SAVADIA & Co.

Ft No. 805,Jai Kalpana
BuldgRamdaspeth,NAGPUR
MAHARASHTRA 440010
Ph. 8983969307
e-mail : laabhesh@gmail.com

Dated-15.01.2024

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)

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 December -2023

Sr No	Particulars	**Estimated Cost** (At the time of Registration of project)
1	2	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).	0.00
	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	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.	

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	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.	4,80,46,082.00
	b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	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.	72,59,067.00
	d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	1,21,808.00
	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:	**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.

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

Sr No	Particulars	Amount (Rs.)
1	2	3
	i. 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).	0.00
	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**

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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	2,77,57,645.00
	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)	0
	iii. Incurred Expenditure for development of entire project excluding cost of construction as per (1) 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.	37,37,461.00
	iv. Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	60904
	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.	
	Sub Total of Development Cost:	3,15,56,010.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	4,28,58,357.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	64.23%
5	Amount which can be withdrawn from the Designated Account.	4,28,58,357.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account.	3,45,83,310.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	82,75,047.00

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

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Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particular (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	2,38,70,947.00
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)	1,24,77,072.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	736.51 Sq mtr
	(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	7,57,02,204.39
4	Estimated receivables of ongoing project. [Sum of 2 + 3 (ii))]	8,81,79,276.39
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	6,17,25,493.00

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 & CO. FRN 144377W NAGPUR CHARTERED ACCOUNTANT

S Savadia

CA LAABHESH SAVADIA
(Proprietor)
M No:- 177194
UDIN : 24177194BKEDVS2019

SAVADIA & Co.

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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	82,75,047.00
2	Total Borrowed Funds (Secured)			
	- Drawdown availed till date	3,50,00,000.00	3,50,00,000.00	
3	Total Borrowed Funds (Unsecured)			
4	Customers Receipts under for RHS Project	13,00,49,397.00	13,75,84,004.39	3,45,83,310.00
5	Total Funds for Project	19,70,49,397.00	20,45,84,004.39	4,28,58,357.00
6	Total Estimated Cost (As per Table A)	6,67,29,304.00	6,67,29,304.00	4,28,58,357.00

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

S Savadia
CA LAABHESH SAVADIA
(Proprietor)
M No:- 177194
UDIN : 24177194 BKEDVS2049

SAVADIA & CO. FRN 144377W NAGPUR CHARTERED ACCOUNTANT

Agreed and accepted by:

Signature of Promoter
Name: Mr. Pratik Saraogi
Date – 15.01.2024

Goldstone Infrastructure Pvt. Ltd. NAGPUR (M.S.)

Table C

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

Sold Inventory

Sr No.	Shop No.	Floor	Carpet Area in Sq.Mtr	Unit Consideration asper Agreement/Letter of Allotment	Received Amount 31.12.2023	Balance Receivable
1	Shop 9	Ground Floor	24.53	45,00,000.00	45,00,000.00	-
2	Shop 10	Ground Floor	24.43	36,21,000.00	36,21,000.00	-
3	Shop 11	Ground Floor	22.48	45,00,000.00	45,00,000.00	-
4	Shop 12	Ground Floor	22.48	33,01,200.00	33,01,200.00	-
5	Shop 13	Ground Floor	22.11	31,98,600.00	31,98,600.00	-
6	Shop 14	Ground Floor	21.29	37,00,000.00	36,00,000.00	1,00,000.00
7	Shop 15	Ground Floor	20.50	37,00,000.00	36,00,000.00	1,00,000.00
8	Shop 16	Ground Floor	19.50	32,00,000.00	9,00,000.00	23,00,000.00
9	Shop 7	1st Floor	27.85	45,00,000.00	8,83,928.00	36,16,072.00
10	Shop 9	1st Floor	24.50	32,10,000.00	5,00,000.00	27,10,000.00
11	Shop 11	1st Floor	22.48	38,51,000.00	2,00,000.00	36,51,000.00
12	Shop 13	1st Floor	22.08	30,00,000.00	30,00,000.00	-
13	Shop 14	1st Floor	21.29	29,00,000.00	29,00,000.00	-
14	Shop 5	2nd Floor	27.87	30,51,720.00	30,51,720.00	-
15	Shop 6	2nd Floor	34.93	38,22,000.00	38,22,000.00	-
16	Shop 7	2nd Floor	24.53	26,87,720.00	26,87,720.00	-
17	Shop 8	2nd Floor	24.43	26,75,400.00	26,75,400.00	-
18	Shop 9	2nd Floor	22.48	24,63,160.00	24,63,160.00	-
			429.75	6,18,81,800.00	4,94,04,728.00	1,24,77,072.00

Unsold Inventory

Sr No.	Office/Shop No.	Floor	Carpet Area	Unit Consideration As per Ready Reckoner
1	Shop 1	Ground Floor	32.19	3543789
2	Shop 2	Ground Floor	31.73	3493143
3	Shop 3	Ground Floor	30.95	3407705
4	Shop 4	Ground Floor	30.18	3322378
5	Shop 5	Ground Floor	29.40	3236940
6	Shop 6	Ground Floor	28.62	3151502
7	Shop 7	Ground Floor	27.85	3066065
8	Shop 8	Ground Floor	34.91	3843261
9	Shop 1	1st Floor	32.19	3190375
10	Shop 2	1st Floor	31.73	3144780
11	Shop 3	1st Floor	30.95	3067863
12	Shop 4	1st Floor	30.18	2991045
13	Shop 5	1st Floor	29.40	2914128
14	Shop 6	1st Floor	28.62	2837211
15	Shop 8	1st Floor	34.91	3459982
16	Shop 10	1st Floor	24.43	2421700
17	Shop 12	1st Floor	22.87	2267271
18	Shop 15	1st Floor	20.50	2031861
19	Shop 16	1st Floor	19.53	1935318
20	Shop 1	2nd Floor	30.95	3067863
21	Shop 2	2nd Floor	30.18	2991045
22	Shop 3	2nd Floor	29.40	2914128
23	Shop 4	2nd Floor	28.62	2837211
24	Shop 10	2nd Floor	22.85	2265284
25	Shop 11	2nd Floor	22.11	2191616
26	Shop 12	2nd Floor	21.27	2108740
			736.51	7,57,02,204

