



Annexure D

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS'S CERTIFICATE

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

Date: 22.07.2023

To,
Goldbricks Infrastructure Pvt Ltd
Anandam World City,
Ganeshpeth, Nagpur- 440018

Subject: Certificate of Financial Progress of Work of RHS having MahaRERA Registration Number P50500047576 being developed by **Goldbricks Infrastructure Pvt Ltd**.

Sir,

This Certificate is being issued for RERA compliance for the RHS having MahaRERA Registration Number P50500047576 being developed by **Goldbricks Infrastructure Pvt Ltd** and is based on the records and document produced before me and explanations provided to me by the management of the Company.

For Quarter Ending 31st March -2023

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

Sr No (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
	i. Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	98,44,046.00
	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.	9,45,113.00
	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	5,13,188.00
	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.	





(1)	(2)	(3)
	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 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 maintenance 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:	1,13,02,347.00
	ii. Development Cost / Cost of Construction of Building a) Estimated Cost of Construction as certified by Engineer. 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 costs. Consumables etc. d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. 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:	4,80,46,082.00 72,59,067.00 1,21,808.00 5,54,26,957.00
	Total Cost of the Project (Estimated)	6,67,29,304.00

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

** Estimated cost shall be revised through correction application.





Table B – Actual Cost Incurred on the project (as on Date of Certificate)

Sr No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
	ii. Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	98,44,046.00
	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 Government / UT Administration any Statutory State Authority.	9,45,113.00
	c) Incurred Expenditure for Acquisition 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	5,13,188.00
	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 infrastructure for the same as certified by Engineer.	
	b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified 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 of Transit accommodation lieu or rent in 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	
	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	
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub – Total of Land Cost:	1,13,02,347.00





Table C

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

Sold Inventory

Sr No.	Shop No.	Carpet Area in Sq.Mtr	Unit Consideration as per Agreement/Letter of Allotment	Received Amount 31.03.2023	Balance Receivable
1	Ground Floor Shop 9	24.53	45,00,000.00	43,00,000.00	2,00,000.00
2	Ground Floor Shop 11	22.48	45,00,000.00	45,00,000.00	-
3	Ground Floor Shop 14	21.29	37,00,000.00	36,00,000.00	1,00,000.00
4	Ground Floor Shop 15	20.50	37,00,000.00	36,00,000.00	1,00,000.00
		88.79	1,64,00,000.00	1,60,00,000.00	4,00,000.00

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

Unsold Inventory

Sr No.	Office/Shop No.	Carpet Area	Unit Consideration As per Ready Reckoner
1	Ground Floor Shop 1	32.19	3543789
2	Ground Floor Shop 2	31.73	3493143
3	Ground Floor Shop 3	30.95	3407705
4	Ground Floor Shop 4	30.18	3322378
5	Ground Floor Shop 5	29.40	3236940
6	Ground Floor Shop 6	28.62	3151502
7	Ground Floor Shop 7	27.85	3066065
8	Ground Floor Shop 8	34.91	3843261
9	Ground Floor Shop 10	24.43	2689963
10	Ground Floor Shop 12	22.87	2518427
11	Ground Floor Shop 13	22.08	2431228
12	Ground Floor Shop 16	19.53	2149703
13	First Floor Shop 1	32.19	3190375
14	First Floor Shop 2	31.73	3144780
15	First Floor Shop 3	30.95	3067863
16	First Floor Shop 4	30.18	2991045
17	First Floor Shop 5	29.40	2914128





18	First Floor Shop 6	28.62	2837211
19	First Floor Shop 7	27.87	2762474
20	First Floor Shop 8	34.91	3459982
21	First Floor Shop 9	24.50	2427944
22	First Floor Shop 10	24.43	2421700
23	First Floor Shop 11	22.51	2231290
24	First Floor Shop 12	22.87	2267271
25	First Floor Shop 13	22.08	2188768
26	First Floor Shop 14	21.29	2109868
27	First Floor Shop 15	20.50	2031861
28	First Floor Shop 16	19.53	1935318
29	Second Floor Shop 1	30.95	3067863
30	Second Floor Shop 2	30.18	2991045
31	Second Floor Shop 3	29.40	2914128
32	Second Floor Shop 4	28.62	2837211
33	Second Floor Shop 5	27.87	2762542
34	Second Floor Shop 6	34.93	3462386
35	Second Floor Shop 7	24.53	2431037
36	Second Floor Shop 8	24.43	2421828
37	Second Floor Shop 9	22.48	2228450
38	Second Floor Shop 10	22.85	2265284
39	Second Floor Shop 11	22.11	2191616
40	Second Floor Shop 12	21.27	2108740
		1,077.91	11,05,18,114





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)	2,99,11,893.00
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)	4,00,000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated 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	1077.91 Sq.Mtr 11,05,18,114.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii)]	11,09,18,114.00
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 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	7,76,42,680.00

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 PVT LTD** 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.

Your Faithfully,

For SAVADIA & CO
CHARTERED ACCOUNTANT
FRN :- 144377W

Savadia

CA LAABHESH SAVADIA
(Proprietor)

M No:- 177194

UDIN : 23177194 BG XMR B7650





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	3,20,00,000.00	3,20,00,000.00	2,08,17,411.00
2	Total Borrowed Funds (Secured) Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	3,50,00,000.00	3,50,00,000.00	
4	Customers Receipts under for RHS Project.	12,69,18,114.00	12,69,18,114.00	1,60,00,000.00
5	Total Funds for Project	19,39,18,114.00	19,39,18,114.00	3,68,17,411.00
6	Total Estimated Cost (As per Table A)	6,67,29,304.00	6,67,29,304.00	3,68,17,411.00

The Amount represents sale proceeds from sale of Plot of Super Market to the single customer, which is separate unit of the project. The cost related to the said plot has already being incurred fully, hence the amount is eligible for withdrawal and can be used for the related activities.

All the above figures are drawn from unaudited books of accounts & based on the management letter received

Your Faithfully,

For SAVADIA & CO
CHARTERED ACCOUNTANT
FRN :- 144377W

Savadia

CA LAABHESH SAVADIA
(Proprietor)

M No:- 177194

UDIN : 2 3177194 BaxMR B7650



Agreed and accepted by:

Pratik Saraogi
Signature of Promoter

Name: Mr. Pratik Saraogi

Date – 22.07.2023

