

**M/s. Ranjeet Mishra & Company**  
Chartered Accountant

9730135310  
8766548007(Office)

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim  
Near Rachna Ring Road Metro Station, Nagpur-440036  
Regd : 54, Vaishali Nagar, MIDC, Nagpur-440016

caranjeetmishra@gmail.com  
Office.caranjeet@gmail.com

**FORM 3**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**  
As on 31st March 2024

To,  
M/S. L G Developers and Builders  
Nagpur

Subject: Certificate of Financial Progress of Work of "GREENFIELD 3" having MahaRERA Registration Number "P50500046557" being developed by "M/S. L G Developers & Builders"

Sir,

This certificate is being issued for RERA compliance for the **GREENFIELD 3** having MahaRERA Registration Number "P50500047072" being developed by M/S. L G Developers and Builders situated on "PLOT NO 310/1/1 at Wanadongri, Nagpur 441 110" and is based on the records and documents produced before me and explanations provided to me by the management of the company

**Table A- Estimated Cost of the Project (At the time of registration of Project)**

| Sr No | Particulars                                                                                                                                                                                                                                                                                                                                                                                        | Estimated Cost<br>(At the time of<br>Registration of<br>Project) |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| (1)   | (2)                                                                                                                                                                                                                                                                                                                                                                                                | (3)                                                              |
| 1     | (i) Land Cost :                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |
|       | (a) Value of land as 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/concession 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 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                                                                                                                                                                  | 9,02,740.00                                                      |
|       | (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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | -                                                                |
|       | (iii) Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.                                                                                                                                                                                                     | -                                                                |
|       | (iv) Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component                                                                                                                                                                                                                                                                  | -                                                                |
|       | <b>Sub-Total of Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                      | <b>3,09,41,005.00</b>                                            |
|       | (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 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. | 1,14,03,737.00         |
|  | (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 or money borrowed for construction                                                                                                                                                                                                                         | -                      |
|  | <b>Sub-total of Development Cost</b>         |                                                                                                                                                                                                                                                                                                                                                                                                           | <b>23,94,78,477.00</b> |
|  | <b>Total Cost of the Project (Estimated)</b> |                                                                                                                                                                                                                                                                                                                                                                                                           | <b>27,04,19,482.00</b> |

**Table B- Actual Cost Incurred on the Project (as on 31-03-2024)**

| Sr No | Particulars                                                                                                                                                                                                                                                                                                                                                                                              | Amount (Rs.) Incurred |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| (1)   | (2)                                                                                                                                                                                                                                                                                                                                                                                                      | (3)                   |
| 1     | <b>Land Cost :</b>                                                                                                                                                                                                                                                                                                                                                                                       |                       |
|       | (a) Value of land as ascertained from the Annual Statement of Rate (ASR)                                                                                                                                                                                                                                                                                                                                 | 2,96,87,427.00        |
|       | (b) Incurred Expenditure on Premium 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                                                                                                                                                   | 3,50,838.00           |
|       | (c) Incurred Expenditure on Acquisition cost of TDR (if any)                                                                                                                                                                                                                                                                                                                                             | -                     |
|       | (d) Amount 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                                                                                                                                                                                      | 9,02,740.00           |
|       | (e) Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities                                                                                                                                                                                                                                                                                       | -                     |
|       | (f) Under Rehabilitation scheme:                                                                                                                                                                                                                                                                                                                                                                         |                       |
|       | (i) Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered                                                                                                                                                                                                                                                                                                  |                       |
|       | (a) Incurred Expenditure for construction of rehab building including site development and infrastructure for the same as certified by Engineer.                                                                                                                                                                                                                                                         | -                     |
|       | (b) Incurred Expenditure for construction of rehab building as per the 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 for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable 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 amount whatsoever payable to any authorities towards and in project rehabilitation.                                                                                                                                                                                              | -                     |
|       | (iv) Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component                                                                                                                                                                                                                                                                         | -                     |
|       | <b>Sub-Total of Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                            | <b>3,09,41,005.00</b> |
| 2     | <b>Development Cost/ Cost of Construction of Building</b>                                                                                                                                                                                                                                                                                                                                                |                       |
|       | (i) Expenditure Cost of Construction Minimum of (a) and (b) to be considered                                                                                                                                                                                                                                                                                                                             |                       |
|       | (a) Construction Cost incurred including site development and infrastructure for the same as certified by the engineer                                                                                                                                                                                                                                                                                   |                       |



