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)

TO ,
The Partners,
Pankaj construction

Sub :- Certificate of Financial progress of work of Gokul Greens wing Pearl having MahaRERA Registration Number No.P50500052734 (NEW Registration)Being developed by M/s Pankaj Construction

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 decuments produced befor me and explanations provided to me by the partner of the firm.

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) No.P50500052734

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)	150.00	150.00
	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	41.56	41.56
	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	**191.56**	**191.56**

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	2,260.40	452.08
	(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	136.88	136.88
	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	**2,397.28**	**588.96**
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		780.51
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%)		30.15%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. Number 2*Sr number 5)		780.51
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**		780.51

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

GITESH A. MADDIWAR * NAGPUR * CHARTERED ACCOUNTANT

Membership Number- 128516
Date:14/12/2023
Place: Nagpur
UDIN:23128516BGWNWO7787

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)	1,808.32
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate -	464.13
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.	8,104.68
(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-	2,844.82
4. Estimated receivables of on-going project. Sum of 2+2 (ii)-	3,308.95
5. Amount to be deposited in Designated Account – 70% or 100%-	-

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

GITESH A. MADDIWAR * NAGPUR * CHARTERED ACCOUNTANT

Membership Number- 128516
Date:14/12/2023
Place: Nagpur
UDIN:23128516BGWNWO7787

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	507	54.423	42.00	1.00	41.00
2	703	84.037	44.50	4.00	40.50
3	707	54.423	42.50	1.00	41.50
4	801	85.989	64.00	1.00	63.00
5	809	81.196	44.50	1.00	43.50
6	1008	84.037	44.50	3.66	40.84
7	1009	81.196	44.50	4.00	40.50
8	1010	85.996	66.00	1.00	65.00
9	1105	64.303	44.90	0.51	44.39
10	1108	84.037	44.90	1.00	43.90
			482.30	18.17	464.13

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	508	84.037	29.50
46	509	81.196	28.50
47	510	85.996	30.19
48	601	85.989	30.18



49	602	81.196	28.50
50	603	84.037	29.50
51	604	54.423	19.10
52	605	64.303	22.57
53	606	64.307	22.57
54	607	54.423	19.10
55	608	84.037	29.50
56	609	81.196	28.50
57	610	85.996	30.19
58	701	85.989	30.18
59	702	81.196	28.50
60	704	54.423	19.10
61	705	64.303	22.57
62	706	64.307	22.57
63	708	84.037	29.50
64	709	81.196	28.50
65	710	85.996	30.19
66	802	81.196	28.50
67	803	84.037	29.50
68	804	54.423	19.10
69	805	64.303	22.57
70	806	64.307	22.57
71	807	54.423	19.10
72	808	84.037	29.50
73	810	85.996	30.19
74	901	85.989	30.18
75	902	81.196	28.50
76	903	84.037	29.50
77	904	54.423	19.10
78	905	64.303	22.57
79	906	64.307	22.57
80	907	54.423	19.10
81	908	84.037	29.50
82	909	81.196	28.50
83	910	85.996	30.19
84	1001	85.989	30.18
85	1002	81.196	28.50
86	1003	84.037	29.50
87	1004	54.423	19.10
88	1005	64.303	22.57
89	1006	64.307	22.57
90	1007	54.423	19.10
91	1101	85.989	30.18
92	1102	81.196	28.50
93	1103	84.037	29.50
94	1104	54.423	19.10
95	1106	64.307	22.57
96	1107	54.423	19.10
97	1109	81.196	28.50
98	1110	85.996	30.19
99	1201	85.989	30.18
100	1202	81.196	28.50
101	1203	84.037	29.50
102	1204	54.423	19.10
103	1205	64.303	22.57
104	1206	64.307	22.57
105	1207	54.423	19.10
106	1208	84.037	29.50
107	1209	81.196	28.50
108	1210	85.996	30.19
109	1305	78.709	27.63
110	1306	78.709	27.63
		8104.60	**2844.82**



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	930.51	930.51	780.51
2	Total Borrowed Fund (Secured)- Drawdown availed till date	-	-	-
3	Total Borrowed Fund (Unsecured)- Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	2,844.82	2,844.82	-
5	Total Funds for Project	3,775.34	3,775.34	780.51
6	Total Estimated Cost(As Per Table A)	2,588.83	2,588.83	780.51

GITESH A. MADDIWAR
NAGPUR
CHARTERED ACCOUNTANT

Table G
Any Comments/Observations of CA

NIL

Ageed and accepted by:

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

GITESH A. MADDIWAR ★ CHARTERED ACCOUNTANT ★ NAGPUR

Yours Faithfully,
Gitesh Maddiwar
Chartered Accountant

Membership Number- 128516
Date:14/12/2023
Place: Nagpur
UDIN:23128516BGWNWO7787