RAJPUT KHYATI ARUNBHAI (605884)
19, Sabarbag Society, Dharamnagar, Sabarmati
380005
Email: khyatirajput811@gmail.com
Mobile: 8490054406
Submitted On: 10-07-2026

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

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

Real Estate Project Registration Number:PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA12618/A1R/220725/300927

			Amount (in Rs.)	
Sr. No.		**Particular**	**Estimated**	**Incurred & Paid**
			(Column - A)	**(Column - 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. Method of land valuation : Agreement Value	41,34,64,000	41,34,64,000
	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	1,08,27,300	1,08,27,300
	c	Acquisition cost of TDR (if any)	19,96,50,000	19,96,50,000
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	2,43,95,590	2,43,95,590
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0	0
	f	Under Re-development/Rehabilitation Scheme:	Applicable (YES/NO)	No
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	
	(ii)	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	(iii)	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.	0	0
	(iv)	Cost of 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.	0	0
		Sub-Total of Land Cost	64,83,36,890	64,83,36,890

			Amount (in Rs.)	
1	(ii)	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	85,00,00,000	
	a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		56,60,84,006
	a (iii)	On-site expenditure for 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 equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	20,00,00,000	15,89,58,699
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1,80,00,000	50,60,348
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	15,00,00,000	9,89,75,524
		Sub-Total of Development Cost(INR)	1,21,80,00,000	82,90,78,577

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A (INR)	1,86,63,36,890
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B (INR)	1,47,74,15,467
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	0
5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)(INR)	0.79
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)(INR)	1,47,74,15,467
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement(INR)	77,35,90,703
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.(INR)	70,38,24,764

This certificate is being issued for RERA compliance for the Company Promoter's Name :**GOOD VALUE PROPERTIES INDIA LLP** Project's Name : **WESTLANDS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **31-03-2026**

Yours Faithfully,
Name of Chartered : **RAJPUT KHYATI ARUNBHAI**
For (Name of CA Firm) : **Khyati A Rajput & Co**
Partner/Proprietor(Membership Number) : **605884**

COP Date : 11-08-2021
Place : Ahmedabad

Details of Project Loan and Lenders:

Lender Name	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement	Loan Disbursal Received (INR)	Mortgage Deed	Loan Repaid (INR)	Total Number of Project Units Mortgaged	Balance of Loan (Out Standing) (INR)
State Bank of India	60,00,00,000	Available	38,38,72,557	Available	14,18,76,776	59	24,19,95,781
Unsecured Loan	67,71,38,589	Available	67,71,38,589	Available	67,71,38,589	0	0

Details of Separate RERA Bank account:

Bank Name	STATE BANK OF INDIA
Branch Name	SPECIALIZED COMMERCIAL BRANCH
Account Number	42808011571
Account Name	GOOD VALUE PROPERTIES INDIA LLP RERA RETENTION AC WESTLANDS
IFSC Code	SBIN0017901
Opening Balance (INR)	15,93,900
Opening Balance Date	28-02-2026
Deposit during the period (INR)	4,14,06,820
Withdrawal during the period (INR)	3,14,66,120
Closing Balance (INR)	1,15,34,600
Closing Balance Date	31-03-2026
State	GUJARAT
District	Ahmedabad
Project RERA Bank Account Passbook	Yes

(ADDITIONAL INFORMATION FOR PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (INR)	38,89,21,423
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant's as verified from the records And books of Accounts) (INR)	85,37,83,805
3	**(i)**	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	3,023.24
	(ii)	Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate(INR).	38,35,00,000
4		Estimated receivables of project. Sum of 2 + 3 (ii)(INR)	1,23,72,83,805
5		Percentage to be deposited in Designated Account is 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account.	70

This certificate is being issued for RERA compliance for the Company : **GOOD VALUE PROPERTIES INDIA LLP** Project's Name :**WESTLANDS**

This certificate is being issued for RERA compliance for the Company : **GOOD VALUE PROPERTIES INDIA LLP** Project's Name :**WESTLANDS**and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **31-03-2026**

The physical progress of the project as certified by the architect (Form 1) and engineer (Form 2) seems in coherence with actual expenditure incurred & paid considering project specifications: **YES**

The variation is on account of the following reasons provided by the promoters of the project.

Yours Faithfully,

Name of Chartered Accountant's :**RAJPUT KHYATI ARUNBHAI**

For (Name of CA Firm) : **Khyati A Rajput & Co**

Partner/Proprietor(Membership Number) : **605884**

UDI Number : **26605884ASEQIY1296**

CA FRN Number : **156172W**

CA Designation : **Proprietor**

Additional Notes to Certificate (if any) : **1. The estimated costs mentioned in Column A is as provided by the management. The estimates should not be construed as certification of forecasts or estimates. The preparation of the accompanying Statement is the responsibility of the Management. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.**

2. The details mentioned in Annexure A such as carpet area, booking status, unit consideration, date of agreement to sale, encumbrance status, name, KYC and mobile numbers of allottees are as provided by the management.

COP Date : 11-08-2021

Place : Ahmedabad

SUMMARY

Type of Inventory	Number	Booked	Unbooked	Total Carpet Area Booked	Total Carpet Area UnBooked	Units Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Residential	59	48	11	15,416.20	3,023.24	2,35,88,91,380	1,12,16,07,575	1,23,72,83,805	1,97,53,91,380	38,35,00,000
Total	59	48	11	15,416.20	3,023.24	2,35,88,91,380	1,12,16,07,575	1,23,72,83,805	1,97,53,91,380	38,35,00,000

Details	Proposed	Booked
No. of Garages	0	0
No. of Covered Parking	531	0
No. of Open Parking	0	

Signature Not Verified
Digitally Signed By: RAJPUT
Reason: Secure
Signed Date: 10/07/2026 05:11 +0530