40,70,002	3,29,998

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43	A-603	76.676	41,00,000	39,60,000	1,40,000
44	A-604	68.396	44,00,000	40,70,000	3,30,000
45	A-606	76.676	44,00,000	40,69,997	3,30,003
46	A-607	76.676	43,89,000	40,58,916	3,30,084
47	A-608	63.172	40,00,000	35,99,999	4,00,001
48	A-701	63.172	40,00,000	37,00,001	2,99,999
49	A-702	76.676	44,00,000	39,20,792	4,79,208
50	A-703	76.676	43,89,000	51,48,515	(7,59,515)
51	A-704	68.396	44,00,000	37,62,377	6,37,623
52	A-706	76.676	43,89,000	40,60,001	3,28,999
53	A-707	76.676	43,89,000	40,69,001	3,19,999
54	A-708	63.172	36,92,000	33,22,000	3,70,000
55	A-801	63.172	36,00,000	33,30,000	2,70,000
56	A-802	76.676	38,89,000	35,97,929	2,91,071
57	A-803	76.676	43,89,000	39,49,000	4,40,000
58	A-804	68.396	44,00,000	40,70,000	3,30,000
59	A-805	68.396	44,00,000	40,70,396	3,29,604
60	A-806	76.676	43,89,000	40,59,033	3,29,967
61	A-807	76.676	43,89,000	40,58,978	3,30,022
62	A-808	63.172	40,00,000	36,99,925	3,00,075
63	A-901	63.172	40,00,000	35,99,999	4,00,001
64	A-902	76.676	43,89,000	39,09,901	4,79,099
65	A-903	76.676	44,00,000	40,70,015	3,29,985
66	A-905	68.396	44,00,000	40,70,000	3,30,000
67	A-906	76.676	44,00,000	40,70,000	3,30,000
68	A-907	76.676	44,00,000	39,59,406	4,40,594
69	A-908	63.172	40,00,000	36,63,366	3,36,634
70	A-1002	76.676	36,00,000	27,22,772	8,77,228
71	A-1003	76.676	40,00,000	37,62,375	2,37,625
72	A-1004	68.396	44,00,000	39,20,792	4,79,208
73	A-1005	68.396	44,00,000	44,65,346	(65,346)
74	A-1006	76.676	44,00,000	40,70,000	3,30,000
75	A-1007	76.676	43,89,100	40,58,976	3,30,124
76	A-1008	63.172	36,92,000	34,16,037	2,75,963
77	A-1101	63.172	44,00,000	40,70,000	3,30,000
78	A-1102	76.676	40,00,000	39,60,000	40,000
79	A-1103	76.676	43,99,000	40,68,914	3,30,086
80	A-1104	68.396	44,00,000	41,08,911	2,91,089
81	A-1105	68.396	44,00,000	40,70,000	3,30,000
82	A-1107	76.676	43,89,100	40,59,100	3,30,000
83	A-1108	63.172	44,00,000	37,82,178	6,17,822
84	A-605	68.396	44,00,000	43,06,930	93,070
85	A-705	68.396	44,00,000	41,80,000	2,20,000
86	A-904	68.396	44,00,000	41,80,000	2,20,000
87	A-1106	76.676	44,00,000	41,79,999	2,20,001
TOTAL		**6205.068**	**36,98,49,200**	**33,97,33,274**	**3,01,15,926**



Sold Inventory (Tower B)

