GITESH MADDIWAR

CHARTERED ACCOUNTANT

535, Ramdaspeth, Nagpur – 440 010. CONTACT : +91-9422136952. EMAIL: giteshmaddiwar@gmail.com

FORM- 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Project Name:Gokul Vrindavan Wing Madhav by M/s.Pankaj Construction

Cost of Real Estate Project MahaRERA Registration Number :P50500051479 **(Quarter- July 2023 to Sep 2023)**

Sr. No	Particulars	Amount (Rs. in Lacs) Estimated (Table A)	Amount (Rs. In Lacs) Incurred (Table B)
1	i. Land cost :		
	a. Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Including transfer fees)	112.36	112.36
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c. Acquisition cost of TDR (if any)	-	-
	d. Amounts payable to State Government of Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc, and	4.61	4.61
	e. Land premium payable as per annual statements 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) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	-	-
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any other amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of LAND COST	**116.98**	**116.98**

GITESH A MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT

Sr. No	Particulars	Amount (Rs. in Lacs) Estimated (Table A)	Amount (Rs. In Lacs) Incurred (Table B)
	ii. Development Cost, Cost of construction: a. Cost of Construction (i) Estimated Cost of Construction as certified by Engineer	668.73	200.62
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to considered	-	-
	(iii) On-site expenditure of development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services including water, electricity, sewerage, drainage, layout roads, etc.), cost of machineries and equipments including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	-	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest, etc to any statutory authority	41.42	41.42
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
	Sub-total of Development Cost	**710.15**	**242.04**
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	827.13
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		359.01
4	% completion of Construction Work (as per Project Architect's Certificate) %		As per Annexure
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (3/2%)		43.40%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		359.01
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0.00
8	Net amount which can be withdrawn from this Certificate is being issued for RERA compliance for Project Name:**Gokul Vrindavan Wing Madhav by M/s.Pankaj Construction**		359.01

This certificate being issued is based on the records and documents produced before us and explanations provided to us by the management of the Company. It is pertinent to mention that the estimated costs in this certificate are based on engineer's certificate and management estimate. We don't vouch for accuracy of the same. Incurred costs in this certificate are as per the generally accepted accounting principles in India and we have obtained sufficient necessary supportings for issuance of this certificate but we have not verified the costs in entirety considering the volumnious transactions of the company.

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



Membership Number- 128516
Date:13/10/2023
Place: Nagpur
UDIN:23128516BGWNVP6564

Table C

Statement of calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Rs.in Lacs

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per Agreement/letter of Allotment	Received Amount	Balance Receivable
1	301	78.968	41.00	0.21	40.79
2	401	78.968	42.00	0.41	41.59
3	501	78.968	41.00	0.51	40.49
4	603	81.484	41.00	7.00	34.00
			165.00	**8.13**	**156.87**

Unsold Inventory wing C

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready Reckoner rate
1	101	68.477	24.04
2	102	68.477	24.04
3	103	72.474	25.44
4	104	68.710	24.12
5	105	68.628	24.09
6	106	74.304	26.08
7	201	68.477	24.04
8	202	68.477	24.04
9	203	72.474	25.44
10	204	68.710	24.12
11	205	68.628	24.09
12	206	74.304	26.08
13	302	68.477	24.04
14	303	72.474	25.44
15	304	68.710	24.12
16	305	68.628	24.09
17	306	74.304	26.08
18	402	68.477	24.04
19	403	72.474	25.44
20	404	68.710	24.12
21	405	68.628	24.09
22	406	74.304	26.08
23	502	68.477	24.04
24	503	72.474	25.44
25	504	68.710	24.12
26	505	68.628	24.09
27	506	74.304	26.08
28	601	68.477	24.04
29	602	68.477	24.04
30	604	68.710	24.12
31	605	68.628	24.09
32	606	74.304	26.08
33	701	48.028	16.86
34	702	48.028	16.86
		2,344.57	**822.97**



Table D

Comparison betrveen Balance Cosl and Reccivables

ADDITIONAL INFORMATION FOR ONGOING PROJECT	Rs. in Lacs
1. Estimated Balance cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	468.11
2. Balance amount of receivables from sold apartments as per Annexure to this certificate -	156.87
3 i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)- in sq mt.	2,344.57
(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 Annexure A to this certificate-	822.97
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	979.84
5. Amount to be deposited in Designated Account – 70% or 100%-	-

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



Membership Number- 128516
Date:13/10/2023
Place: Nagpur
UDIN:23128516BGWNVP6564

Table E

Designated Bank Account Details

Rs.in Lacs

S.NO.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From Start of Bank account to till date)
1	Opening Balance	0.00
2	Deposits	8.13
3	Withdrawals	0.00
4	Closing Balance	8.13

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 headrby certify that (M/s. Pankaj Construction) has utilized the required proportion of money, as specified I the act collected from allottees for this project only for land and construction of this project.



Table F

Means of Finance

Rs.in Lacs

S. NO.	Particulars	**Estimated** (At time of Registration) (propposed and indicative)	**Proposed/Estimated** (As on the date of the Certificate)	**Actual** (As on the date of certificate)
1	Own Funds	509.01	509.01	359.01
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	318.11	318.11	-
5	Total Funds for Project	827.13	827.13	359.01
6	Total Estimated Cost(As Per Table A)	827.13	827.13	827.13

GITESH A. MADDIWAR * NAGPUR * CHARTERED ACCOUNTANT

Table G

Any Comments/Observations of CA

NIL

Ageed and accepted by:

Signature of Promoter
Name:Mrs. Shruti Pankaj Dhawan
M/s.Pankaj Construction

GITESH A. MADDIWAR
NAGPUR
CHARTERED ACCOUNTANT

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number- 128516
Date:13/10/2023
Place: Nagpur
UDIN:23128516BGWNVP6564