M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Mob. No. +91 7020387041 email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

Date: 02/10/2023

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

M/s Growspace Home Infra(Flat No.203,Gulab Palace, Plot No.22/B, Farmland, Ramdaspeth Nagpur 440010)

Sub.:- Certificate of Financial Progress of Work of Elite Space MahaRERA Registration Number-P50500049911 being developed by M/s Growspace Home Infra

Sir,

This certificate is being issued for RERA compliance for the Project Elite Space having MahaRERA Registration Number - (P50500049911) being developed by M/s Growspace Home Infra and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

FOR QUARTER ENDING 30TH JUNE 2023 (1ST QTR FY 23-24)

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

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	12,50,00,000
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	5,43,41,315
	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	75,30,000
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(ii)Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	18,68,71,315
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	17,12,98,222
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,06,22,675
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	2,15,151
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	41,11,157
	Sub-Total of DEVELOPMENT COST	18,62,47,205
	Total Cost of The project (Estimated)	**37,31,18,520**

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

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	12,50,00,000
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	2,01,69,941
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts paid to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	75,30,000
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i)Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	-
	(a) Cost Incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	-
	(ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	15,26,99,941
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	1,91,77,407
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	2,11,781
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	**1,93,89,188**
3	Total Cost of The project (Actual incurred as on date of certificate)	17,20,89,129
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	46.12
5	Amount which can be withdrawn from the Designated Account.	17,20,89,129
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,01,60,500
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	16,19,28,629

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Tairaja
Nagpur
02nd October 2023
UDIN : 23177608BGSMRG7907

Date:-02/10/2023
Place:-Nagpur

Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	20,10,29,391
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)	5,77,40,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,354.08
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	17,74,37,740
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	23,51,77,740
5	Amount to be deposited in Designated Account – 70% or 100% (if 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account) (if 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account)	16,46,24,418

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	1,01,60,500
3	Withdrawals	1,01,60,500
4	Closing Balance	-

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 Growspace Home Infra has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.



Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Tairеja
Nagpur
02nd October 2023
UDIN : 23177608BGSMRG7907

Date:-02/10/2023
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	101	214.55	2,20,00,000	1,00,000.00	2,19,00,000.00
2	402	213.35	2,20,00,000	60,00,000.00	1,60,00,000.00
3	702	213.35	2,82,55,000	84,15,000.00	1,98,40,000.00
	TOTAL	**641.26**	**7,22,55,000.00**	**1,45,15,000**	**5,77,40,000**

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Commercial Project is Rs 74,360 per sm. at Carpet Area (67600*1.1)

Sr. No.	Shop/ Commerical Space	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	102	213.35	1,58,65,003
2	201	214.55	1,59,54,012
3	202	213.35	1,58,65,003
4	301	214.55	1,59,54,012
5	302	213.35	1,58,65,003
6	401	214.55	1,59,54,012
7	501	214.55	1,59,54,012
8	502	213.35	1,58,65,003
9	601	214.55	1,67,51,713
10	602	213.35	1,66,58,254
11	701	214.55	1,67,51,713
TOTAL		**2,354.08**	**17,74,37,740**

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

Table F
Means of Finance

Sr. No.	Particulars	**Estimated*** (At time of Registration) (In Rs.) (proposed and indicative)	**Proposed /Estimated** (As on the date of this certificate (In Rs.)	**Actual** (As on the date of certificate)(In Rs.)
1	Own Funds	22,00,00,000	22,00,00,000	14,30,84,000
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	6,00,00,000	6,00,00,000	1,44,90,129
4	Customer Receipts under for Project	22,59,15,009	24,96,92,740	1,45,15,000
5	Total Funds for Project	50,59,15,009	52,96,92,740	17,20,89,129
6	Total Estimated Cost (As per Table A)	37,31,18,520	37,31,18,520	17,20,89,129

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 23177608BGSMRG7907

Agreed and accepted by:

Name: Shri Atish S/o Ramesh Agrawal
Partner
Growspace Home Infra
Date:-02/10/2023