Sr. No. (1)	Flat No. /Plot No (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	B-101	63.172	40,00,000	36,99,999	3,00,001
2	B-102	76.676	44,00,000	40,70,000	3,30,000
3	B-103	76.676	44,00,000	40,70,296	3,29,704
4	B-105	68.396	44,00,000	29,90,099	14,09,901
5	B-107	76.676	44,00,000	40,69,998	3,30,002
6	B-108	63.172	40,00,000	36,99,999	3,00,001
7	B-201	63.172	44,00,000	39,60,407	4,39,593
8	B-202	76.676	44,00,000	40,69,307	3,30,693
9	B-203	76.676	44,00,000	40,69,999	3,30,001
10	B-204	68.396	44,00,000	40,70,000	3,30,000
11	B-205	68.396	44,00,000	40,29,702	3,70,298
12	B-206	76.676	41,00,000	38,00,000	3,00,000
13	B-207	76.676	44,00,000	40,70,001	3,29,999
14	B-208	63.172	40,00,000	34,51,682	5,48,318
15	B-301	63.172	43,00,000	27,72,277	15,27,723
16	B-302	76.676	44,00,000	28,21,784	15,78,216
17	B-303	76.676	44,00,000	40,70,000	3,30,000
18	B-304	68.396	44,00,000	40,70,000	3,30,000
19	B-305	68.396	44,00,000	39,11,882	4,88,118
20	B-306	76.676	44,00,000	40,69,999	3,30,001
21	B-307	76.676	44,00,000	40,69,999	3,30,001
22	B-308	63.172	40,00,000	37,00,000	3,00,000
23	B-401	63.172	44,00,000	40,69,999	3,30,001
24	B-402	76.676	44,00,000	39,61,050	4,38,950
25	B-403	76.676	44,00,000	40,69,999	3,30,001
26	B-405	68.396	44,00,000	40,29,703	3,70,297
27	B-406	76.676	44,00,000	40,70,296	3,29,704
28	B-407	76.676	40,00,000	25,00,000	15,00,000
29	B-408	63.172	44,00,000	40,70,000	3,30,000
30	B-501	63.172	44,00,000	37,82,177	6,17,823
31	B-502	76.676	44,00,000	40,36,628	3,63,372
32	B-503	76.676	44,00,000	40,70,000	3,30,000
33	B-504	68.396	44,00,000	36,05,535	7,94,465
34	B-505	68.396	44,00,000	40,70,000	3,30,000
35	B-506	76.676	44,00,000	39,59,406	4,40,594
36	B-507	76.676	44,00,000	40,70,000	3,30,000
37	B-508	63.172	40,00,000	34,72,574	5,27,426
38	B-602	76.676	44,00,000	40,70,001	3,29,999
39	B-603	76.676	44,00,000	40,70,000	3,30,000
40	B-604	68.396	44,00,000	41,79,604	2,20,396
41	B-605	68.396	44,00,000	40,70,000	3,30,000
42	B-606	76.676	43,60,800	40,30,498	3,30,302
43	B-607	76.676	44,00,000	40,70,000	3,30,000
44	B-608	63.172	44,00,000	40,70,000	3,30,000
45	B-701	63.172	40,00,000	36,99,999	3,00,001

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46	B-702	76.676	44,00,000	38,71,293	5,28,707
47	B-703	76.676	44,00,000	40,69,999	3,30,001
48	B-704	68.396	44,00,000	39,20,792	4,79,208
49	B-705	68.396	44,00,000	40,70,000	3,30,000
50	B-706	76.676	44,00,000	38,41,582	5,58,418
51	B-707	76.676	43,60,800	40,70,398	2,90,402
52	B-708	63.172	34,00,000	30,57,683	3,42,317
53	B-801	63.172	44,00,000	39,59,402	4,40,598
54	B-802	76.676	40,00,000	36,13,861	3,86,139
55	B-803	76.676	44,00,000	40,69,999	3,30,001
56	B-804	68.396	44,00,000	40,70,000	3,30,000
57	B-806	76.676	43,60,800	37,12,871	6,47,929
58	B-807	76.676	44,00,000	39,59,998	4,40,002
59	B-808	63.172	35,00,000	27,97,027	7,02,973
60	B-901	63.172	44,00,000	41,23,762	2,76,238
61	B-902	76.676	44,00,000	35,19,604	8,80,396
62	B-903	76.676	44,00,000	40,69,999	3,30,001
63	B-904	68.396	44,00,000	40,70,001	3,29,999
64	B-905	68.396	38,00,000	35,15,000	2,85,000
65	B-907	76.676	43,60,800	35,64,355	7,96,445
66	B-908	63.172	43,00,000	39,77,524	3,22,476
67	B-1001	63.172	44,00,000	40,70,000	3,30,000
68	B-1002	76.676	44,00,000	40,70,000	3,30,000
69	B-1003	76.676	44,00,000	40,70,000	3,30,000
70	B-1005	68.396	44,00,000	40,70,000	3,30,000
71	B-1006	76.676	43,60,800	39,20,601	4,40,199
72	B-1007	76.676	40,00,000	31,99,998	8,00,002
73	B-1008	63.172	44,00,000	40,70,000	3,30,000
74	B-1101	63.172	35,00,000	10,89,109	24,10,891
75	B-1102	76.676	44,00,000	40,70,000	3,30,000
76	B-1103	76.676	44,00,000	40,69,406	3,30,594
77	B-1104	68.396	44,00,000	40,70,000	3,30,000
78	B-1106	76.676	44,00,000	48,96,710	(4,96,710)
79	B-1107	76.676	44,00,000	40,70,000	3,30,000
80	B-1108	63.172	35,00,000	10,89,108	24,10,892
81	B-404	68.396	44,00,000	41,38,614	2,61,386
82	B-601	63.172	44,00,000	36,10,793	7,89,207
83	B-805	68.396	44,00,000	38,52,476	5,47,524
84	B-106	76.676	44,00,000	36,96,040	7,03,960
85	B-906	76.676	44,00,000	44,90,770	(90,770)
86	B-1004	68.396	44,00,000	41,80,000	2,20,000
87	B-1105	68.396	44,00,000	40,70,000	3,30,000
TOTAL		**6199.844**	**37,42,04,000**	**33,24,93,674**	**4,17,10,326**

