

CHARTERED ACCOUNTANT



FORM-3

FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

TO,
The Partners,
Pankaj construction

Sub :- Certificate of Financial progress of work of Gokul Greens wing Pearl having MahaRERA Registration Number (NEW
Registration)Being developed by M/s Pankaj Construction
Sir,

Sir,

This Certificate is being issued for RERA Compliance for the Gokul Greens wing Pearl having MahaRERA Registration Number (NEW Registration)Being developed by M/s Pankaj Construction and is based on the records and documents produced before me and explanations provided to me by the partner of the firm.

Table A - Estimated Cost of the Project

Table A - Estimated Cost of the Project (at Time of Registration of Project) and Table B Actual Cost Incurred on the project (as on date of Certificate)

[illegible]

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 (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 be 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 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.	2,260.40 136.88 -	45.21 136.88 -
	Sub-total of Development Cost	2,397.28	182.09
2	Total estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	Rs.	2,588.83
3	Total cost Incurred of Real Estate Project [1(i)+1(ii)] of Incurred Column		373.64
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%)		14.43%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		373.64
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 Greens Wing Pearl by M/s.Pankaj Construction		373.64

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 voluminous transactions of the company.

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant


Membership Number- 128516
Date: 11/05/2023
Place: Nagpur
UDIN: 23128516BGWNT8663



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
NIL					

Unsold Inventory wing C

Sr. No	Flat No	Carpet Area (in sq. Mts.)	Unit Consideration as per ready Reckoner rate
1	101	81.196	28.50
2	102	84.037	29.50
3	103	54.423	19.10
4	104	64.303	22.57
5	105	64.307	22.57
6	106	54.423	19.10
7	107	84.037	29.50
8	108	81.196	28.50
9	201	85.989	30.18
10	202	81.196	28.50
11	203	84.037	29.50
12	204	54.423	19.10
13	205	64.303	22.57
14	206	64.307	22.57
15	207	54.423	19.10
16	208	84.037	29.50
17	209	81.196	28.50
18	210	85.996	30.19
19	301	85.989	30.18
20	302	81.196	28.50
21	303	84.037	29.50
22	304	54.423	19.10
23	305	64.303	22.57
24	306	64.307	22.57
25	307	54.423	19.10
26	308	84.037	29.50
27	309	81.196	28.50
28	310	85.996	30.19
29	401	85.989	30.18
30	402	81.196	28.50
31	403	84.037	29.50
32	404	54.423	19.10
33	405	64.303	22.57
34	406	64.307	22.57
35	407	54.423	19.10
36	408	84.037	29.50
37	409	81.196	28.50
38	410	85.996	30.19
39	501	85.989	30.18
40	502	81.196	28.50
41	503	84.037	29.50
42	504	54.423	19.10
43	505	64.303	22.57
44	506	64.307	22.57
45	507	54.423	19.10
46	508	84.037	29.50
47	509	81.196	28.50
48	510	85.996	30.19
49	601	85.989	30.18



50	602	81.196	28.50
51	603	84.037	29.50
52	604	54.423	19.10
53	605	64.303	22.57
54	606	64.307	22.57
55	607	54.423	19.10
56	608	84.037	29.50
57	609	81.196	28.50
58	610	85.996	30.19
59	701	85.989	30.18
60	702	81.196	28.50
61	703	84.037	29.50
62	704	54.423	19.10
63	705	64.303	22.57
64	706	64.307	22.57
65	707	54.423	19.10
66	708	84.037	29.50
67	709	81.196	28.50
68	710	85.996	30.19
69	801	85.989	30.18
70	802	81.196	28.50
71	803	84.037	29.50
72	804	54.423	19.10
73	805	64.303	22.57
74	806	64.307	22.57
75	807	54.423	19.10
76	808	84.037	29.50
77	809	81.196	28.50
78	810	85.996	30.19
79	901	85.989	30.18
80	902	81.196	28.50
81	903	84.037	29.50
82	904	54.423	19.10
83	905	64.303	22.57
84	906	64.307	22.57
85	907	54.423	19.10
86	908	84.037	29.50
87	909	81.196	28.50
88	910	85.996	30.19
89	1001	85.989	30.18
90	1002	81.196	28.50
91	1003	84.037	29.50
92	1004	54.423	19.10
93	1005	64.303	22.57



94	1006	64.307	22.57
95	1007	54.423	19.10
96	1008	84.037	29.50
97	1009	81.196	28.50
98	1010	85.996	30.19
99	1101	85.989	30.18
100	1102	81.196	28.50
101	1103	84.037	29.50
102	1104	54.423	19.10
103	1105	64.303	22.57
104	1106	64.307	22.57
105	1107	54.423	19.10
106	1108	84.037	29.50
107	1109	81.196	28.50
108	1110	85.996	30.19
109	1201	85.989	30.18
110	1202	81.196	28.50
111	1203	84.037	29.50
112	1204	54.423	19.10
113	1205	64.303	22.57
114	1206	64.307	22.57
115	1207	54.423	19.10
116	1208	84.037	29.50
117	1209	81.196	28.50
118	1210	85.996	30.19
119	1305	78.709	27.63
120	1306	78.709	27.63
		8864.317	3111.46



Table D
Comparison between Balance Cost and Receivables

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)	2,215.19
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	-
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.	8,820.32
(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-	3,096.02
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	3,096.02
5. Amount to be deposited in Designated Account – 70% or 100%-	-

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant



Membership Number- 128516
Date:19/04/2023
Place: Nagpur
UDIN:23128516BGWNT8663



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
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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. Pankaj Construction) 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.



Table F
Means of Finance

S. NO.	Particulars	Rs.In Lacs		
		Estimated (At time of Registration) (proposed and indicative)	Proposed/Estimated (As on the date of the Certificate)	Actual (As on the date of certificate)
1	Own Funds	523.64	523.64	373.64
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	3,096.02	3,096.02	-
5	Total Funds for Project	3,619.66	3,619.66	373.64
6	Total Estimated Cost(As Per Table A)	2,588.83	2,588.83	373.64

Pankaj Construction

Shruti

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



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Gitesh

Membership Number- 128516

Date: 11/05/2023

Place: Nagpur

UDIN: 23128516BGWNT8663

Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

Pankaj Construction

Shruti

Signature of Promoter

Name: Mrs. Shruti Pankaj Dhawan

M/s. Pankaj Construction



Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Gitesh

Membership Number- 128516

Date: 11/05/2023

Place: Nagpur

UDIN: 23128516BGWNT8663