RITESH R. MEHTA
CHARTERED ACCOUNTANT

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE FOR M/S GREEN SPACE INFRA VENTURES, NAGPUR
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Registration Number – **Applied For registration**

Sr. No. Particulars	Amount in Lakhs Estimated	Incurred
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	225	225
b. Amount of Premium payable to obtain developments rights, FSI, fungible area, and any other incentive under DCR from Local Authority	NIL	NIL
c. Acquisition cost of TDR (if any)	NIL	NIL
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	NIL	NIL
f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
g. Under Rehabilitation scheme:	NA	NA
(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
(ii) Actual Cost of rehab building incurred as per the book 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 of legal/illegal occupants, cost for 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 deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
Sub-Total of LAND COST	**225.00**	**225.00**
ii. Development Cost/ Cost of Construction		
a. (i) Estimated Cost of Construction as certified by Engineer	2000.00	110.00
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		
(Expenses incurred pertains to Map Sanction expenses and not related to construction activity)		
(Figures taken as certified by Management as per Trial Balance dated 28.2.20 And comprises of site material and Direct cost incurred for Project)		
Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

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a. (iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salary, consultant fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumable etc.
All costs directly incurred to complete the construction of the building/wings of the project registered.
b. Payable of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.
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;

Sub-Total of Development Cost	**2000.00**	**110.00**
2.Total Estimated Cost of the Real Estate Project [1(I+1(ii)]of Estimated Column	**2000.00**	
3. Total Cost Incurred of the Real Estate Project [1(I+1(ii)]of Incurred Column		**335.00**
4. % completion of Construction Work (as per Project Architect's Certificate) (Percentage completion considered based on Certificate by Ar. Alok Lunia, COA No. Reg. No. CA/99/25349 dated 29.02.2020) (Construction not started)		***0.00%***
5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		*16.75%*
6. *Amount which can be withdrawn from the Designated Accounts Total Estimated Cost * Sr. Proportion of cost incurred (Sr. Number 2*Sr. Number 5)*		335.00
6. *Less: Amount withdrawn till date of this certificate as per the book of accounts and Bank Statement till 29.02.20* (Total amount has been invested by Partners and withdrawals from Firm do not exceed the amount of Capital Invested. Figure of Bookings from Customer as on 30.09.17 is only considered here)		NIL
7. Net Amount which can be withdrawn from the Designated Bank Account under this certificate		**335.00**

This certificate is being issued for **RERA** compliance for the Firm **M/S GREEN SPACE INFRA VENTURES** and is based on the records and documents as on **29.02.2020** produced before me and explanation provided to me by the management of the Firm.

Yours Faithfully,
For Ritesh R. Mehta
Chartered Accountants

RITESH R. MEHTA * Chartered Accountant *

(CA R R Mehta)
Proprietor
MRN – 118616
UDIN: 20118616AAAABK3180
Dt. 29.02.20

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

No Ongoing Project underway.

	(Amount in Lakhs)
1. Estimate Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV) **(In Act it is being prescribed Form IV, but we have considered Form No. I for our calculation base)**	NA
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certificate by Chartered Acco -untant as verified from the records and books of Accounts) **(Verified based on Certificate by Partner of the Firm)**	NA
3. (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	NA
(ii) Estimated amount of sales proceeds in respects of unsold Apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)	NA
4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	NA
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, 100% of the balance receivable of ongoing project will be deposited in designated Account.*	

This certificate is being issued for RERA compliance for the Firm **M/S GREEN SPACE INFRA VENTURES** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For Ritesh R. Mehta
Chartered Accountants

RITESH R. MEHTA * Chartered Accountant *

(CA R R Mehta)
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