

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 - 4** having MahaRERA Registration Number _____ (only applicable after project registration) being developed by **M/s. L G Developers and Builders**.

Sir,

This certificate is being issued for RERA compliance for the **GREENFIELD - 4** 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 management of the Company.

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

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1	i. Land Cost	
	(a) Value of the land ascertained from the Annual Statement of Rate (ASR).	₹ 4,38,12,573.00
	(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.	₹ 5,32,290.00
	(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	₹ 13,32,260.00
	(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 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 of providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartments owner or appropriate authority or government or concessionaire which are not refundable and so on.	₹ -



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 the 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		₹	4,56,77,123.00
ii. Development Cost/Cost of Construction of Building			
(a)	Estimated Cost of Construction as certified by Engineer.	₹	33,87,14,240.00
(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, 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, consumable etc.	₹	1,69,35,712.00
(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		₹	35,56,49,952.00

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).	₹	4,38,12,573.00
(b)	Incurred 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.	₹	5,32,290.00
(c)	Incurred Expenditure for Acquisition 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	₹	13,32,260.00
(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 : -		₹ 4,56,77,123.00
(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)	Actual cost of construction incurred as per the books of accounts as verified by the CA.	₹ 20,09,278.00
	(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) 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.	₹ 289.00
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	₹ 1,83,25,166.00
	(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		₹ 2,03,34,733.00
3	Total Cost of the Project (Estimated as on date of certificate)		₹ 40,13,27,075.00
4	Total Cost of the Project till date (Cost Incurred as on date of certificate)		₹ 6,60,11,856.00
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)		16%
6	Amount which can be withdrawn from the Designated Account.		₹ 6,60,11,856.00
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.		₹ 6,60,11,856.00



Sold Inventory (BUILDING - A & B)

01-APR-2022 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 (BUILDING - A)

01-APR-2022 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	54.3696	₹ 27,000.00	₹ 14,67,979.20
2	102	54.3696	₹ 27,000.00	₹ 14,67,979.20
3	103	54.3696	₹ 27,000.00	₹ 14,67,979.20
4	104	54.3696	₹ 27,000.00	₹ 14,67,979.20
5	105	54.3696	₹ 27,000.00	₹ 14,67,979.20
6	106	54.3696	₹ 27,000.00	₹ 14,67,979.20
7	107	54.3696	₹ 27,000.00	₹ 14,67,979.20
8	108	54.3696	₹ 27,000.00	₹ 14,67,979.20
9	109	50.4814	₹ 27,000.00	₹ 13,62,997.80
10	110	50.4814	₹ 27,000.00	₹ 13,62,997.80
11	111	50.4814	₹ 27,000.00	₹ 13,62,997.80
12	112	50.4814	₹ 27,000.00	₹ 13,62,997.80
13	113	50.4814	₹ 27,000.00	₹ 13,62,997.80
14	114	50.4814	₹ 27,000.00	₹ 13,62,997.80
15	115	50.4814	₹ 27,000.00	₹ 13,62,997.80
16	116	50.4814	₹ 27,000.00	₹ 13,62,997.80
17	201	54.3696	₹ 27,000.00	₹ 14,67,979.20
18	202	54.3696	₹ 27,000.00	₹ 14,67,979.20
19	203	54.3696	₹ 27,000.00	₹ 14,67,979.20
20	204	54.3696	₹ 27,000.00	₹ 14,67,979.20
21	205	54.3696	₹ 27,000.00	₹ 14,67,979.20
22	206	54.3696	₹ 27,000.00	₹ 14,67,979.20
23	207	54.3696	₹ 27,000.00	₹ 14,67,979.20
24	208	54.3696	₹ 27,000.00	₹ 14,67,979.20
25	209	50.4814	₹ 27,000.00	₹ 13,62,997.80
26	210	50.4814	₹ 27,000.00	₹ 13,62,997.80
27	211	50.4814	₹ 27,000.00	₹ 13,62,997.80
28	212	50.4814	₹ 27,000.00	₹ 13,62,997.80
29	213	50.4814	₹ 27,000.00	₹ 13,62,997.80
30	214	50.4814	₹ 27,000.00	₹ 13,62,997.80
31	215	50.4814	₹ 27,000.00	₹ 13,62,997.80
32	216	50.4814	₹ 27,000.00	₹ 13,62,997.80
33	301	54.3696	₹ 27,000.00	₹ 14,67,979.20



