NLC
Associates,
Chartered Accountants

FORM 3
(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

Date : - 18-Aug-22

To,
M/s. L G Developers and Builders
Wanadongari, Hingna Road, Nagpur - 441110

Subject : - Certificate of Financial Progress of Work of **GREENFIELD - 3** having MahaRERA Registration Number _____ being developed by **M/s. L G Developers and Builders.**

Sir,
This certificate is being issued for RERA compliance for the **GREENFIELD - 3** having MahaRERA Registration Number _____ being developed by **M/s. L G Developers and Builders** and is based on the records and documents produced before me and explanations provided to me by the managment of the Company.

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 ascertained from the Annual Statement of Rate (ASR).		₹ 2,96,87,427.00
	(b)	Estimated Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area. and any other incentive/Conesssion in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.		₹ 3,50,838.00
	(c)	Estimated Acquisition cost of TDR (if any).		₹ -
	(d)	Estimated Amount payable to State Government/UT Administration or competent authority or any other statutory authority of the State of central Government, towards stamp duty, transfer charges, registration fees etc: and		₹ 9,02,740.00
	(e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by the public authorities.		₹ -
	(f)	**Under Rehabilitation Scheme :**		
		i.	Estimated construction cost of rehab building including site development and infrastructure for the some 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 of providing temporary transit accommodation or rent in lieu of Transit Aommodation, overhead cost, amount payable to slum dewllers, tenants, arpartments owner or appropriate authority or government or concessionaire which are not refundable and so on.	₹ -

Office : 63, Satygiri, Besa Road, Near Water Tank, Vasundhara Layout, Besa Nagpur 440034. Email : Shashwatoffice@gmail.com Phone: +91-9420044246

	iii.	Estimated Cost of ASR linked premiun, fees, charges, and security,deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in the project of rehabilitation	₹	-
	iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation componant	₹	-
	Sub - Total of LAND COST		₹	**3,09,41,005.00**
	ii. Development Cost/Cost of Construction of Building			
	(a)	Estimated Cost of Construction as certified by Engineer.	₹	22,80,74,740.00
	(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 constructions as per (i) above, i.e. salaries, consultans fees, site overheads, development works, cost of services, (including water, electricity, sewearge, drainage, layout roads etc.) absorted cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumable etc.	₹	1,14,03,737.00
	(d)	Estimated Tax, 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 or money borrowed for construction.	₹	-
	Sub - Total of Development Cost		₹	**23,94,78,477.00**

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars			Amount (Rs.) Incurred
(1)	(2)			(3)
1	**Land Cost**			
	(a)	Value of the land ascertained from the Annual Statement of Rate (ASR).	₹	2,96,87,427.00
	(b)	Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in defeciency under DCR from Loal Authority or State Government/UT Administration or any Statutory Authority.		3,50,838.00
	(c)	Incurred Expenditure for Acquisition of TDR (if any)		-
	(d)	Amount paid to State Government/UT Administration or competant authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and		9,02,740.00
	(e)	Land Premium paid for redevelopment of land owned by the 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 constructions of rehab building including site development and infrastructure for the same as certified by Engineer	₹	-
		(b) Incurred Expenditure for constructions of rehab building as per books of accounts as verified by the CA.	₹	-

	ii.	Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost of providing temporary 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.	₹	-
	iii.	Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any other amount whatsoever paid to any authorities towards and in project of rehabilitation.	₹	-
	iv.	Any other cost including interest incurred on the borrowing done specifically for construction of the rehabilitation component.	₹	-
	Sub - Total of Land Cost : -		₹	**3,09,41,005.00**

(1)	(2)			(3)
2	**Development Cost/Cost of Construction**			
	(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	₹	-
		(a) Constructions cost incurred including site development an infrastructure for the same as certified by Engineer. (b) Acutal cost of construction incurred as per the books of accounts as vertifed by the CA.	₹	1,33,24,185.50
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certifiate)	₹	-
	(iii)	Incurred 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.	₹	16,99,987.70
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	₹	1,24,04,934.00
	(v)	Incurred Expenditure interest 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		₹	**2,74,29,107.20**
3	Total Cost of the Project (Estimated as on date of certificate)		₹	27,04,19,482.00
4	Total Cost of the Project till date (Cost Incurred as on date of certificate)		₹	5,83,70,112.20
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)			22%
6	Amount which can be withdrawn from the Designated Account.		₹	5,83,70,112.20
7	Less: Amount withdrawn till date of this certificate as per the Books of Account and Bank Statement.		₹	-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		₹	5,83,70,112.20

Sold Inventory

01-AUG-2021 TO 30-JUNE-2022

Sr. No.	Flat No.	Carpet Area (in.sq.mets)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	0	0	₹ -	₹ -	₹ -
2	0	0	₹ -	₹ -	₹ -
	Total	0	₹ -	₹ -	₹ -

