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,

Global Logistic Park (Plot No. 32, Central Avenue Road, Tahsil Police Station, Nagpur-440010)

Sub.:- Certificate of Financial Progress of Work of BHAKTI PARK-3 MahaRERA Registration Number P50500052308 being developed by M/s Global Logistic Park

Sir,

This certificate is being issued for RERA compliance for the BHAKTI PARK-3 having MahaRERA Registration Number P50500052308 being developed by M/s Global Logistic Park and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

For Quarter Ending 31st March 2025

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).	7,75,00,000
	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.	1,55,21,441
	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	46,80,560
	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 linked 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	9,77,02,001
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	3,13,55,532
	(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.	37,27,714
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,12,500
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	53,74,199
	Sub-Total of DEVELOPMENT COST	4,05,69,945
	Total Cost of The project (Estimated)	13,82,71,946

G A D & ASSOCIATES FRN-146550W NAGPUR

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).	7,75,00,000
	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.	1,55,21,441
	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	46,80,560
	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	9,77,02,001
	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	2,97,53,501
	(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.	26,28,927
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Authority.	1,22,745
	(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 :-	78,48,354
	Sub-Total of DEVELOPMENT COST	4,03,53,527
3	Total Cost of The project (Actual incurred as on date of certificate)	13,80,55,528
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	99.84
5	Amount which can be withdrawn from the Designated Account.	13,80,55,528
6	Less: Amount withdrawn till date of this certificate from the Designated Account	10,85,70,953
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,94,84,575

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





CA. Ankit Talreja
Nagpur
22 April 2025
UDIN:25177608BMGYBP8051

Date:- 22-04-2025
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)	2,16,418
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)	3,76,22,308
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3,161.62
	(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	1,64,40,424
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,40,62,732
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)	3,78,43,912

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	10,85,81,653
3	Withdrawals	10,85,70,953
4	Closing Balance	10,700

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 M/s Global Logistic Park 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
22 April 2025
UDIN:25177608BMGYBP8051

Date:- 22-04-2025
Place:-Nagpur

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Plots

Rs 5200 per sm. at Carpet Area

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.1	187.74	9,76,248
2	Plot No.2	186.82	9,71,464
3	Plot No.3	185.82	9,66,264
4	Plot No.4	184.83	9,61,116
5	Plot No.5	183.83	9,55,916
6	Plot No.6	182.84	9,50,768
7	Plot No.10	151.27	7,86,604
8	Plot No.14	181.49	9,43,748
9	Plot No.15	181.49	9,43,748
10	Plot No.16	181.49	9,43,748
11	Plot No.17	181.49	9,43,748
12	Plot No.22	127.10	6,60,920
13	Plot No.23	127.10	6,60,920
14	Plot No.24	127.10	6,60,920
15	Plot No.48	115.22	5,99,144
16	Plot No.61	108.91	5,66,332
17	Plot No.71	141.77	7,37,204
18	Plot No.72	141.77	7,37,204
19	Plot No.73	141.77	7,37,204
20	Plot No.74	141.77	7,37,204
	Total	**3,161.62**	**1,64,40,424.00**