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(TOWER C)

Sr. No. (1)	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	C-102	82.969	44,00,000.00	39,59,901.00	4,40,099.00
2	C-103	82.969	42,00,000.00	37,79,900.00	4,20,100.00
3	C-108	83.890	44,00,000.00	39,60,394.00	4,39,606.00
4	C-202	82.969	44,00,000.00	39,59,901.00	4,40,099.00
5	C-203	82.969	44,00,000.00	39,59,901.00	4,40,099.00
6	C-206	82.969	44,00,000.00	39,59,802.00	4,40,198.00
7	C-207	82.969	44,00,000.00	39,59,901.00	4,40,099.00
8	C-302	82.969	44,00,000.00	39,59,807.00	4,40,193.00
9	C-303	82.969	44,00,000.00	39,60,297.00	4,39,703.00
10	C-306	82.969	40,00,000.00	35,64,335.00	4,35,665.00
11	C-307	82.969	44,00,000.00	39,10,792.00	4,89,208.00
12	C-402	82.969	44,00,000.00	39,60,000.00	4,40,000.00
13	C-403	82.969	44,00,000.00	37,40,099.00	6,59,901.00
14	C-406	82.969	44,00,000.00	39,60,000.00	4,40,000.00
15	C-407	82.969	44,00,000.00	39,60,000.00	4,40,000.00
16	C-502	82.969	44,00,000.00	35,65,347.00	8,34,653.00
17	C-503	82.969	42,00,000.00	37,10,890.00	4,89,110.00
18	C-506	82.969	44,00,000.00	35,59,901.00	8,40,099.00
19	C-507	82.969	44,00,000.00	35,17,624.00	8,82,376.00
20	C-508	83.890	44,00,000.00	20,29,704.00	23,70,296.00
21	C-601	83.890	44,00,000.00	39,59,999.00	4,40,001.00
22	C-602	82.969	44,00,000.00	39,59,998.00	4,40,002.00
23	C-603	82.969	44,00,000.00	39,10,891.00	4,89,109.00
24	C-606	82.969	44,00,000.00	39,60,296.00	4,39,704.00
25	C-607	82.969	44,00,000.00	36,33,019.00	7,66,981.00
26	C-701	83.890	44,00,000.00	39,60,396.00	4,39,604.00
27	C-702	82.969	44,00,000.00	39,20,791.00	4,79,209.00
28	C-703	82.969	44,00,000.00	39,60,297.00	4,39,703.00
29	C-706	82.969	44,00,000.00	42,73,762.00	1,26,238.00
30	C-707	82.969	44,00,000.00	39,59,901.00	4,40,099.00
31	C-708	83.890	44,00,000.00	39,59,900.00	4,40,100.00
32	C-801	83.890	44,00,000.00	37,02,970.00	6,97,030.00
33	C-802	82.969	44,00,000.00	39,60,396.00	4,39,604.00
34	C-803	82.969	44,00,000.00	34,15,841.00	9,84,159.00
35	C-806	82.969	44,00,000.00	39,60,000.00	4,40,000.00
36	C-807	82.969	40,00,000.00	36,00,990.00	3,99,010.00
37	C-902	82.969	44,00,000.00	37,40,092.00	6,59,908.00
38	C-903	82.969	44,00,000.00	39,59,901.00	4,40,099.00
39	C-906	82.969	44,00,000.00	39,59,802.00	4,40,198.00
40	C-907	82.969	44,00,000.00	38,39,108.00	5,60,892.00
41	C-908	83.890	44,00,000.00	41,83,170.00	2,16,830.00
42	C-1002	82.969	44,00,000.00	13,36,633.00	30,63,367.00
43	C-1003	82.969	44,00,000.00	35,14,852.00	8,85,148.00
44	C-1006	82.969	44,00,000.00	39,20,792.00	4,79,208.00



45	C-1007	82.969	44,00,000.00	36,37,623.00	7,62,377.00
46	C-1102	82.969	44,00,000.00	39,59,899.00	4,40,101.00
47	C-1103	82.969	44,00,000.00	39,20,792.00	4,79,208.00
48	C-1106	82.969	44,00,000.00	39,71,286.00	4,28,714.00
49	C-1107	82.969	42,71,000.00	39,61,386.00	3,09,614.00
	TOTAL	**4071.928**	**21,42,71,000**	**18,49,43,279**	**2,93,27,721**

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory:

(TOWER A)

S. No. (1)	Plots (2)	Carpet Area (in. sq. mtrs.) (3)	Unit Consideration as per ready Reckoner Rate (ASR) (4)
1	A-1001	63.172	30,36,000
	TOTAL	**63.172**	**30,36,000**

(TOWER B)

