



M/s GAD & ASSOCIATES CHARTERED ACCOUNTANTS

Table C

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

Sold Inventory

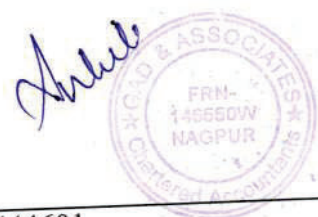
Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL	-	-	-	-

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Plots Rs.50301.00 per sm. at Carpet Area

Sr. No.	Plot No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	Row House No.1	148.64	74,76,740.64
2	Row House No.2	148.64	74,76,740.64
3	Row House No.3	148.64	74,76,740.64
4	Row House No.4	148.64	74,76,740.64
5	Row House No.5	148.64	74,76,740.64
6	Row House No.6	148.64	74,76,740.64
7	Row House No.7	148.64	74,76,740.64
8	Row House No.8	148.64	74,76,740.64
9	Row House No.9	148.64	74,76,740.64
10	Row House No.10	148.64	74,76,740.64
11	Row House No.11	148.64	74,76,740.64
12	Row House No.12	148.64	74,76,740.64
13	Row House No.13	147.84	74,36,499.84
14	Row House No.14	163.97	82,47,854.97
15	Row House No.15	113.06	56,87,031.06
16	Row House No.16	110.61	55,63,793.61
17	Row House No.17	110.61	55,63,793.61
18	Row House No.18	110.61	55,63,793.61
19	Row House No.19	110.61	55,63,793.61
20	Row House No.20	110.61	55,63,793.61
21	Row House No.21	110.61	55,63,793.61
22	Row House No.22	110.61	55,63,793.61
23	Row House No.23	110.61	55,63,793.61
24	Row House No.24	110.61	55,63,793.61
25	Row House No.25	166.06	83,52,984.06
26	Row House No.26	166.06	83,52,984.06
27	Row House No.27	110.61	55,63,793.61
28	Row House No.28	110.61	55,63,793.61
29	Row House No.29	110.61	55,63,793.61
30	Row House No.30	110.61	55,63,793.61
31	Row House No.31	110.61	55,63,793.61
32	Row House No.32	110.61	55,63,793.61



*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati - 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
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33	Row House No.33	110.61	55,63,793.61
34	Row House No.34	110.61	55,63,793.61
35	Row House No.35	110.61	55,63,793.61
36	Row House No.36	110.61	55,63,793.61
37	Row House No.37	113.06	56,87,031.06
38	Row House No.38	163.97	82,47,854.97
39	Row House No.39	163.97	82,47,854.97
40	Row House No.40	113.65	57,16,708.65
41	Row House No.41	113.65	57,16,708.65
42	Row House No.42	113.65	57,16,708.65
43	Row House No.43	113.65	57,16,708.65
44	Row House No.44	113.65	57,16,708.65
45	Row House No.45	113.65	57,16,708.65
46	Row House No.46	113.65	57,16,708.65
47	Row House No.47	113.65	57,16,708.65
48	Row House No.48	113.65	57,16,708.65
49	Row House No.49	166.22	83,61,032.22
50	Row House No.50	166.22	83,61,032.22
51	Row House No.51	113.65	57,16,708.65
52	Row House No.52	113.65	57,16,708.65
53	Row House No.53	113.65	57,16,708.65
54	Row House No.54	113.65	57,16,708.65
55	Row House No.55	113.65	57,16,708.65
56	Row House No.56	113.65	57,16,708.65
57	Row House No.57	113.65	57,16,708.65
58	Row House No.58	113.65	57,16,708.65
59	Row House No.59	113.65	57,16,708.65
60	Row House No.60	163.97	82,47,854.97
61	Row House No.61	163.97	82,47,854.97
62	Row House No.62	113.65	57,16,708.65
63	Row House No.63	113.65	57,16,708.65
64	Row House No.64	113.65	57,16,708.65
65	Row House No.65	113.65	57,16,708.65
66	Row House No.66	113.65	57,16,708.65
67	Row House No.67	113.65	57,16,708.65
68	Row House No.68	113.65	57,16,708.65
69	Row House No.69	113.65	57,16,708.65
70	Row House No.70	113.65	57,16,708.65
71	Row House No.71	158.22	79,58,624.22
72	Row House No.72	158.22	79,58,624.22
73	Row House No.73	113.65	57,16,708.65
74	Row House No.74	113.65	57,16,708.65
75	Row House No.75	113.65	57,16,708.65
76	Row House No.76	113.65	57,16,708.65
77	Row House No.77	113.65	57,16,708.65
78	Row House No.78	113.65	57,16,708.65
79	Row House No.79	113.65	57,16,708.65
80	Row House No.80	113.65	57,16,708.65
81	Row House No.81	113.65	57,16,708.65
82	Row House No.82	163.97	82,47,854.97
83	Row House No.83	152.22	76,56,818.22
84	Row House No.84	148.28	74,58,632.28
85	Row House No.85	148.28	74,58,632.28
86	Row House No.86	152.22	76,56,818.22
87	Row House No.87	152.22	76,56,818.22
88	Row House No.88	148.28	74,58,632.28
89	Row House No.89	148.28	74,58,632.28
90	Row House No.90	152.22	76,56,818.22
91	Row House No.91	157.59	79,26,934.59
92	Row House No.92	157.59	79,26,934.59



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CHARTERED ACCOUNTANTS**

93	Row House No.93	157.59	79,26,934.59
94	Row House No.94	157.59	79,26,934.59
95	Row House No.95	157.59	79,26,934.59
96	Row House No.96	157.59	79,26,934.59
97	Row House No.97	157.59	79,26,934.59
98	Row House No.98	157.59	79,26,934.59
99	Row House No.99	159.26	80,10,937.26
100	Row House No.100	156.24	78,59,028.24
101	Row House No.101	145.86	73,36,903.86
TOTAL		13,239.53	66,59,61,598.53



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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)	46,37,30,823.00
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	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	13,239.53
	(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	66,59,61,598.53
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	66,59,61,598.53
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)	46,61,73,118.97

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	-
3	Withdrawals	-
4	Closing Balance	-

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 Golden Land Developers 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.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Talreja
Nagpur
22nd November 2023
UDIN 23177608BGSMRM6737



Date:-22/11/2023
Place:-Nagpur

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