Table C

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

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot No.7	174.11	48,99,600	48,99,600	-
2	Plot No.8	147.59	40,64,000	40,64,000	-
3	Plot No.11	152.09	36,00,000	36,00,000	-
4	Plot No.12	173.77	48,06,800	48,06,800	-
5	Plot No.13	181.49	37,74,000	37,74,000	-
6	Plot No.18	181.49	38,68,046	7,47,196	31,20,850
7	Plot No.19	155.00	43,37,900	43,37,900	-
8	Plot No.20	127.10	33,51,000	33,51,000	-
9	Plot No.21	127.10	27,08,847	50,000	26,58,847
10	Plot No.25	127.10	27,08,847	8,00,000	19,08,847
11	Plot No.26	127.10	27,08,847	1,00,000	26,08,847
12	Plot No.27	127.10	32,29,000	32,29,000	-
13	Plot No.28	139.55	39,63,304	5,94,450	33,68,854
14	Plot No.29	133.08	30,00,000	30,00,000	-
15	Plot No.30	121.08	32,00,000	32,00,000	-
16	Plot No.31	119.97	19,99,000	19,99,000	-
17	Plot No.32	128.73	17,00,000	17,00,000	-
18	Plot No.33	139.29	37,25,525	37,25,525	-
19	Plot No.34	127.10	34,88,000	34,88,000	-
20	Plot No.35	127.10	36,20,000	36,20,000	-
21	Plot No.36	127.10	27,08,847	21,000	26,87,847
22	Plot No.37	127.10	20,10,000	20,10,000	-
23	Plot No.38	127.10	34,88,000	34,88,000	-
24	Plot No.39	127.10	34,69,500	34,69,500	-
25	Plot No.40	127.10	35,77,600	5,77,600	30,00,000
26	Plot No.41	127.10	35,57,060	35,57,060	-
27	Plot No.42	155.00	43,37,900	43,37,900	-
28	Plot No.43	131.85	32,50,000	32,50,000	-
29	Plot No.44	115.22	31,60,000	31,60,000	-
30	Plot No.45	115.22	18,90,000	18,90,000	-
31	Plot No.46	115.22	15,00,000	15,00,000	-
32	Plot No.47	115.22	15,00,000	15,00,000	-
33	Plot No.49	115.22	20,00,000	20,00,000	-
34	Plot No.50	136.14	27,01,000	27,01,000	-
35	Plot No.51	108.91	30,76,447	30,76,447	-
36	Plot No.52	108.91	17,00,000	17,00,000	-
37	Plot No.53	108.91	21,00,000	21,00,000	-
38	Plot No.54	120.69	33,50,000	33,50,000	-
39	Plot No.55	129.37	32,46,000	32,46,000	-
40	Plot No.56	138.77	20,00,000	20,00,000	-
41	Plot No.57	110.38	23,52,498	5,00,000	18,52,498
42	Plot No.58	120.69	37,20,000	37,20,000	-
43	Plot No.59	108.91	12,00,000	12,00,000	-
44	Plot No.60	108.91	31,05,800	31,05,150	650
45	Plot No.62	136.14	28,01,000	28,01,000	-
46	Plot No.63	122.52	25,00,000	25,00,000	-
47	Plot No.64	122.52	34,00,000	34,00,000	-
48	Plot No.65	122.52	26,11,234	6,61,000	19,50,234
49	Plot No.66	122.52	26,11,234	6,72,425	19,38,809
50	Plot No.67	122.52	31,00,000	31,00,000	-
51	Plot No.68	122.52	22,00,000	22,00,000	-
52	Plot No.69	108.74	30,72,483	30,72,483	-
53	Plot No.70	207.11	40,50,000	40,50,000	-
54	Plot No.75	141.79	30,21,931	8,08,610	22,13,321
55	Plot No.76	141.75	39,00,000	39,00,000	-
56	Plot No.77	141.77	36,00,000	36,00,000	-
57	Plot No.78	141.77	30,21,504	8,10,000	22,11,504
58	Plot No.79	141.77	30,21,504	7,94,000	22,27,504
59	Plot No.80	141.77	36,00,000	36,00,000	-
60	Plot No.81	141.77	30,21,504	2,00,000	28,21,504
61	Plot No.82	133.79	20,01,000	20,01,000	-
62	Plot No.83	154.94	33,02,193	2,50,001	30,52,192
63	Plot No.9	150.84	41,50,000	41,50,000	-
	TOTAL	**8,382.15**	**19,27,38,955.00**	**15,51,16,647.00**	**3,76,22,308.00**