Unsold Inventory

01-AUG-2021 TO 30-JUNE-2022

Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner	Total Amount
(1)	(2)	(3)	(4)	
1	101	73.5996	₹ 27,000.00	₹ 19,87,189.20
2	102	50.4750	₹ 27,000.00	₹ 13,62,825.00
3	103	50.4750	₹ 27,000.00	₹ 13,62,825.00
4	104	50.4750	₹ 27,000.00	₹ 13,62,825.00
5	105	50.4750	₹ 27,000.00	₹ 13,62,825.00
6	106	50.4750	₹ 27,000.00	₹ 13,62,825.00
7	107	50.4750	₹ 27,000.00	₹ 13,62,825.00
8	108	50.4750	₹ 27,000.00	₹ 13,62,825.00
9	109	64.1640	₹ 27,000.00	₹ 17,32,428.00
10	110	64.1640	₹ 27,000.00	₹ 17,32,428.00
11	111	64.1640	₹ 27,000.00	₹ 17,32,428.00
12	112	64.1640	₹ 27,000.00	₹ 17,32,428.00
13	113	64.1640	₹ 27,000.00	₹ 17,32,428.00
14	114	64.1640	₹ 27,000.00	₹ 17,32,428.00
15	115	57.8915	₹ 27,000.00	₹ 15,63,070.50
16	116	73.5996	₹ 27,000.00	₹ 19,87,189.20
17	201	73.5996	₹ 27,000.00	₹ 19,87,189.20
18	202	50.4750	₹ 27,000.00	₹ 13,62,825.00
19	203	50.4750	₹ 27,000.00	₹ 13,62,825.00
20	204	50.4750	₹ 27,000.00	₹ 13,62,825.00
21	205	50.4750	₹ 27,000.00	₹ 13,62,825.00
22	206	50.4750	₹ 27,000.00	₹ 13,62,825.00
23	207	50.4750	₹ 27,000.00	₹ 13,62,825.00
24	208	50.4750	₹ 27,000.00	₹ 13,62,825.00
25	209	64.1640	₹ 27,000.00	₹ 17,32,428.00
26	210	64.1640	₹ 27,000.00	₹ 17,32,428.00
27	211	64.1640	₹ 27,000.00	₹ 17,32,428.00
28	212	64.1640	₹ 27,000.00	₹ 17,32,428.00
29	213	64.1640	₹ 27,000.00	₹ 17,32,428.00
30	214	64.1640	₹ 27,000.00	₹ 17,32,428.00
31	215	57.8915	₹ 27,000.00	₹ 15,63,070.50
32	216	73.5996	₹ 27,000.00	₹ 19,87,189.20
33	301	73.5996	₹ 27,000.00	₹ 19,87,189.20

34	302	50.4750	₹	27,000.00	₹	13,62,825.00
35	303	50.4750	₹	27,000.00	₹	13,62,825.00
36	304	50.4750	₹	27,000.00	₹	13,62,825.00
37	305	50.4750	₹	27,000.00	₹	13,62,825.00
38	306	50.4750	₹	27,000.00	₹	13,62,825.00
39	307	50.4750	₹	27,000.00	₹	13,62,825.00
40	308	50.4750	₹	27,000.00	₹	13,62,825.00
41	309	64.1640	₹	27,000.00	₹	17,32,428.00
42	310	64.1640	₹	27,000.00	₹	17,32,428.00
43	311	64.1640	₹	27,000.00	₹	17,32,428.00
44	312	64.1640	₹	27,000.00	₹	17,32,428.00
45	313	64.1640	₹	27,000.00	₹	17,32,428.00
46	314	64.1640	₹	27,000.00	₹	17,32,428.00
47	315	57.8915	₹	27,000.00	₹	15,63,070.50
48	316	73.5996	₹	27,000.00	₹	19,87,189.20
49	401	73.5996	₹	27,000.00	₹	19,87,189.20
50	402	50.4750	₹	27,000.00	₹	13,62,825.00
51	403	50.4750	₹	27,000.00	₹	13,62,825.00
52	404	50.4750	₹	27,000.00	₹	13,62,825.00
53	405	50.4750	₹	27,000.00	₹	13,62,825.00
54	406	50.4750	₹	27,000.00	₹	13,62,825.00
55	407	50.4750	₹	27,000.00	₹	13,62,825.00
56	408	50.4750	₹	27,000.00	₹	13,62,825.00
57	409	64.1640	₹	27,000.00	₹	17,32,428.00
58	410	64.1640	₹	27,000.00	₹	17,32,428.00
59	411	64.1640	₹	27,000.00	₹	17,32,428.00
60	412	64.1640	₹	27,000.00	₹	17,32,428.00
61	413	64.1640	₹	27,000.00	₹	17,32,428.00
62	414	64.1640	₹	27,000.00	₹	17,32,428.00
63	415	57.8915	₹	27,000.00	₹	15,63,070.50