|   |       |                                                                                                                                                                                                                                                                                                                                                                                                          |                        |
|---|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|   | (b)   | Actual Cost of Construction Incurred as per books of accounts as verified by CA.                                                                                                                                                                                                                                                                                                                         | 12,40,65,793.60        |
|   | (ii)  | Cost incurred on additional itmes not included as per the books of accounts as verified by CA.                                                                                                                                                                                                                                                                                                           | -                      |
|   | (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. | 16,99,987.70           |
|   | (iv)  | Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority                                                                                                                                                                                                                                                                                       | 1,24,04,934.00         |
|   | (v)   | Interest Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction                                                                                                                                                                                                   | -                      |
|   |       | <b>Sub-total of Development Cost</b>                                                                                                                                                                                                                                                                                                                                                                     |                        |
| 3 |       | Total Cost of the Project (Actual incurred as on 31-03-2024)                                                                                                                                                                                                                                                                                                                                             | <b>13,81,70,715.30</b> |
| 4 |       | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)                                                                                                                                                                                                                                                                                                 | 16,91,11,720.30        |
| 5 |       | Amount which can be withdrawn from the Designated Account                                                                                                                                                                                                                                                                                                                                                | 63%                    |
| 6 |       | Less Amount Withdrawn till 31-03-2024 from the Designated Account                                                                                                                                                                                                                                                                                                                                        | 16,91,11,720.30        |
| 7 |       | Net Amount which can be withdrawn from the Designated Bank Account under this certificate                                                                                                                                                                                                                                                                                                                | 5,79,50,000.00         |
|   |       |                                                                                                                                                                                                                                                                                                                                                                                                          | 11,11,61,720.30        |

Date: 04/06/2024

Place: Nagpur

Agreed and accepted by:

