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

Date 18-03-2024

FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE
As on 31st December 2023

To,
M/s L G Developers
Nagpur

Subject: Certificate of Financial Progress of Work of "GREENFIELD 4" having MahaRERA Registration Number "P50500047878" being developed by "M/s L G Developers & Builders"

Sir,
This certificate is being issued for RERA compliance for the **GREENFIELD 4** having MahaRERA Registration Number **"P50500047878"** being developed by **M/s L G Developers & Builders** situated on **"PLOT NO 310/1/2 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 (At the time of Registration of Project)
(1)		(2)		(3)
1	(i)	**Land Cost :**		
	(a)	Value of land as 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 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		13,32,260.00
	(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	-
		Sub-Total of Land Cost		4,56,77,123.00

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	(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 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.		1,69,35,712.00
		(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		-
	Sub-total of Development Cost				35,56,49,952.00
	Total Cost of the Project (Estimated)				40,13,27,075.00

Table B- Actual Cost Incurred on the Project (As on 31st December 2023)

Sr No						Particulars	Amount (Rs.) Incurred
(1)						(2)	(3)
1	**Land Cost :**						
	(a)	Value of land as ascertained from the Annual Statement of Rate (ASR)					4,38,12,573.00
	(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					5,32,290.00
	(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					13,32,260.00
	(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.			0
			(b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.			0
		(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				-
	Sub-Total of Land Cost						4,56,77,123.00
2	**Development Cost/ Cost of Construction of Building**						
	(i)	Eexpenditure Cost of Construction Minimum of (a) and (b) to be considered					

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		(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.	1,55,34,689.98
	(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.	289.00
	(iv)		Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	1,83,25,166.00
	(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	-
		Sub-total of Development Cost		3,38,60,144.98
3			Total Cost of the Project (Actual incurred as on 31-12-2023)	7,95,37,267.98
4			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	20%
5			Amount which can be withdrawn from the Designated Account	7,95,37,267.98
6			Less Amount Withdrawn till 31-12-2023 from the Designated Account	-
7			Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,95,37,267.98

Date: 18/03/2024
Place: Nagpur

Agreed and accepted by:
For M/s L G Developers & Builders

Name: Dhanraj G Babde
Date: 18/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPZ7684

Table C

Statement of calculation of Receivables from the Sales of the Real Estate Project As on 31-12-2023

Sold Inventory Building A & B

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)
		-	-	-	-

Unsold Inventory- Building A

Sr No	Flat No	Carpet Area (in sq. mtrs.)	Unit Consideration as per Agreement/Letter of Allotment
(1)	(2)	(3)	(4)
1	101	54.3696	14,67,979.20
2	102	54.3696	14,67,979.20
3	103	54.3696	14,67,979.20
4	104	54.3696	14,67,979.20
5	105	54.3696	14,67,979.20
6	106	54.3696	14,67,979.20
7	107	54.3696	14,67,979.20
8	108	54.3696	14,67,979.20
9	109	50.4814	13,62,997.80
10	110	50.4814	13,62,997.80
11	111	50.4814	13,62,997.80
12	112	50.4814	13,62,997.80
13	113	50.4814	13,62,997.80
14	114	50.4814	13,62,997.80
15	115	50.4814	13,62,997.80
16	116	50.4814	13,62,997.80
17	201	54.3696	14,67,979.20
18	202	54.3696	14,67,979.20
19	203	54.3696	14,67,979.20
20	204	54.3696	14,67,979.20
21	205	54.3696	14,67,979.20
22	206	54.3696	14,67,979.20
23	207	54.3696	14,67,979.20
24	208	54.3696	14,67,979.20
25	209	50.4814	13,62,997.80
26	210	50.4814	13,62,997.80
27	211	50.4814	13,62,997.80
28	212	50.4814	13,62,997.80
29	213	50.4814	13,62,997.80
30	214	50.4814	13,62,997.80
31	215	50.4814	13,62,997.80
32	216	50.4814	13,62,997.80

