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,
Goldbricks Infrastructure Private Limited

Sub.:- Certificate of Financial Progress of Work of RHS having MahaRERA Registration Number P50500047576 being developed by Goldbricks Infrastructure Private Limited

Sir,

This certificate is being issued for RERA compliance for the RHS having MahaRERA Registration Number P50500047576 being developed by Goldbricks Infrastructure Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

FOR QUARTER ENDING: 30TH DECEMBER 2022

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 iof Rates (ASR).	98,44,046
	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.	9,45,113
	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	5,13,188
	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 linied 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	1,13,02,347
	Development Cost/ Cost of Construction of Building.	
	(a) Estimated Cost of Construction as certified by Engineer	4,80,46,082
	(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 (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.	72,59,067
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,21,808
	e. Interest payable 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	5,54,26,957
	Total Cost of The project (Estimated)	6,67,29,304



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)	98,44,046
	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.	9,45,113
	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	5,13,188
	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	1,13,02,347
	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	1,01,96,572
	(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.	37,37,461
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	60,904
	(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	1,39,94,937
3	Total Cost of The project (Actual incurred as on date of certificate)	2,52,97,284
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	37.91
5	Amount which can be withdrawn from the Designated Account.	2,52,97,284
6	Less: Amount withdrawn till date of this certificate from the Designated Account	51,49,200
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,52,97,284

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

CA. Ankit Talreja
Nagpur
14th Febraury 2023
UDIN: 23177608BGSMEL3688

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

Date:-14/02/2023
Place:-Nagpur

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)	4,14,32,020
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)	76,44,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,077.84
	(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	10,21,89,217
4	Estimated receivables of ongoing project Sum of 2 + 3 (ii)	10,98,33,217
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)	7,68,83,252

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
14th Febraury 2023
UDIN: 23177608BGSMEL3688

Date:-14/02/2023
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)
1	Ground Floor-Shop 9	24.50	45,00,000	43,96,000	1,04,000
2	Ground Floor-Shop 11	22.51	45,00,000	5,60,000	39,40,000
3	Ground Floor-Shop 14	21.29	37,00,000	22,00,000	15,00,000
4	Ground Floor-Shop 15	20.50	37,00,000	16,00,000	21,00,000
	TOTAL	**88.79**	**1,64,00,000**	**87,56,000**	**76,44,000**

Unsold Inventory

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Ground Floor-Shop 1	32.19	30,51,617
2	Ground Floor-Shop 2	31.73	30,08,005
3	Ground Floor-Shop 3	30.95	29,34,433
4	Ground Floor-Shop 4	30.18	28,60,956
5	Ground Floor-Shop 5	29.40	27,87,385
6	Ground Floor-Shop 6	28.62	27,13,813
7	Ground Floor-Shop 7	27.85	26,40,241
8	Ground Floor-Shop 8	34.91	33,09,498
9	Ground Floor-Shop 10	24.43	23,16,373
10	Ground Floor-Shop 12	22.87	21,68,661
11	Ground Floor-Shop 13	22.08	20,93,572
12	Ground Floor-Shop 16	19.53	18,51,146
13	First Floor-Shop 1	32.19	30,51,617
14	First Floor-Shop 2	31.73	30,08,005
15	First Floor-Shop 3	30.95	29,34,433
16	First Floor-Shop 4	30.18	28,60,956
17	First Floor-Shop 5	29.40	27,87,385
18	First Floor-Shop 6	28.62	27,13,813
19	First Floor-Shop 7	27.85	26,40,241
20	First Floor-Shop 8	34.91	33,09,498
21	First Floor-Shop 9	24.50	23,22,346
22	First Floor-Shop 10	24.43	23,16,373
23	First Floor-Shop 11	22.51	21,34,245
24	First Floor-Shop 12	22.87	21,68,661
25	First Floor-Shop 13	22.08	20,93,572
26	First Floor-Shop 14	21.29	20,18,104
27	First Floor-Shop 15	20.50	19,43,490
28	First Floor-Shop 16	19.53	18,51,146
29	Second Floor-Shop 1	30.95	29,34,433
30	Second Floor-Shop 2	30.18	28,60,956
31	Second Floor-Shop 3	29.40	27,87,385
32	Second Floor-Shop 4	28.62	27,13,813
33	Second Floor-Shop 5	27.85	26,40,241
34	Second Floor-Shop 6	34.91	33,09,498
35	Second Floor-Shop 7	24.50	23,22,346
36	Second Floor-Shop 8	24.43	23,16,373
37	Second Floor-Shop 9	22.51	21,34,245
38	Second Floor-Shop 10	22.87	21,68,661
39	Second Floor-Shop 11	22.08	20,93,572
40	Second Floor-Shop 12	21.29	20,18,104
	Total	**1,078**	**10,21,89,217**



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	3,20,00,000	3,20,00,000	2,57,75,500
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,50,00,000	3,50,00,000	-4,78,216
4	Customer Receipts under for Project	11,06,07,403	12,53,72,659	-
5	Total Funds for Project	17,76,07,403	19,23,72,659	2,52,97,284
6	Total Estimated Cost (As per Table A)	6,67,29,304	6,67,29,304	2,52,97,284

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

CA. Ankit Talreja
Partner
MRN - 177608
UDIN: 23177608BGSMEL3688

Agreed and accepted by:

Name:- Saraogi
Director
Goldbricks Infrastructure Private Limited
Place:- Nagpur
Date:-14/02/2023