34	302	54.3696	₹	27,000.00	₹	14,67,979.20
35	303	54.3696	₹	27,000.00	₹	14,67,979.20
36	304	54.3696	₹	27,000.00	₹	14,67,979.20
37	305	54.3696	₹	27,000.00	₹	14,67,979.20
38	306	54.3696	₹	27,000.00	₹	14,67,979.20
39	307	54.3696	₹	27,000.00	₹	14,67,979.20
40	308	54.3696	₹	27,000.00	₹	14,67,979.20
41	309	50.4814	₹	27,000.00	₹	13,62,997.80
42	310	50.4814	₹	27,000.00	₹	13,62,997.80
43	311	50.4814	₹	27,000.00	₹	13,62,997.80
44	312	50.4814	₹	27,000.00	₹	13,62,997.80
45	313	50.4814	₹	27,000.00	₹	13,62,997.80
46	314	50.4814	₹	27,000.00	₹	13,62,997.80
47	315	50.4814	₹	27,000.00	₹	13,62,997.80
48	316	50.4814	₹	27,000.00	₹	13,62,997.80
49	401	54.3696	₹	27,000.00	₹	14,67,979.20
50	402	54.3696	₹	27,000.00	₹	14,67,979.20
51	403	54.3696	₹	27,000.00	₹	14,67,979.20
52	404	54.3696	₹	27,000.00	₹	14,67,979.20
53	405	54.3696	₹	27,000.00	₹	14,67,979.20
54	406	54.3696	₹	27,000.00	₹	14,67,979.20
55	407	54.3696	₹	27,000.00	₹	14,67,979.20
56	408	54.3696	₹	27,000.00	₹	14,67,979.20
57	409	50.4814	₹	27,000.00	₹	13,62,997.80
58	410	50.4814	₹	27,000.00	₹	13,62,997.80
59	411	50.4814	₹	27,000.00	₹	13,62,997.80
60	412	50.4814	₹	27,000.00	₹	13,62,997.80
61	413	50.4814	₹	27,000.00	₹	13,62,997.80
62	414	50.4814	₹	27,000.00	₹	13,62,997.80
63	415	50.4814	₹	27,000.00	₹	13,62,997.80



64	416	50.4814	₹	27,000.00	₹	13,62,997.80
65	501	54.3696	₹	27,000.00	₹	14,67,979.20
66	502	54.3696	₹	27,000.00	₹	14,67,979.20
67	503	54.3696	₹	27,000.00	₹	14,67,979.20
68	504	54.3696	₹	27,000.00	₹	14,67,979.20
69	505	54.3696	₹	27,000.00	₹	14,67,979.20
70	506	54.3696	₹	27,000.00	₹	14,67,979.20
71	507	54.3696	₹	27,000.00	₹	14,67,979.20
72	508	54.3696	₹	27,000.00	₹	14,67,979.20
73	509	50.4814	₹	27,000.00	₹	13,62,997.80
74	510	50.4814	₹	27,000.00	₹	13,62,997.80
75	511	50.4814	₹	27,000.00	₹	13,62,997.80
76	512	50.4814	₹	27,000.00	₹	13,62,997.80
77	513	50.4814	₹	27,000.00	₹	13,62,997.80
78	514	50.4814	₹	27,000.00	₹	13,62,997.80
79	515	50.4814	₹	27,000.00	₹	13,62,997.80
80	516	50.4814	₹	27,000.00	₹	13,62,997.80
81	501	54.3696	₹	28,350.00	₹	15,41,378.16
82	602	54.3696	₹	28,350.00	₹	15,41,378.16
83	603	54.3696	₹	28,350.00	₹	15,41,378.16
84	604	54.3696	₹	28,350.00	₹	15,41,378.16
85	605	54.3696	₹	28,350.00	₹	15,41,378.16
86	606	54.3696	₹	28,350.00	₹	15,41,378.16
87	607	54.3696	₹	28,350.00	₹	15,41,378.16
88	608	54.3696	₹	28,350.00	₹	15,41,378.16
89	609	50.4814	₹	28,350.00	₹	14,31,147.69
90	610	50.4814	₹	28,350.00	₹	14,31,147.69
91	611	50.4814	₹	28,350.00	₹	14,31,147.69
92	612	50.4814	₹	28,350.00	₹	14,31,147.69
93	613	50.4814	₹	28,350.00	₹	14,31,147.69
94	614	50.4814	₹	28,350.00	₹	14,31,147.69
95	615	50.4814	₹	28,350.00	₹	14,31,147.69
96	616	50.4814	₹	28,350.00	₹	14,31,147.69
97	701	54.3696	₹	28,350.00	₹	15,41,378.16
98	702	54.3696	₹	28,350.00	₹	15,41,378.16
99	703	54.3696	₹	28,350.00	₹	15,41,378.16
100	704	54.3696	₹	28,350.00	₹	15,41,378.16
101	705	54.3696	₹	28,350.00	₹	15,41,378.16
102	706	54.3696	₹	28,350.00	₹	15,41,378.16
103	707	54.3696	₹	28,350.00	₹	15,41,378.16
104	708	54.3696	₹	28,350.00	₹	15,41,378.16
105	709	50.4814	₹	28,350.00	₹	14,31,147.69
106	710	50.4814	₹	28,350.00	₹	14,31,147.69
107	711	50.4814	₹	28,350.00	₹	14,31,147.69