64	416	73.5996	₹	27,000.00	₹	19,87,189.20
65	501	73.5996	₹	27,000.00	₹	19,87,189.20
66	502	50.4750	₹	27,000.00	₹	13,62,825.00
67	503	50.4750	₹	27,000.00	₹	13,62,825.00
68	504	50.4750	₹	27,000.00	₹	13,62,825.00
69	505	50.4750	₹	27,000.00	₹	13,62,825.00
70	506	50.4750	₹	27,000.00	₹	13,62,825.00
71	507	50.4750	₹	27,000.00	₹	13,62,825.00
72	508	50.4750	₹	27,000.00	₹	13,62,825.00
73	509	64.1640	₹	27,000.00	₹	17,32,428.00
74	510	64.1640	₹	27,000.00	₹	17,32,428.00
75	511	64.1640	₹	27,000.00	₹	17,32,428.00
76	512	64.1640	₹	27,000.00	₹	17,32,428.00
77	513	64.1640	₹	27,000.00	₹	17,32,428.00
78	514	64.1640	₹	27,000.00	₹	17,32,428.00
79	515	57.8915	₹	27,000.00	₹	15,63,070.50
80	516	73.5996	₹	27,000.00	₹	19,87,189.20
81	601	73.5996	₹	28,350.00	₹	20,86,548.66
82	602	50.4750	₹	28,350.00	₹	14,30,966.25
83	603	50.4750	₹	28,350.00	₹	14,30,966.25
84	604	50.4750	₹	28,350.00	₹	14,30,966.25
85	605	50.4750	₹	28,350.00	₹	14,30,966.25
86	606	50.4750	₹	28,350.00	₹	14,30,966.25
87	607	50.4750	₹	28,350.00	₹	14,30,966.25
88	608	50.4750	₹	28,350.00	₹	14,30,966.25
89	609	64.1640	₹	28,350.00	₹	18,19,049.40
90	610	64.1640	₹	28,350.00	₹	18,19,049.40
91	611	64.1640	₹	28,350.00	₹	18,19,049.40
92	612	64.1640	₹	28,350.00	₹	18,19,049.40
93	613	64.1640	₹	28,350.00	₹	18,19,049.40
94	614	64.1640	₹	28,350.00	₹	18,19,049.40
95	615	57.8915	₹	28,350.00	₹	16,41,224.03
96	616	73.5996	₹	28,350.00	₹	20,86,548.66
97	701	73.5996	₹	28,350.00	₹	20,86,548.66
98	702	50.4750	₹	28,350.00	₹	14,30,966.25
99	703	50.4750	₹	28,350.00	₹	14,30,966.25
100	704	50.4750	₹	28,350.00	₹	14,30,966.25
101	705	50.4750	₹	28,350.00	₹	14,30,966.25
102	706	50.4750	₹	28,350.00	₹	14,30,966.25
103	707	50.4750	₹	28,350.00	₹	14,30,966.25
104	708	50.4750	₹	28,350.00	₹	14,30,966.25
105	709	64.1640	₹	28,350.00	₹	18,19,049.40
106	710	64.1640	₹	28,350.00	₹	18,19,049.40
107	711	64.1640	₹	28,350.00	₹	18,19,049.40
108	712	64.1640	₹	28,350.00	₹	18,19,049.40
109	713	64.1640	₹	28,350.00	₹	18,19,049.40
110	714	64.1640	₹	28,350.00	₹	18,19,049.40
111	715	57.8915	₹	28,350.00	₹	16,41,224.03
112	716	73.5996	₹	28,350.00	₹	20,86,548.66

Total	6603.7979	₹	18,08,49,722.49

Table D

Comparison between Balance Cost and Receivable

Sr. No. (1)	Particulars (2)	Amount (3)	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated	₹	21,20,49,369.80
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as	₹	-
3	(i) Balance unsold area (to be certified by Management and to be verified by CA from the	₹	6,603.7979
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR	₹	18,08,49,722.49
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	₹	18,08,49,722.49
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	₹	-
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited	₹	18,08,49,722.49

Table E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Accoun Details
		Actual Amount till Date (From start of bank account to till date
1	Opening Balance	₹ -
2	Deposits	₹ -
3	Withdrawals	₹ -
4	Closing Balance	₹ -

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project until as indicated
I hereby certify that **M/s. L G Developers and Builders** has utilized the required proportion of money, as specified in the act,

Table F
Means of Finance

Sr. No.	Particulars	Estimated (At the time Registration) (In Rs.) (Proposed and indicative)	Proposed Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	₹ 5,83,70,112.20	₹ -	₹ 5,83,70,112.20
2	Total Borrowed Funds (Secured) Drawdown availed till date	₹ -	₹ -	₹ -
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	₹ -	₹ -	₹ -
4	Customer Receipts used for Project	₹ 21,20,49,369.80	₹ -	₹ -
5	Total Funds for Project	₹ 27,04,19,482.00	₹ -	5,83,70,112.20
6	Total Estimated Cost (As per Table A)	₹ 27,04,19,482.00	₹ 27,04,19,482.00	₹ 5,83,70,112.20

NLC & Associates FRN 143846W

Table G

Any Comment/Observations of CA

1	
2	
3	
4	

Yours Faithfully

For NLC & Associates,
CA Shashwat Pande
Partner
Chartered Accountant
(Membership Number 175470)

UIDN: 22175470APGVOC9410

Agreed and Accepted by :-

Signature of Promoter
Name : Mr. Dhanraj G Babde
Date : - 18-Aug-22