S. No. (1)	Plots (2)	Carpet Area (in. sq. mtrs.) (3)	Unit Consideration as per ready Reckoner Rate (ASR) (4)
1	B-104	68.396	32,87,062
	TOTAL	**68.396**	**32,87,062**

(TOWER C)

S. No. (1)	Plots (2)	Carpet Area (in. sq. mtrs.) (3)	Unit Consideration as per ready Reckoner Rate (ASR) (4)
1	C-101	83.890	35,75,000.03
2	C-104	83.890	35,75,000.03
3	C-105	83.890	35,75,000.03
4	C-106	82.969	35,35,751.31
5	C-107	82.969	35,35,751.31
6	C-201	83.890	35,75,000.03
7	C-204	83.890	35,75,000.03
8	C-205	83.890	35,75,000.03
9	C-208	83.890	35,75,000.03
10	C-301	83.890	35,75,000.03
11	C-304	83.890	35,75,000.03
12	C-305	83.890	35,75,000.03
13	C-308	83.890	35,75,000.03

SAROJ VIDHANI NAGPUR M. No. 172779 CHARTERED ACCOUNTANTS

14	C-401	83.890	35,75,000.03
15	C-404	83.890	35,75,000.03
16	C-405	83.890	35,75,000.03
17	C-408	83.890	35,75,000.03
18	C-501	83.890	35,75,000.03
19	C-504	83.890	35,75,000.03
20	C-505	83.890	35,75,000.03
21	C-604	83.890	35,75,000.03
22	C-605	83.890	35,75,000.03
23	C-608	83.890	35,75,000.03
24	C-704	83.890	35,75,000.03
25	C-705	83.890	35,75,000.03
26	C-804	83.890	35,75,000.03
27	C-805	83.890	35,75,000.03
28	C-808	83.890	35,75,000.03
29	C-901	83.890	35,75,000.03
30	C-904	83.890	35,75,000.03
31	C-905	83.890	35,75,000.03
32	C-1001	83.890	35,75,000.03
33	C-1004	83.890	35,75,000.03
34	C-1005	83.890	35,75,000.03
35	C-1008	83.890	35,75,000.03
36	C-1101	83.890	35,75,000.03
37	C-1104	83.890	35,75,000.03
38	C-1105	83.890	35,75,000.03
39	C-1108	83.890	35,75,000.03
TOTAL		**3269.868**	**13,93,46,503.88**



Table D
Comparison between balance Cost and Receivables

S. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	19,60,00,780
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as Certified Verified from the record and books of accounts)	10,11,53,973
3	(i)Balance Unsold area (to be certified by Management and to be verified by CA from the record and books of accounts), (ii)Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the as per Table C to this certificate	3,401.44Sq M 14,56,69,566
4	Estimated Receivables of ongoing projects.(Sum of 2 + 3(ii))	24,68,23,539
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 projects will be deposited in designed Account If 4 is Lesser than 1,then 100% of the balance receivables of ongoing projects will be deposited in designed Account	17,27,76,477

SAROJ VIDHANI
NAGPUR
M. No. 172779
CHARTERED ACCOUNTANTS

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	**NIL**
2	Deposits	**51,60,69,734.00**
3	Withdrawals	**51,35,00,001.00**
4	Closing Balance	**25,69,733.00**

I hereby certify that required proportion of money, as specified in the act, collected from allotted of the projected units as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **GOLDEN HOME INFRAVENTURES** has utilized the required proportion of money, as specified in the act, collected from allotters for this project only for land and construction of this projects.

SAROJ VIDHANI
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172779
CHARTERED ACCOUNTANTS

Table F
Means of Finance

S. 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	13,21,49,200	2,25,40,838
2	Total Borrowed Funds (Secured) -Drawdown availed till date	10,00,00,000	-	-
3	Total Borrowed Funds (Un Secured) -Drawdown availed till date	3,00,00,000	-	-
4	Customer Receipts used for Projects	48,00,00,000	80,00,00,000	71,36,07,582
5	Total Fund for Projects (1+2+3+4)	65,00,00,000	93,21,49,200	73,61,48,420
6	Total Estimated Cost (As per Table A)	93,21,49,200	93,21,49,200	93,21,49,200

SAROJ VIDHANI
NAGPUR
M. No.
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CHARTERED ACCOUNTANTS

Table G

Any Comments / Observations of CA

1.	NIL
2.	
3.	
4.	

Yours Faithfully,

SAROJ VIDHANI
NAGPUR
M. No.
172779
CHARTERED ACCOUNTANTS

SAROJ VIDHANI
M.NO 172779
CHARTERED ACCOUNTANT
UDIN: 24172779BKDGLM2794
DATE: 19.04.2024

Agreed and accepted by:

Signature of Partner
Name: :(Iconic Pyramid Developers LLP
Through its partner Sanjay Gosavi)
Date: 19.04.2024