PRAGESH S. JAIN & CO.,
CHARTERED ACCOUNTANTS,
Mobile No. 9 8 8 1 2 6 8 5 0 3, 9822696181
203, 2nd Floor,Imperial Plaza, Sitabuldi, NAGPUR – 440012.

CA. P.S.Jain B.Com. FCA.
CA. R.N.Sharma B.Com. FCA

ANNEURE- D

FORM - 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of money from Designated Account)

To,
THE GREENSTONE INFRASTRUCTURE
Address:- 64 Shrikrushna Nagar, Near Shrikrushna Traders, Godhani Road,
Zingabai Takli, Nagpur - 440030
Maharashtra.

Subject:- Certificate of Financial Progress of Work of Project GIRIRAJ RESIDENCY being developed by GREENSTONE INFRASTRUCTURE

Sir,
This Certificate is being issued for RERA compliance for the **GIRIRAJ RESIDENCY** being developed by M/S. **GREENSTONE INFRASTRUCTURE** and is based on the records and documents produced before me and explanation provided to me by the management of the Firm.

Table - A - Estimated cost of the Project (at the time of Registration of Project)

Sr. No. (1)	Particulars (2)	Estimated cost (At the time of Registration of Project) (3)
1	**i) Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)/ Acquisition Cost of Land	14,990,000.00
	(b) Estimated Amount of Premium payable to obtain development rights. FSI. additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	6,155,114.00
	(c) Estimated Acquisition cost of TDR (ifany).	0.00
	(d) Estimated Amounts Payable to State Government/UT Administration or competent authority ,or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges. registration fees etc. and	776,428.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme : i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	ii. Estimated 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, amounts payable to slum dwellers. tenants, apartment owners or apporopriate authority or government or concessionaire which are not refundable and so on	0.00
	iii. Estimated 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.	0.00
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation componet	
	SUB TOTAL OF LAND COST (i)	**21,921,542.00**

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	ii) Development Cost/ Cost of Construction of Building	
	(a) Estimated Cost ofConstruction as certified by Engineer	51,000,000.00
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services, (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	0.00
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	0.00
	(e) Interest payable to financial instiutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	SUB TOTAL OF DEVELOPMENT COST (ii)	**51,000,000.00**
	TOTAL COST OF PROJECT (i+ii)	**72,921,542.00**
	* Pass Through charges or indirect taxes not included in estimated cost of project. ** Estimated cost shall be revised through correction application.	

Table - B - Actual cost Incurred on the Project (as on date of Certificate)

Sr. No. (1)	Particulars (2)	Amount in Rs. Incurred (3)
1	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	8,990,000.00
	(b) Incured Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive / concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	6,155,114.00
	(c) Incurred Expenditure for Acquisition ofTDR (if any)	0.00
	(d) Amounts paid to State Government/UT- Adminisration or competent authority or any other statutory authority of the State or Central Government. towards stamp dury, transfer charges, registration fees etc; and	776,428.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expendirure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
	ii) Incurred Expenditure 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, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation .	0.00
	iv Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	0.00
	SUB - TOTAL OF LAND COST (1)	**15,921,542.00**



2	**Development Cost / Cost of Construction**	
	(i) Expenditure for construction. Mininrum of(a) and (b) to be considered	0.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA,	0.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(iii)Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e ' salaries, consultants fees. site overheads, development works, cost of services (including water. electricity. sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	0.00
	(iv) Incuned Expendirure towards Taxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority.	0.00
	(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	SUB - TOTAL OF DEVELOPMENT COST (2)	**0.00**
3	**TOTAL COST OF THE PROJECT (Actual incurred as on date of Certificate) (1+2)**	**15,921,542.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table - A)	22%
5	Amount which can be withdrawn from the Designated Account	15,921,542.00
6	Less:- Amount Withdrawn till date of this certificate from the Designated Account	0.00
7	Net Amount which can be withdrawan from the Designated bank Account under this certificate	15,921,542.00
	* Pass Through charges or indirect taxes not included in estimated cost of project.	

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