For M/s. L G Developers and Builders

Name: Dhanraj G Babde

Date: 04/06/2024

For M/s. Ranjeet Mishra & Company  
Chartered Accountant



*[Signature]*

Proprietor  
Mem No: 150503  
FRN 155145W  
UDIN: 24150503BKDLSM5791

**Table C**  
**Statement of calculation of Receivables from the Sales of the Real Estate Project As on 31-03-2024**

**Sold Inventory**

| Sr 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     | 101      | 73.5996                    | 38,25,000                                               | 33,28,964       | 4,96,036.00         |
| 2     | 102      | 50.4750                    | 25,50,000                                               | 21,71,288       | 3,78,712.00         |
| 3     | 103      | 50.4750                    | 25,50,000                                               | 21,70,792       | 3,79,208.00         |
| 4     | 105      | 50.4750                    | 26,50,000                                               | 1,98,020        | 24,51,980.00        |
| 5     | 109      | 64.1640                    | 32,75,000                                               | 27,36,634       | 5,38,366.00         |
| 6     | 110      | 64.1640                    | 33,00,000                                               | 28,32,676       | 4,67,324.00         |
| 7     | 111      | 64.1640                    | 33,00,000                                               | 27,81,190       | 5,18,810.00         |
| 8     | 112      | 64.1640                    | 33,00,000                                               | 27,23,762       | 5,76,238.00         |
| 9     | 114      | 64.1640                    | 30,50,000                                               | 25,52,474       | 4,97,526.00         |
| 10    | 115      | 57.8915                    | 30,00,000                                               | 28,71,288       | 1,28,712.00         |
| 11    | 116      | 73.5996                    | 38,00,000                                               | 32,35,642       | 5,64,358.00         |
| 12    | 201      | 73.5996                    | 38,00,000                                               | 34,23,764       | 3,76,236.00         |
| 13    | 202      | 50.4750                    | 26,50,000                                               | 22,56,436       | 3,93,564.00         |
| 14    | 203      | 50.4750                    | 25,50,000                                               | 21,66,832       | 3,83,168.00         |
| 15    | 204      | 50.4750                    | 25,75,000                                               | 21,92,624       | 3,82,376.00         |
| 16    | 205      | 50.4750                    | 26,00,000                                               | 25,742          | 25,74,258.00        |
| 17    | 209      | 64.1640                    | 34,00,000                                               | 28,61,387       | 5,38,613.00         |
| 18    | 210      | 64.1640                    | 34,00,000                                               | 28,61,386       | 5,38,614.00         |
| 19    | 211      | 64.1640                    | 33,00,000                                               | 25,07,924       | 7,92,076.00         |
| 20    | 212      | 64.1640                    | 33,50,000                                               | 27,06,434       | 6,43,566.00         |
| 21    | 213      | 64.1640                    | 25,00,000                                               | 20,79,206       | 4,20,794.00         |
| 22    | 214      | 64.1640                    | 25,00,000                                               | 20,79,206       | 4,20,794.00         |
| 23    | 215      | 57.8915                    | 30,50,000                                               | 22,95,048       | 7,54,952.00         |
| 24    | 216      | 73.5996                    | 37,00,000                                               | 31,13,860       | 5,86,140.00         |
| 25    | 301      | 73.5996                    | 37,50,000                                               | 27,62,178       | 9,87,822.00         |
| 26    | 302      | 50.4750                    | 25,10,000                                               | 21,20,222       | 3,89,778.00         |
| 27    | 303      | 50.4750                    | 25,00,000                                               | 18,81,186       | 6,18,814.00         |
| 28    | 304      | 50.4750                    | 26,00,000                                               | 22,13,860       | 3,86,140.00         |
| 29    | 305      | 50.4750                    | 25,00,000                                               | 21,28,712       | 3,71,288.00         |
| 30    | 307      | 50.4750                    | 26,50,000                                               | 20,792          | 26,29,208.00        |
| 31    | 308      | 50.4750                    | 25,50,000                                               | 21,71,286       | 3,78,714.00         |
| 32    | 309      | 64.1640                    | 32,75,000                                               | 27,88,614       | 4,86,386.00         |
| 33    | 310      | 64.1640                    | 34,00,000                                               | 28,95,050       | 5,04,950.00         |
| 34    | 311      | 64.1640                    | 32,50,000                                               | 26,55,942       | 5,94,058.00         |
| 35    | 312      | 64.1640                    | 33,00,000                                               | 24,75,248       | 8,24,752.00         |
| 36    | 313      | 64.1640                    | 32,00,000                                               | 26,93,010       | 5,06,990.00         |
| 37    | 314      | 64.1640                    | 25,00,000                                               | 21,56,930       | 3,43,070.00         |
| 38    | 315      | 57.8915                    | 29,50,000                                               | 22,01,486       | 7,48,514.00         |
| 39    | 316      | 73.5996                    | 38,25,000                                               | 32,69,556       | 5,55,444.00         |
| 40    | 401      | 73.5996                    | 38,00,000                                               | 32,46,534       | 5,53,466.00         |
| 41    | 402      | 50.4750                    | 25,50,000                                               | 19,18,316       | 6,31,684.00         |