108	712	50.4814	₹	28,350.00	₹	14,31,147.69
109	713	50.4814	₹	28,350.00	₹	14,31,147.69
110	714	50.4814	₹	28,350.00	₹	14,31,147.69
111	715	50.4814	₹	28,350.00	₹	14,31,147.69
112	716	50.4814	₹	28,350.00	₹	14,31,147.69
Total		5871.6560			₹	16,07,99,493.60

Unsold Inventory (BUILDING - B)

01-APR-2022 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	54.4495	₹ 27,000.00	₹ 14,70,136.50
2	102	54.4495	₹ 27,000.00	₹ 14,70,136.50
3	103	54.4495	₹ 27,000.00	₹ 14,70,136.50
4	104	54.4495	₹ 27,000.00	₹ 14,70,136.50
5	105	54.4495	₹ 27,000.00	₹ 14,70,136.50
6	106	50.8694	₹ 27,000.00	₹ 13,73,473.80
7	107	50.8694	₹ 27,000.00	₹ 13,73,473.80
8	108	50.8694	₹ 27,000.00	₹ 13,73,473.80
9	109	50.8694	₹ 27,000.00	₹ 13,73,473.80
10	110	50.8694	₹ 27,000.00	₹ 13,73,473.80
11	201	54.4495	₹ 27,000.00	₹ 14,70,136.50
12	202	54.4495	₹ 27,000.00	₹ 14,70,136.50
13	203	54.4495	₹ 27,000.00	₹ 14,70,136.50
14	204	54.4495	₹ 27,000.00	₹ 14,70,136.50
15	205	54.4495	₹ 27,000.00	₹ 14,70,136.50
16	206	50.8694	₹ 27,000.00	₹ 13,73,473.80
17	207	50.8694	₹ 27,000.00	₹ 13,73,473.80
18	208	50.8694	₹ 27,000.00	₹ 13,73,473.80
19	209	50.8694	₹ 27,000.00	₹ 13,73,473.80
20	210	50.8694	₹ 27,000.00	₹ 13,73,473.80
21	301	54.4495	₹ 27,000.00	₹ 14,70,136.50
22	302	54.4495	₹ 27,000.00	₹ 14,70,136.50
23	303	54.4495	₹ 27,000.00	₹ 14,70,136.50
24	304	54.4495	₹ 27,000.00	₹ 14,70,136.50
25	305	54.4495	₹ 27,000.00	₹ 14,70,136.50
26	306	50.8694	₹ 27,000.00	₹ 13,73,473.80
27	307	50.8694	₹ 27,000.00	₹ 13,73,473.80
28	308	50.8694	₹ 27,000.00	₹ 13,73,473.80
29	309	50.8694	₹ 27,000.00	₹ 13,73,473.80
30	310	50.8694	₹ 27,000.00	₹ 13,73,473.80
31	401	54.4495	₹ 27,000.00	₹ 14,70,136.50
32	402	54.4495	₹ 27,000.00	₹ 14,70,136.50
33	403	54.4495	₹ 27,000.00	₹ 14,70,136.50
34	404	54.4495	₹ 27,000.00	₹ 14,70,136.50
35	405	54.4495	₹ 27,000.00	₹ 14,70,136.50
36	406	50.8694	₹ 27,000.00	₹ 13,73,473.80
37	407	50.8694	₹ 27,000.00	₹ 13,73,473.80
38	408	50.8694	₹ 27,000.00	₹ 13,73,473.80
39	409	50.8694	₹ 27,000.00	₹ 13,73,473.80
40	410	50.8694	₹ 27,000.00	₹ 13,73,473.80
41	501	54.4495	₹ 27,000.00	₹ 14,70,136.50
42	502	54.4495	₹ 27,000.00	₹ 14,70,136.50

