R D AGARWAL & CO
CHARTERED ACCPUNTANTS
PLOT NO.129, RAMNAGAR, NEAR CORPORATION SCHOOL, NAGPUR-440033

FORM-3
[see Regulation 3]

Cost of Real Estate Project MahaRERA Registration Number _____

Sr.No -1	Particulars -2		Amount (Rs.) -3	
1	i.	Land Cost:	ESTIMATED	ACTUAL
		a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	91,92,030	91,92,030
		b. Amount of premium payable to obtain devilment right s, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority.	13,76,473	13,76,473
		c. Acquisition cost of TDR (if any)		
		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; and	512132	512132
		e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public [illegible]		
		f. Under Rehabilitation Scheme:		
		i) Estimated construction of cost of rehab building including site development and infrastructure for the same as certified by		
		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 is to be considered)		
		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,		
		iv) Cost of ASR link premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of		
		Sub-Total of LAND COST	1,10,80,635	1,10,80,635



-1	-2		-3
	ii	**Development Cost/Cost of Construction:**	
		a. (i) Estimated Cost of Construction as certified by Engineer.	3,27,98,000.00
		(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).**	1,42,12,917
		(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 maintenances costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	578094
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.(NIT Building Plan, Nagar Parishad Buidling Plant, Amalgamation Charges	2965949
		c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub-Total of Development Cost	1,77,56,960
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.		4,38,78,635.00
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.		2,88,37,595
4	% completion of construction work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		65.72%
6	Amount which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred** **(sr. number 2 * Sr. number 5)**		28837595
7	Less: Amount withdrawn till date of this certificate as per the Books of Account and Bank Statement.		0
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		28837595

This certificate is being issued for RERA Compliance for the Company L G DEVELOPERS AND BUILDERS, WANADONGRI, NAGPUR.and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Your Faithfully,

For R D Agarwal & Co.

Chartered Accountants





(Ketan Vakil)

Partner

(Membership Number 118407)
Date:- 28/07/2017

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,85,85,083.00
2.	Balance amount of receivables from sold apartments as per Annexure A to 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)	1297.008 sq. mtr
	(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	4,64,32,886
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	4,64,32,886
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	32503020.2

This certificate is being issued for RERA compliance for L G Developers & Builders, Wanadongri, Nagpur and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Your Faithfully,

For R D Agarwal & Co.

Chartered Accountants



(Ketan Vakil)

Partner
(Membership Number 118407)
Date:- 28/07/2017

R D AGARWAL & CO.
CHARTERED ACCOUNTANTS
Rai Bahadur Lane, Kamptee, Nagpur. Phone No 0712-2545775, 9823377737

CERTIFICATE OF UNSOLD STOCK
OF GREENFIELD I- WING D

Balance unsold area as per Deed of Declaration as on 24/07/2017 and valuation as per ASR of Hingna				
Sr.No	Flat No	Carper Area	ASR Rate	Total
1	101	39.337	35,800.00	1,408,264.60
2	102	39.337	35,800.00	1,408,264.60
3	103	41.726	35,800.00	1,493,790.80
4	104	41.726	35,800.00	1,493,790.80
5	105	39.337	35,800.00	1,408,264.60
6	106	39.337	35,800.00	1,408,264.60
7	107	41.726	35,800.00	1,493,790.80
8	108	41.726	35,800.00	1,493,790.80
9	201	39.337	35,800.00	1,408,264.60
10	202	39.337	35,800.00	1,408,264.60
11	203	41.726	35,800.00	1,493,790.80
12	204	41.726	35,800.00	1,493,790.80
13	205	39.337	35,800.00	1,408,264.60
14	206	39.337	35,800.00	1,408,264.60
15	207	41.726	35,800.00	1,493,790.80
16	208	41.726	35,800.00	1,493,790.80
17	301	39.337	35,800.00	1,408,264.60
18	302	39.337	35,800.00	1,408,264.60
19	303	41.726	35,800.00	1,493,790.80
20	304	41.726	35,800.00	1,493,790.80
21	305	39.337	35,800.00	1,408,264.60
22	306	39.337	35,800.00	1,408,264.60
23	307	41.726	35,800.00	1,493,790.80
24	308	41.726	35,800.00	1,493,790.80
25	401	39.337	35,800.00	1,408,264.60
26	402	39.337	35,800.00	1,408,264.60
27	403	41.726	35,800.00	1,493,790.80
28	404	41.726	35,800.00	1,493,790.80
29	405	39.337	35,800.00	1,408,264.60
30	406	39.337	35,800.00	1,408,264.60
31	407	41.726	35,800.00	1,493,790.80
32	408	41.726	35,800.00	1,493,790.80
		1297.008		46,432,886.40