|    |     |         |           |           |              |
|----|-----|---------|-----------|-----------|--------------|
| 42 | 403 | 50.4750 | 25,25,000 | 21,49,754 | 3,75,246.00  |
| 43 | 404 | 50.4750 | 25,25,000 | 21,50,000 | 3,75,000.00  |
| 44 | 405 | 50.4750 | 25,00,000 | 21,24,752 | 3,75,248.00  |
| 45 | 406 | 50.4750 | 25,00,000 | 20,04,950 | 4,95,050.00  |
| 46 | 407 | 50.4750 | 25,50,000 | 23,27,222 | 2,22,778.00  |
| 47 | 408 | 50.4750 | 20,00,000 | 17,03,960 | 2,96,040.00  |
| 48 | 409 | 64.1640 | 33,50,000 | 27,19,306 | 6,30,694.00  |
| 49 | 410 | 64.1640 | 32,55,000 | 27,71,584 | 4,83,416.00  |
| 50 | 411 | 64.1640 | 33,00,000 | 99,010    | 32,00,990.00 |
| 51 | 412 | 64.1640 | 32,50,000 | 27,55,940 | 4,94,060.00  |
| 52 | 413 | 64.1640 | 33,00,000 | 25,64,554 | 7,35,446.00  |
| 53 | 414 | 64.1640 | 33,00,000 | 28,09,900 | 4,90,100.00  |
| 54 | 415 | 57.8915 | 29,60,000 | 24,99,606 | 4,60,394.00  |
| 55 | 416 | 73.5996 | 36,65,000 | 31,20,448 | 5,44,552.00  |
| 56 | 501 | 73.5996 | 37,00,000 | 31,22,772 | 5,77,228.00  |
| 57 | 502 | 50.4750 | 25,40,000 | 21,04,356 | 4,35,644.00  |
| 58 | 503 | 50.4750 | 24,60,000 | 20,69,900 | 3,90,100.00  |
| 59 | 504 | 50.4750 | 25,00,000 | 21,28,712 | 3,71,288.00  |
| 60 | 505 | 50.4750 | 25,25,000 | 19,86,584 | 5,38,416.00  |
| 61 | 506 | 50.4750 | 24,50,000 | 20,82,674 | 3,67,326.00  |
| 62 | 507 | 50.4750 | 25,50,000 | 19,802    | 25,30,198.00 |
| 63 | 508 | 50.4750 | 25,50,000 | 21,46,040 | 4,03,960.00  |
| 64 | 509 | 64.1640 | 33,00,000 | 28,09,902 | 4,90,098.00  |
| 65 | 510 | 64.1640 | 32,55,000 | 27,71,584 | 4,83,416.00  |
| 66 | 512 | 64.1640 | 27,50,000 | 23,25,250 | 4,24,750.00  |
| 67 | 513 | 64.1640 | 33,00,000 | 28,09,902 | 4,90,098.00  |
| 68 | 514 | 64.1640 | 32,50,000 | 29,20,794 | 3,29,206.00  |
| 69 | 515 | 57.8915 | 29,60,000 | 22,27,324 | 7,32,676.00  |
| 70 | 516 | 73.5996 | 38,25,000 | 28,78,466 | 9,46,534.00  |
| 71 | 601 | 73.5996 | 37,00,000 | 31,13,862 | 5,86,138.00  |
| 72 | 602 | 50.4750 | 25,00,000 | 20,792    | 24,79,208.00 |
| 73 | 603 | 50.4750 | 24,00,000 | 20,19,802 | 3,80,198.00  |
| 74 | 604 | 50.4750 | 25,00,000 | 21,24,752 | 3,75,248.00  |
| 75 | 605 | 50.4750 | 25,00,000 | 21,28,712 | 3,71,288.00  |
| 76 | 607 | 50.4750 | 24,75,000 | 21,03,712 | 3,71,288.00  |
| 77 | 608 | 50.4750 | 25,00,000 | 20,04,950 | 4,95,050.00  |
| 78 | 610 | 64.1640 | 32,50,000 | 27,66,830 | 4,83,170.00  |
| 79 | 611 | 64.1640 | 31,50,000 | 27,72,276 | 3,77,724.00  |
| 80 | 612 | 64.1640 | 32,00,000 | 25,66,336 | 6,33,664.00  |
| 81 | 613 | 64.1640 | 32,50,000 | 28,16,832 | 4,33,168.00  |
| 82 | 614 | 64.1640 | 32,00,000 | 27,24,754 | 4,75,246.00  |
| 83 | 615 | 57.8915 | 29,50,000 | 24,87,624 | 4,62,376.00  |
| 84 | 616 | 73.5996 | 38,00,000 | 27,65,302 | 10,34,698.00 |
| 85 | 701 | 73.5996 | 37,00,000 | 31,50,494 | 5,49,506.00  |
| 86 | 702 | 50.4750 | 24,75,000 | 16,99,008 | 7,75,992.00  |
| 87 | 703 | 50.4750 | 25,00,000 | 21,28,811 | 3,71,189.00  |
| 88 | 704 | 50.4750 | 25,00,000 | 20,792    | 24,79,208.00 |
| 89 | 705 | 50.4750 | 24,50,000 | 20,792    | 24,29,208.00 |
| 90 | 708 | 50.4750 | 25,00,000 | 20,792    | 24,79,208.00 |
| 91 | 709 | 64.1640 | 32,50,000 | 20,792    | 32,29,208.00 |