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33	301	54.3696	14,67,979.20
34	302	54.3696	14,67,979.20
35	303	54.3696	14,67,979.20
36	304	54.3696	14,67,979.20
37	305	54.3696	14,67,979.20
38	306	54.3696	14,67,979.20
39	307	54.3696	14,67,979.20
40	308	54.3696	14,67,979.20
41	309	50.4814	13,62,997.80
42	310	50.4814	13,62,997.80
43	311	50.4814	13,62,997.80
44	312	50.4814	13,62,997.80
45	313	50.4814	13,62,997.80
46	314	50.4814	13,62,997.80
47	315	50.4814	13,62,997.80
48	316	50.4814	13,62,997.80
49	401	54.3696	14,67,979.20
50	402	54.3696	14,67,979.20
51	403	54.3696	14,67,979.20
52	404	54.3696	14,67,979.20
53	405	54.3696	14,67,979.20
54	406	54.3696	14,67,979.20
55	407	54.3696	14,67,979.20
56	408	54.3696	14,67,979.20
57	409	50.4814	13,62,997.80
58	410	50.4814	13,62,997.80
59	411	50.4814	13,62,997.80
60	412	50.4814	13,62,997.80
61	413	50.4814	13,62,997.80
62	414	50.4814	13,62,997.80
63	415	50.4814	13,62,997.80
64	416	50.4814	13,62,997.80
65	501	54.3696	14,67,979.20
66	502	54.3696	14,67,979.20
67	503	54.3696	14,67,979.20
68	504	54.3696	14,67,979.20
69	505	54.3696	14,67,979.20
70	506	54.3696	14,67,979.20
71	507	54.3696	14,67,979.20
72	508	54.3696	14,67,979.20
73	509	50.4814	13,62,997.80
74	510	50.4814	13,62,997.80
75	511	50.4814	13,62,997.80
76	512	50.4814	13,62,997.80
77	513	50.4814	13,62,997.80
78	514	50.4814	13,62,997.80
79	515	50.4814	13,62,997.80
80	516	50.4814	13,62,997.80
81	601	54.3696	15,41,378.16
82	602	54.3696	15,41,378.16

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83	603	54.3696	15,41,378.16
84	604	54.3696	15,41,378.16
85	605	54.3696	15,41,378.16
86	606	54.3696	15,41,378.16
87	607	54.3696	15,41,378.16
88	608	54.3696	15,41,378.16
89	609	50.4814	14,31,147.69
90	610	50.4814	14,31,147.69
91	611	50.4814	14,31,147.69
92	612	50.4814	14,31,147.69
93	613	50.4814	14,31,147.69
94	614	50.4814	14,31,147.69
95	615	50.4814	14,31,147.69
96	616	50.4814	14,31,147.69
97	701	54.3696	15,41,378.16
98	702	54.3696	15,41,378.16
99	703	54.3696	15,41,378.16
100	704	54.3696	15,41,378.16
101	705	54.3696	15,41,378.16
102	706	54.3696	15,41,378.16
103	707	54.3696	15,41,378.16
104	708	54.3696	15,41,378.16
105	709	50.4814	14,31,147.69
106	710	50.4814	14,31,147.69
107	711	50.4814	14,31,147.69
108	712	50.4814	14,31,147.69
109	713	50.4814	14,31,147.69
110	714	50.4814	14,31,147.69
111	715	50.4814	14,31,147.69
112	716	50.4814	14,31,147.69
		5871.6560	16,07,99,493.60

Unsold Inventory- Building B

Sr No	Flat No	Carpet Area (in sq. mtrs.)	Unit Consideration as per Agreement/Letter of Allotment
(1)	(2)	(3)	(4)
1	101	54.4495	14,70,136.50
2	102	54.4495	14,70,136.50
3	103	54.4495	14,70,136.50
4	104	54.4495	14,70,136.50
5	105	54.4495	14,70,136.50
6	106	50.8694	13,73,473.80
7	107	50.8694	13,73,473.80
8	108	50.8694	13,73,473.80
9	109	50.8694	13,73,473.80
10	110	50.8694	13,73,473.80
11	201	54.4495	14,70,136.50
12	202	54.4495	14,70,136.50