GAD & ASSOCIATES ★ FRN-145550W NAGPUR ★ Chartered Accountants

Table C

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

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot No.7	174.11	48,99,600	48,99,600	-
2	Plot No.8	147.59	40,64,000	40,64,000	-
3	Plot No.11	152.09	36,00,000	36,00,000	-
4	Plot No.12	173.77	48,06,800	48,06,800	-
5	Plot No.13	181.49	37,74,000	37,74,000	-
6	Plot No.18	181.49	38,68,046	7,47,196	31,20,850
7	Plot No.19	155.00	43,37,900	43,37,900	-
8	Plot No.20	127.10	33,51,000	33,51,000	-
9	Plot No.21	127.10	27,08,847	50,000	26,58,847
10	Plot No.25	127.10	27,08,847	8,00,000	19,08,847
11	Plot No.26	127.10	27,08,847	1,00,000	26,08,847
12	Plot No.27	127.10	32,29,000	32,29,000	-
13	Plot No.28	139.55	39,63,304	5,94,450	33,68,854
14	Plot No.29	133.08	30,00,000	30,00,000	-
15	Plot No.30	121.08	32,00,000	32,00,000	-
16	Plot No.31	119.97	19,99,000	19,99,000	-
17	Plot No.32	128.73	17,00,000	17,00,000	-
18	Plot No.33	139.29	37,25,525	37,25,525	-
19	Plot No.34	127.10	34,88,000	34,88,000	-
20	Plot No.35	127.10	36,20,000	36,20,000	-
21	Plot No.36	127.10	27,08,847	21,000	26,87,847
22	Plot No.37	127.10	20,10,000	20,10,000	-
23	Plot No.38	127.10	34,88,000	34,88,000	-
24	Plot No.39	127.10	34,69,500	34,69,500	-
25	Plot No.40	127.10	35,77,600	5,77,600	30,00,000
26	Plot No.41	127.10	35,57,060	35,57,060	-
27	Plot No.42	155.00	43,37,900	43,37,900	-
28	Plot No.43	131.85	32,50,000	32,50,000	-
29	Plot No.44	115.22	31,60,000	31,60,000	-
30	Plot No.45	115.22	18,90,000	18,90,000	-
31	Plot No.46	115.22	15,00,000	15,00,000	-
32	Plot No.47	115.22	15,00,000	15,00,000	-
33	Plot No.49	115.22	20,00,000	20,00,000	-
34	Plot No.50	136.14	27,01,000	27,01,000	-
35	Plot No.51	108.91	30,76,447	30,76,447	-
36	Plot No.52	108.91	17,00,000	17,00,000	-
37	Plot No.53	108.91	21,00,000	21,00,000	-
38	Plot No.54	120.69	33,50,000	33,50,000	-
39	Plot No.55	129.37	32,46,000	32,46,000	-
40	Plot No.56	138.77	20,00,000	20,00,000	-
41	Plot No.57	110.38	23,52,498	5,00,000	18,52,498
42	Plot No.58	120.69	37,20,000	37,20,000	-
43	Plot No.59	108.91	12,00,000	12,00,000	-
44	Plot No.60	108.91	31,05,800	31,05,150	650
45	Plot No.62	136.14	28,01,000	28,01,000	-
46	Plot No.63	122.52	25,00,000	25,00,000	-
47	Plot No.64	122.52	34,00,000	34,00,000	-
48	Plot No.65	122.52	26,11,234	6,61,000	19,50,234
49	Plot No.66	122.52	26,11,234	6,72,425	19,38,809
50	Plot No.67	122.52	31,00,000	31,00,000	-
51	Plot No.68	122.52	22,00,000	22,00,000	-
52	Plot No.69	108.74	30,72,483	30,72,483	-
53	Plot No.70	207.11	40,50,000	40,50,000	-
54	Plot No.75	141.79	30,21,931	8,08,610	22,13,321
55	Plot No.76	141.75	39,00,000	39,00,000	-
56	Plot No.77	141.77	36,00,000	36,00,000	-
57	Plot No.78	141.77	30,21,504	8,10,000	22,11,504
58	Plot No.79	141.77	30,21,504	7,94,000	22,27,504
59	Plot No.80	141.77	36,00,000	36,00,000	-
60	Plot No.81	141.77	30,21,504	2,00,000	28,21,504
61	Plot No.82	133.79	20,01,000	20,01,000	-
62	Plot No.83	154.94	33,02,193	2,50,001	30,52,192
63	Plot No.9	150.84	41,50,000	41,50,000	-
	TOTAL	**8,382.15**	**19,27,38,955.00**	**15,51,16,647.00**	**3,76,22,308.00**



Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Plots

Rs 5200 per sm. at Carpet Area

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.1	187.74	9,76,248
2	Plot No.2	186.82	9,71,464
3	Plot No.3	185.82	9,66,264
4	Plot No.4	184.83	9,61,116
5	Plot No.5	183.83	9,55,916
6	Plot No.6	182.84	9,50,768
7	Plot No.10	151.27	7,86,604
8	Plot No.14	181.49	9,43,748
9	Plot No.15	181.49	9,43,748
10	Plot No.16	181.49	9,43,748
11	Plot No.17	181.49	9,43,748
12	Plot No.22	127.10	6,60,920
13	Plot No.23	127.10	6,60,920
14	Plot No.24	127.10	6,60,920
15	Plot No.48	115.22	5,99,144
16	Plot No.61	108.91	5,66,332
17	Plot No.71	141.77	7,37,204
18	Plot No.72	141.77	7,37,204
19	Plot No.73	141.77	7,37,204
20	Plot No.74	141.77	7,37,204
	Total	**3,161.62**	**1,64,40,424.00**

Anhil

D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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	10,00,00,000	10,00,00,000	-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	3,00,00,000	3,00,00,000	-
4	Customer Receipts under for Project	6,00,27,604	20,91,79,379	13,80,55,528
5	Total Funds for Project	19,00,27,604	33,91,79,379	13,80,55,528
6	Total Estimated Cost (As per Table A)	13,82,71,946	13,82,71,946	13,80,55,528

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

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

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN:25177608BMGYBP8051

Agreed and accepted by:

GLOBAL LOGISTIC PARK PARTNER

Global Logistic Park
Place:-Nagpur
Date:- 22-04-2025