|    |     |                   |                        |                        |                       |
|----|-----|-------------------|------------------------|------------------------|-----------------------|
| 92 | 710 | 64.1640           | 32,00,000              | 20,792                 | 31,79,208.00          |
| 93 | 711 | 64.1640           | 32,00,000              | 20,792                 | 31,79,208.00          |
| 94 | 712 | 64.1640           | 32,30,000              | 27,50,298              | 4,79,702.00           |
| 95 | 713 | 64.1640           | 32,00,000              | 27,13,862              | 4,86,138.00           |
| 96 | 714 | 64.1640           | 31,50,000              | 26,50,990              | 4,99,010.00           |
| 97 | 715 | 57.8915           | 29,00,000              | 24,69,308              | 4,30,692.00           |
| 98 | 716 | 73.5996           | 34,25,000              | 25,92,870              | 8,32,130.00           |
|    |     | <b>5,856.0809</b> | <b>29,30,35,000.00</b> | <b>21,66,73,478.00</b> | <b>7,63,61,522.00</b> |

**Unsold Inventory**

| Sr No | Flat No | Carpet Area (in sq. mtrs.) | Unit Consideration as per Agreement/Letter of Allotment |
|-------|---------|----------------------------|---------------------------------------------------------|
| (1)   | (2)     | (3)                        | (4)                                                     |
| 1     | 104     | 50.4750                    | 13,62,825.00                                            |
| 2     | 106     | 50.4750                    | 13,62,825.00                                            |
| 3     | 107     | 50.4750                    | 13,62,825.00                                            |
| 4     | 108     | 50.4750                    | 13,62,825.00                                            |
| 5     | 113     | 64.1640                    | 17,32,428.00                                            |
| 6     | 206     | 50.4750                    | 13,62,825.00                                            |
| 7     | 207     | 50.4750                    | 13,62,825.00                                            |
| 8     | 208     | 50.4750                    | 13,62,825.00                                            |
| 9     | 306     | 50.4750                    | 13,62,825.00                                            |
| 10    | 511     | 64.1640                    | 17,32,428.00                                            |
| 11    | 606     | 50.4750                    | 14,30,966.25                                            |
| 12    | 609     | 64.1640                    | 18,19,049.40                                            |
| 13    | 706     | 50.4750                    | 14,30,966.25                                            |
| 14    | 707     | 50.4750                    | 14,30,966.25                                            |
|       |         | <b>747.7170</b>            | <b>2,04,79,404.15</b>                                   |

Date: 04/06/2024

Place: Nagpur

Agreed and accepted by:

For M/s. L G Developers and Builders

Name: Dhanraj G Babde

Date: 04/06/2024

For M/s. Ranjeet Mishra & Company  
Chartered Accountant



*[Signature]*

Proprietor

Mem No: 150503

FRN 155145W

UDIN: 24150503BKDL5M5791

**Table D**  
**Comparison between Balance Cost and Receivables**

| S No<br>(1) | Particulars<br>(2)                                                                                                                                                                                                               | Amount<br>(3)   |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1           | Estimated Balance Cost to Complete the Real Estate Project<br>(Difference of Total Estimated Project cost less Cost incurred)                                                                                                    | 10,13,07,761.70 |
| 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)                                                  | 7,63,61,522.00  |
| 3           | (i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),                                                                                                         | 747.72          |
|             | (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multilied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to thie certificate, | 2,04,79,404.15  |
| 4           | Estimated receivables of ongoing project. [ Sum of 2 + 3(ii)]                                                                                                                                                                    | 9,68,40,926.15  |
| 5           | (To Be Filled for Ongoing Projects only) 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                                                                                                          | -               |

**Table E**  
**Designated Bank Account Details**

| Sr No | Particulars                                  | Designated Bank Account Details Account<br>With The Federal Bank Account No<br>18480200004368 (70%) |
|-------|----------------------------------------------|-----------------------------------------------------------------------------------------------------|
|       |                                              | Actual Amount till Date<br>(From 01-01-2024 To 31-03-2024)                                          |
| 1     | Opening Balance As on 01-01-2024             |                                                                                                     |
| 2     | Deposits Between 01-01-2024 to 31-03-2024    | 5,35,17,888.50                                                                                      |
| 3     | Withdrawals Between 01-01-2024 to 31-03-2024 | 4,04,07,388.00                                                                                      |
| 4     | Closing Balance As on 31-03-2024             | -                                                                                                   |
|       |                                              | 9,39,25,276.50                                                                                      |

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 L G Developers & Builders** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

**Date: 04/06/2024**

**Place: Nagpur**

**Agreed and accepted by:**

**For M/s. L G Developers and Builders**

**Name: Dhanraj G Babde**

**Date: 04/06/2024**



**For M/s. Ranjeet Mishra & Company**  
**Chartered Accountant**

**Proprietor**  
**Mem No: 150503**  
**FRN 155145W**  
**UDIN: 24150503BKDLMS791**

**Table F**  
**Means of Finance**

| Sr No | Particulars                                                      | Estimated<br>(At time of<br>Registration( In<br>Rs.) (proposed and<br>indicative | Proposed/ Estimated<br>(As on 31-03-2024<br>(In Rs.) | Actual<br>(As on 31-03-2024)<br>(In Rs.) |
|-------|------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------|
| 1     | Own Funds                                                        | 5,83,70,112.20                                                                   | 5,83,70,112.20                                       | 1,74,40,285.70                           |
| 2     | Total Borrowed Funds (Secured) -<br>Drawdown availed till date   | -                                                                                | -                                                    | -                                        |
| 3     | Total Borrowed Funds (Unsecured) -<br>Drawdown availed till date | -                                                                                | -                                                    | -                                        |
| 4     | Customer Receipts used for Project                               | 21,20,49,369.80                                                                  | 21,20,49,369.80                                      | 15,16,71,434.60                          |
| 5     | Total Funds for Project                                          | 27,04,19,482.00                                                                  | 27,04,19,482.00                                      | 16,91,11,720.30                          |
| 6     | Total Estimated Cost (As Per Table A)                            | 27,04,19,482.00                                                                  | 27,04,19,482.00                                      | 16,91,11,720.30                          |

**Table G**  
**Any Comments/Observation of CA**

|   |                                                                                                                                                               |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 70 % amount received from allottees is considered as customers receipts used for project, the details of which are mentioned in Table "F" of this certificate |
| 2 |                                                                                                                                                               |
| 3 |                                                                                                                                                               |

**Date: 04/06/2024**

**Place: Nagpur**

**Agreed and accepted by:**

**For M/s. L G Developers and Builders**

**Name: Dhanraj G Babde**

**Date: 04/06/2024**

**For M/s. Ranjeet Mishra & Company**  
**Chartered Accountant**



**Proprietor**  
**Mem No: 150503**  
**FRN 155145W**  
**UDIN: 24150503BKDLSM5791**