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13	203	54.4495	14,70,136.50
14	204	54.4495	14,70,136.50
15	205	54.4495	14,70,136.50
16	206	50.8694	13,73,473.80
17	207	50.8694	13,73,473.80
18	208	50.8694	13,73,473.80
19	209	50.8694	13,73,473.80
20	210	50.8694	13,73,473.80
21	301	54.4495	14,70,136.50
22	302	54.4495	14,70,136.50
23	303	54.4495	14,70,136.50
24	304	54.4495	14,70,136.50
25	305	54.4495	14,70,136.50
26	306	50.8694	13,73,473.80
27	307	50.8694	13,73,473.80
28	308	50.8694	13,73,473.80
29	309	50.8694	13,73,473.80
30	310	50.8694	13,73,473.80
31	401	54.4495	14,70,136.50
32	402	54.4495	14,70,136.50
33	403	54.4495	14,70,136.50
34	404	54.4495	14,70,136.50
35	405	54.4495	14,70,136.50
36	406	50.8694	13,73,473.80
37	407	50.8694	13,73,473.80
38	408	50.8694	13,73,473.80
39	409	50.8694	13,73,473.80
40	410	50.8694	13,73,473.80
41	501	54.4495	14,70,136.50
42	502	54.4495	14,70,136.50
43	503	54.4495	14,70,136.50
44	504	54.4495	14,70,136.50
45	505	54.4495	14,70,136.50
46	506	50.8694	13,73,473.80
47	507	50.8694	13,73,473.80
48	508	50.8694	13,73,473.80
49	509	50.8694	13,73,473.80
50	510	50.8694	13,73,473.80
51	601	54.4495	15,43,643.33
52	602	54.4495	15,43,643.33
53	603	54.4495	15,43,643.33
54	604	54.4495	15,43,643.33
55	605	54.4495	15,43,643.33
56	606	50.8694	14,42,147.49
57	607	50.8694	14,42,147.49
58	608	50.8694	14,42,147.49
59	609	50.8694	14,42,147.49
60	610	50.8694	14,42,147.49
61	701	54.4495	15,43,643.33
62	702	54.4495	15,43,643.33

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63	703	54.4495	15,43,643.33
64	704	54.4495	15,43,643.33
65	705	54.4495	15,43,643.33
66	706	50.8694	14,42,147.49
67	707	50.8694	14,42,147.49
68	708	50.8694	14,42,147.49
69	709	50.8694	14,42,147.49
70	710	50.8694	14,42,147.49
		3686.1615	100948165.65

Date: 18/03/2024
Place: Nagpur

Agreed and accepted by:
For M/s L G Developers & Builders

Name: Dhanraj G Babde
Date: 18/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPZ7684

Table D

Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	32,17,89,807.02
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)	0
	(i) Balance Unsold Area (to be certifed by Management and to be verified by CA from the records and books of accounts),	9557.8175
3	(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 certifed by CA) as per Table C to thie certificate,	26,17,47,659.25
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	26,17,47,659.25
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account- 70 % or 100 %	NA
	If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	NA
	If 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	NA

Table E

Designated Bank Account Details

S No	Particulars	Designated Bank Account Details Account No 18480200004525, Branch "Wadi, Nagpur" IFSC FDRL0001848 Actual Amount till Date (From Start of bank account 31-12-2023)
1	Opening Balance	0
2	Deposits	0
3	Withdrawals	0
4	Closing Balance	0

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: 18/03/2024
Place: Nagpur

Agreed and accepted by:
For M/s L G Developers & Builders

Name: Dhanraj G Babde
Date: 18/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY * CHARTERED ACCOUNTANTS * NAGPUR *

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPZ7684

Table F

Means of Finance

S No	Particulars	Estimated (At time of Registration(In Rs.) (proposed and indicative	Proposed/ Estimated (As on 31-12-2023 (In Rs.)	Actual (As on 31-12-2023) (In Rs.)
1	Own Funds	6,60,11,856.00	6,60,11,856.00	7,95,37,267.98
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	0
4	Customer Receipts used for Project	33,53,15,219.00	33,53,15,219.00	-
5	Total Funds for Project	40,13,27,075.00	40,13,27,075.00	7,95,37,267.98
6	Total Estimated Cost (As Per Table A)	40,13,27,075.00	40,13,27,075.00	7,95,37,267.98

Table G

Any Comments/Observation of CA

1	Ready reckoner rate of unsold inventory valuation is considered to be Rs 27,000/- per sqaure meter up-to 5th floor and for 6th & 7th floor it is considered at Rs. 28,350/- per square meter.
2	Bank account number of Collection account maintained for this project, where 100% receipts from allottees are deposited is 18480200004194. From this account bank transfer 70 % amount to designated bank account number of which is 18480200004525.
2	The details of unslod area i.e. Flats, Carpet Area and valuation as per ready recokoner rate is taken as provided by the promoter.

Date: 18/03/2024
Place: Nagpur

Agreed and accepted by:
For M/s L G Developers & Builders

Name: Dhanraj G Babde
Date: 18/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPZ7684