43	503	54.4495	₹	27,000.00	₹	14,70,136.50
44	504	54.4495	₹	27,000.00	₹	14,70,136.50
45	505	54.4495	₹	27,000.00	₹	14,70,136.50
46	506	50.8694	₹	27,000.00	₹	13,73,473.80
47	507	50.8694	₹	27,000.00	₹	13,73,473.80
48	508	50.8694	₹	27,000.00	₹	13,73,473.80
49	509	50.8694	₹	27,000.00	₹	13,73,473.80
50	510	50.8694	₹	27,000.00	₹	13,73,473.80
51	601	54.4495	₹	28,350.00	₹	15,43,643.33
52	602	54.4495	₹	28,350.00	₹	15,43,643.33
53	603	54.4495	₹	28,350.00	₹	15,43,643.33
54	604	54.4495	₹	28,350.00	₹	15,43,643.33
55	605	54.4495	₹	28,350.00	₹	15,43,643.33
56	606	50.8694	₹	28,350.00	₹	14,42,147.49
57	607	50.8694	₹	28,350.00	₹	14,42,147.49
58	608	50.8694	₹	28,350.00	₹	14,42,147.49
59	609	50.8694	₹	28,350.00	₹	14,42,147.49
60	610	50.8694	₹	28,350.00	₹	14,42,147.49
61	701	54.4495	₹	28,350.00	₹	15,43,643.33
62	702	54.4495	₹	28,350.00	₹	15,43,643.33
63	703	54.4495	₹	28,350.00	₹	15,43,643.33
64	704	54.4495	₹	28,350.00	₹	15,43,643.33
65	705	54.4495	₹	28,350.00	₹	15,43,643.33
66	706	50.8694	₹	28,350.00	₹	14,42,147.49
67	707	50.8694	₹	28,350.00	₹	14,42,147.49
68	708	50.8694	₹	28,350.00	₹	14,42,147.49
69	709	50.8694	₹	28,350.00	₹	14,42,147.49
70	710	50.8694	₹	28,350.00	₹	14,42,147.49
Total		3686.1615			₹	10,09,48,165.65



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	₹ 33,53,15,219.00
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	₹ 9,557.82
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR	₹ 26,17,47,659.25
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	₹ 26,17,47,659.25
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	₹ 26,17,47,659.25

Table E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account 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

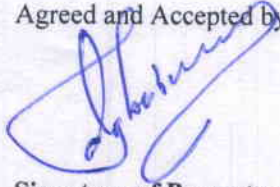
Sr. No.	Particulars	Estimated (At the time Registration) (In Rs.) (Proposed and indicative)	Proposed Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	₹ 6,60,11,856.00	₹ -	₹ 6,60,11,856.00
2	Total Borrowed Funds (Secured) Drawdown availed till date	₹ -	₹ -	₹ -
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	₹ -	₹ -	₹ -
4	Customer Receipts used for Project	₹ 33,53,15,219.00	₹ -	₹ -
5	Total Funds for Project	₹ 40,13,27,075.00	₹ -	₹ 6,60,11,856.00
6	Total Estimated Cost (As per Table A)	₹ 40,13,27,075.00	₹ 40,13,27,075.00	₹ 6,60,11,856.00



Table G
Any Comment/Observations of CA

1	
2	
3	
4	

Agreed and Accepted by :-

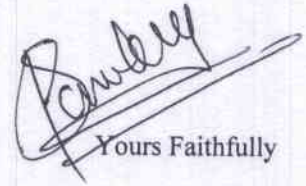


Signature of Promoter

Name : Mr. Dhanraj G Babde

Date : - 18-Aug-22




Yours Faithfully

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

UIDN:

22175470APGWMP1810

