

Q4 FY 2024-25

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSES OF WITHDRAWAL FROM DESIGNATED ACCOUNT)

(TO BE SUBMITTED AT THE END OF EVERY QUARTER AFTER REGISTRATION)

This is to certify that M/s Global Mega Ventures Pvt Ltd having its project Olaan for construction of Tower A and B of the phase I situated on plot bearing khasra no. 106/1, 106/2, 107 & 125 at Village Katara Tehsil Huzur, District Bhopal. RERA Registration No. P-BPL-17-058, Designated A/c No-1305002100024686 with Punjab national Bank has incurred Rs 2140.96 Lakhs on eligible items of Land Cost, Project clearance Fees, development cost and construction cost of the project and collected Rs 2136.01 Lakhs from the project till the quarter ended on 31.03.2025 as per following details-

S.no	Particulars	Total Estimated Cost	Cost Incurred on project durin the Quarter ended 31.03.2025	Accumulated Cost incurred on project till 31.03.2025
1	2	3	4	5
1	Land Cost			
a)	Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	24.84	0.00	24.84
b)	Amount payable to obtain development rights, additional, FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	0.00	0.00	0.00
c)	Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00	0.00
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. (if not included in (a) above);	0.00	0.00	0.00
	SUB TOTAL - LAND COST	24.84	0.00	24.84
2	Project Clearance Fees			
a)	Fees paid to RERA	0.6	0	0.75
b)	Fees paid to T&CP Deptt	0.13	0	0.13
c)	Fees paid to Local Authority (Municipal Corporation/ Panchayat)	7.23	0	7.23
d)	Consultant/Architect Fees (directly attributable to project)	65	0	65
e)	Any other (specify)	0	0	0.05
	SUB TOTAL-Project Clearance Fees	72.96	0	73.16
3	Cost of Development &Construction			
a)	Cost of services (water, electricity on construction site);	49.43	0.90	51.21

	Depreciation cost of machinery and equipment purchased, or hire and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	71.05	0.00	71.05
b)	Cost of material actually purchased;	260.39	0.00	267.31
c)	Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	1726.50	0.00	1653.38
d)	SUB TOTAL- Cost of Development & Construction	2107.37	0.90	2042.96
4	SUB TOTAL OF EXPENDITURE (1+2+3)	2205.17	0.90	2140.96
	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	96.94%		
5	% completion of total project	97.09%		
5a	(including cost of land and project clearance fees paid)	2,136.01		
6	Total amount received from allottees till the end of the quarter	1495.207		
6a	70% of the amount required to be deposited in separate designated A/c (Row 6* 0.70)	1020.22		
7	Total balance amount receivable from allottees at the end of the quarter (only booked property)	714.154		
7a	70% of the receivables (Row 7*0.70)	2209.361		
8	Total (Row 61+7a)	2140.06		
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 5 of Row 4), whichever is less	2135.87		
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	0.14		
11	Balance available in Designated Bank A/c	-4.19		
12	Amount overdrawn, if any (Row 10 – Row 9)	0		
13	Amount overdrawn as per Form 2A/2C immediately preceding to this certificate			

(All amounts in Rs. Lacs)

This certificate is being issued on specific request of M/s Global Mega Ventures for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me/us and are true to the best of my knowledge and belief. This Certificate is duly supported by Statement of Account of the project for the above period.

ABV & Company

Chartered accountants

Firm Registration no. 134179W



CA Vaibhav Jain

Partner

UDIN 25131556BMJPCX3607

Membership no - 131556

Date: 30 April 2025