



FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 15-02-2024

To,
M/S PAM SERVICES
Shop No. 3, Laxmi Sada Apt., Wardha Road, Near Sai Mandir,
Chhatrapati Square, Nagpur - 440015

Sub: Certificate of financial progress of work of "Gokul Nagari" having Maharera Registration No. **P50500051318** being developed by **M/S PAM SERVICES**.

Sir,

This certificate is being issued for RERA compliance for the project "Gokul Nagari" having Maharera Registration No. **P50500051318** being developed by **M/S PAM SERVICES** 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 the project)

Sr. No (1)	Particulars (2)	Estimated cost (at the time of registration of the project) (3)
1	i Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	2,64,52,484
	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 or any Statutory Authority.	
	c. Estimated Acquisition Cost of TDR (if any).	
	d. Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government, toward stamp duty, transfer charges, registration fees etc; And.	14,00,000
	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, 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 maintenance 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	2,78,52,484
	ii	Development Cost/Cost of Construction of building:	
	a.	Estimated Cost of Constrution as certified by Engineer.	86,00,000
	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 (a) 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.	7,50,000
	d.	Estimated Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	6,50,000
	e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money Lenders on Construction funding or money borrowed for construction:	22,50,000
		Sub-Total of Development Cost	1,22,50,000
		Total Cost of the Project (Estimated)	4,01,02,484



Table B - Actual cost incurred on the Project (as on date of certificate)

Sr. No (1)	Particulars (2)	Amount (Rs.)
		Incurred (3)
1	Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	2,64,52,484
	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 or any Statutory Authority.	
	c. Incurred expenditure for Acquisition of TDR (if any).	-
	d. Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	13,70,115
	e. Land premium paid for redevelopment of land owned by public authorities.	-
	f. Under Rehabilitation scheme:	-
	(i) Incurred expenditure for construction of rehab 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 accommodation or rent in lieu of transit Accommodation overhead cost, amount paid to slum dwellers, tenants, apartment owners or appropriate 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 toward 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	2,78,22,599
2	Development Cost / Cost of Construction:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	58,47,686
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	59,02,560
	(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	58,47,686
	(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.	1,02,550
	(iv) Incurred Expenditure towards Taxes , cess, fees , charges,premiums, interest etc to any Statutory Authority.	6,675
	(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.	8,67,750
	Sub-Total of Development Cost	68,24,661
3	Total Cost of the Project (Actual incurred as on date of certificate)	3,46,47,260
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	86%
5	Amount which can be withdrawn from the Designated Account.	3,46,47,260
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,14,50,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	2,31,97,260



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

SOLD INVENTORY					
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	3	130.66	10,54,842	10,54,842	-
2	16 & 17	267.39	32,80,920	32,80,920	-
3	14	146.43	8,27,400	8,27,400	-
4	7	155.00	7,21,000	2,00,000	5,21,000
5	9	217.95	10,55,706	3,00,000	7,55,706
6	10	182.30	9,00,000	5,00,000	4,00,000
7	6	209.21	11,36,313	11,36,313	-
8	11	140.65	6,55,000	2,00,000	4,55,000
9	15	140.48	6,52,100	6,52,100	-
10	18 & 19	268.05	15,03,300	15,03,300	-
11	20 To 27	1018.11	48,30,250	21,00,000	27,30,250
12	28 & 29	351.71	24,00,000	24,00,000	-
13	31, 32 & 33	293.28	13,60,000	13,60,000	-
14	2	180.63	9,00,000	9,00,000	-
Total		1099.73	2,12,76,831.00	1,64,14,875.00	48,61,956.00

(Unsold Inventory)				
Ready Recknor Rate as on the date of certificate of the Residential premises				
Sr. No	Floor/Wing	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1		1	268.19	12,33,683
2		4	135.70	6,24,220
3		5	135.00	6,21,000
4		8	155.00	7,13,000
5		12	148.03	6,80,947
6		13	150.56	6,92,576
7		30	99.32	4,56,872
8		34	96.21	4,42,566
9		35	98.60	4,53,560
10		36	256.16	11,78,341
11		37	505.90	23,27,140
Total			2048.68	94,23,905.00



Table D
Comparison Between Balance Cost & Receivable

S.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)	54,55,224
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	48,61,956
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	2,049
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	94,23,905
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)]	
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 receivable of ongoing project Will be deposited in designated account. If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	

Table E
Designated bank Account Details

S.No (1)	Particulars (2)	Designated Bank Account details HDFC Bank A/c No. 50200078746053
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	-
2	Deposits	1,14,90,412.50
3	Withdrawals	1,14,50,000.00
4	Closing Balance	40,412.50

I hereby certify that required proportion of money, as specified In the Act, collected from alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **M/S PAM SERVICES** has utilized the required proportion of money, as specified In the Act, collected from alloters of this project only For Land and Construction of this project.



Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	1,80,00,000	2,50,00,000	1,17,04,533
2	Total Borrowed Fund (Secured drawdown Available till date			
3	Total Borrowed Fund (unsecured) drawdown Available till date	1,58,00,000	1,58,00,000	65,68,265
4	Customer Receipt used for Project	2,64,50,000	4,00,00,000	1,63,74,463
5	Total Funds for Project	6,02,50,000	8,08,00,000	3,46,47,260
6	Total Estimated Cost (As per table A)	4,01,02,484	4,01,02,484	4,01,02,484

Table G
Any Comments/Observations of CA

1	Land Valuation (ASR Rate) taken as per Department Of registration & Stamp Valuation Portal Government of Maharashtra for Mouja- Yerla, Taluka -Nagpur (Gramin) District - Nagpur, i.e., Rs.4600/ Per Sq. Mtr. For FY 23-24.
2	Table - A and Table F Estimated and proposed amount taken as per details provided by the Promoter.
3	This Certificate covers receipt & expenditure upto 30-09-2023.
4	
5	

Yours faithfully .

For A.D. KHARABE & ASSOCIATES
Chartered Accountants
FRN: 152166W

[Signature]

CA. AKSHAY D. KHARABE
Proprietor
(M.NO. 194516)

UDIN: 24194516BKEAJI9305
Day & Date : 15th February, 2024



Agreed & Accepted By
M/s PAM SERVICES

[Signature]

Signature Of Promoter
Name : Manoj U. Gangan

Date : 15-02-2024

M/s PAM SERVICES

[Signature]

Name : Motilal K. Paliwal