PRAGESH S. JAIN & CO.,
CHARTERED ACCOUNTANTS,
Mobile No. 9881268503, 9822696181
203, 2nd Floor,Imperial Plaza, Sitabuldi, **Nagpur** – 440012.

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

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

Greenstone Infrastructures (P HN11/ CTS NO 180 AND 182 PLOT NO.14 KHNO118120/1 AND 121/1 MOUZA ZINGABAI TAKLI at Nagpur (M Corp.), Nagpur (Urban), Nagpur,440030)

Sub.:- Certificate of Financial Progress of Work of **GIRIRAJ RESIDENCY** MahaRERA Registration Number P50500033121 being developed by **M/s Greenstone Infrastructures**

Sir,

This certificate is being issued for RERA compliance for the **GIRIRAJ RESIDENCY** having MahaRERA Registration Number P50500033121 being developed by **M/s Greenstone Infrastructures** and is based on the records and documents produced before me and explanations provided to me by the Partner of the Project.

For the Quarter Ended 30th June 2023

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

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	14,990,000
	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
	c) Estimated Acquisition cost of TDR (if any)	-
	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
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	**21,921,542**

PRAGESH S. JAIN & CO. CHARTERED ACCOUNTANTS

	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	51,000,000
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	51,000,000
	Total Cost of The project (Estimated)	**72,921,542**

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	9,385,850
	b) Incurred expenditure on Premiums 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
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts paid 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
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	-
	(a) Cost Incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer.	
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	
	(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 payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	**16,317,392**

PRAGESH S. JAIN & CO. CHARTERED ACCOUNTANTS

	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	40,186,395
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	276,006
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	202,807
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	**40,665,208**
3	Total Cost of The project (Actual incurred as on date of certificate)	56,982,600
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	78.14
5	Amount which can be withdrawn from the Designated Account.	56,982,600
6	Less: Amount withdrawn till date of this certificate from the Designated Account	36,566,167
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	20,416,433

PRAGESH S. JAIN & CO. NAGPUR 26 FEB 2025 CHARTERED ACCOUNTANTS

FOR PRAGESH S. JAIN & CO;
CHARTERED ACCOUNTANS
ICAI Firm Reg. No. 120627W

(CA P. S. Jain),
Partner
Membership No. 109053
UDIN : 25109053BMJULJ6957

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Shop No/ Flat No	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Shop no 1	23.767	1,000,000.00	3,366,237.00	1,033,763.00
2	Shop no 2	23.767	1,000,000.00		
3	Flat No 103	58.961	2,400,000.00		
4	Shop no 3	23.767	1,000,000.00	525,520.00	474,480.00
5	Shop no 4	23.767	1,050,000.00	990,060.00	59,940.00
6	Shop no 5	23.767	1,050,000.00	495,000.00	555,000.00
7	Shop no 6	23.767	1,050,000.00	1,782,130.00	317,870.00
8	Shop no 7	22.988	1,050,000.00		
9	Flat No 101	57.928	2,500,000.00	1,488,050.00	1,011,950.00
10	Flat No 102	59.273	2,400,000.00	495,050.00	1,904,950.00
11	Flat No 104	58.961	2,500,000.00	2,079,207.00	420,793.00
12	Flat No 105	59.273	2,400,000.00	396,000.00	2,004,000.00
13	Flat No 202	59.273	2,550,000.00	1,186,089.00	1,363,911.00
14	Flat No 203	58.961	2,400,000.00	306,920.00	2,093,080.00
15	Flat No 204	58.961	2,500,000.00	2,177,218.00	322,782.00
16	Flat No 205	59.273	2,400,000.00	1,831,584.00	568,416.00
17	Flat No 302	59.273	4,990,000.00	4,256,430.00	733,570.00
18	Flat No 303	58.961			
19	Flat No 306	57.928	2,400,000.00	792,080.00	1,607,920.00
20	Flat No 401	57.928	2,400,000.00	2,178,196.00	221,804.00
21	Flat No 402	59.273	2,500,000.00	2,079,208.00	420,792.00
22	Flat No.403	58.961	2,400,000.00	1,983,019.00	416,981.00
23	Flat No.404	58.961	2,700,000.00	2,228,544.00	471,456.00
24	Flat No 405	59.273	2,675,000.00	225,594.00	2,449,406.00
25	Flat No 501	57.928	2,500,000.00	2,297,525.00	202,475.00
26	Flat No 502	59.273	2,400,000.00	198,010.00	2,201,990.00
27	Flat No 503	58.961	2,500,000.00	2,297,525.00	202,475.00
28	Flat No 504	58.961	2,500,000.00	198,020.00	2,301,980.00
29	Flat No 505	59.273	2,600,000.00	97,921.00	2,502,079.00
30	Flat No 506	57.928	2,500,000.00	1,790,099.00	709,901.00
31	Flat No 601	57.928	2,500,000.00	2,341,000.00	159,000.00
32	Flat No 603	58.961	2,500,000.00	2,241,585.00	258,415.00
	TOTAL	**1,636.23**	**69,315,000.00**	**42,323,821.00**	**26,991,179.00**



Unsold Inventory

Ready Recknor Rate as on the date of Certificate of the Residential Project at Carpet Area for Apartment is Rs.33720/-

Sr. No.	Shop No/ Flat No	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
First Floor			
1	Flat No 106	57.928	1,953,332.00
Second Floor			
2	Flat No 201	57.928	1,953,332.00
3	Flat No 206	57.928	1,953,332.00
Third Floor			
4	Flat No 301	57.928	1,953,332.00
5	Flat No 304	58.961	1,988,165.00
6	Flat No 305	59.273	1,998,686.00
Fourth Floor			
7	Flat No 406	57.928	1,953,332.00
Sixth Floor			
8	Flat No 602	59.273	1,998,686.00
9	Flat No 604	58.961	1,988,165.00
10	Flat No 605	59.273	1,998,686.00
11	Flat No 606	57.928	1,953,332.00
		643.309	**21,692,380.00**

PRAGESH S. JAIN & CO. * CHARTERED ACCOUNTANTS *

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**15,938,942**
2	Balance amount of receivables from sold apartments as per Table C of this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	**26,991,179**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**643.31**
	(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 Table C to this certificate	**21,692,380**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**48,683,559**
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)	**34,078,491**

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	**40,356,870**
3	Withdrawals	**36,566,167**
4	Closing Balance	**3,790,703**

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that M/s Greenstone Infrastructures has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

FOR PRAGESH S. JAIN & CO.
CHARTERED ACCOUNTANTS
ICAI Firm Reg.No.120627W

PRAGESH S. JAIN & CO. NAGPUR 26 FEB 2025 CHARTERED ACCOUNTANTS

(CA P.S. Jain)
Partner
Membership No. 109053
UDIN:25109053BMJULJ6957

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	9,571,542	9,571,542	8,479,779
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	6,350,000	6,350,000	6,305,000
4	Customer Receipts under for Project	57,000,000	57,000,000	42,323,821
5	Total Funds for Project	72,921,542	72,921,542	57,108,600
6	Total Estimated Cost (As per Table A)	72,921,542	72,921,542	56,982,600

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

FOR PRAGESH S. JAIN & CO;
CHARTERED ACCOUNTANS
ICAI Firm Reg. No. 120627W

PRAGESH S. JAIN & CO. NAGPUR 26 FEB 2025 CHARTERED ACCOUNTANTS

(CA.P. S. Jain),
Partner
Membership No. 109053
UDIN : 25109053BMJULJ6957

Agreed and accepted by:

Greenstone Infrastructures