

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

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FORM 3
CHARTERED ACCOUNTANT'S CERTIFICATE
As on 31st December 2021

Date:21/03/2024

To,
Partner
Ganpati Builders & Developers
Nagpur -440 010

Subject: Certificate of Financial Progress of Work of "UNIQUEVISHWA WARANGA " having MahaRERA Registration Number PS0500027078 being developed by "Ganpati Builders & Developer."

Sir,
This certificate is being issued for RERA compliance for the "UNIQUEVISHWA WARANGA " having MahaRERA Registration Number PS0500027078 being developed by GANPATI BUILDERS & DEVELOPERS situated on Kh.No.127/4, 127/6, 128/1, 131/1 & 161/2 Mouza - Waranga, Tah.Nagpur (Rural), Dist.Nagpur." 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)	74,30,095.00
	(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	-
	(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	90,56,970.00
	(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	1,64,87,065.00



	(iii)	Development Cost/ Cost of Construction of Building		
	(a)	Estimated Cost of Construction as certified by Engineer		20,20,13,370.00
	(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.		-
	(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			20,20,13,370.00
	Total Cost of the Project (Estimated)			21,85,00,435.00

Table B- Actual Cost Incurred on the Project (As on 31st December 2021)

Table B- Actual Cost incurred on the Project (As on 31st December 2021)				
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)		74,30,095.00
	(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		
	(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		90,56,970.00
	(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			1,64,87,065.00



2	Development Cost/ Cost of Construction of Building		
	(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.	3,56,39,083.00
	(ii)	Cost Incurred on additional items 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.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	32,46,116.00
	(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		3,88,85,199.00
3	Total Cost of the Project (Actual incurred as on 31/12/2021)		5,53,72,264.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)		25%
5	Amount which can be withdrawn from the Designated Account		5,53,72,264.00
6	Less Amount Withdrawn till 31-12-2021 from the Designated Account		2,40,34,080.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		3,13,38,184.00

Date: 21/03/2024

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

For Ganpati Builders & Developers

Name: Nilesh Chandawar

Date: 21/03/2024

GANPATI
BUILDERS & DEVELOPERS

PARTNER PARTNER

For M/s. Ranjeet Mishra & Company
Chartered Accountant



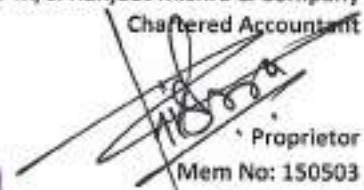

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150303BKDLQD4024
Date: 21/03/2024

Table C
Statement for calculation of Receivables from the Sales of the Real Estate Project (As on 31/12/2021)

Sold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	1	415.35	31,00,000.00	9,00,000.00	22,00,000.00
2	3	269.76	17,42,220.00	2,01,000.00	15,41,220.00
3	4	317.42	21,40,000.00	6,40,000.00	15,00,000.00
4	5	312.86	20,21,000.00	3,96,000.00	16,25,000.00
5	6	321.51	25,25,000.00	25,25,000.00	0.00
6	7	250.00	16,14,600.00	4,51,000.00	11,63,600.00
7	8	250.00	20,18,250.00	4,04,000.00	16,14,250.00
8	9	250.00	17,49,200.00	3,49,830.00	13,99,370.00
9	10	250.00	18,32,571.00	2,00,000.00	16,32,571.00
10	11	359.76	28,07,600.00	3,51,000.00	24,56,600.00
11	12	234.53	16,00,100.00	14,00,100.00	2,00,000.00
12	13	170.00	11,89,500.00	2,39,425.00	9,50,075.00
13	14	170.00	14,84,655.00	2,96,930.00	11,87,725.00
14	15	170.00	12,00,000.00	12,00,000.00	0.00
15	16	251.25	21,00,000.00	3,51,590.00	17,48,410.00
16	17	292.78	19,83,710.00	7,51,000.00	12,32,710.00
17	18	215.00	19,09,265.00	7,00,000.00	12,09,265.00
18	19	215.00	19,09,264.00	19,09,264.00	0.00
19	23	169.50	14,59,600.00	4,71,000.00	9,88,600.00
20	24	179.25	15,72,502.00	1,66,000.00	14,06,502.00
21	25	188.75	15,23,782.00	4,51,000.00	10,72,782.00
22	27	207.75	17,00,000.00	3,00,000.00	14,00,000.00
23	29	226.75	17,00,000.00	2,01,000.00	14,99,000.00
24	31	245.25	19,79,903.00	6,00,000.00	13,79,903.00
25	32	280.99	19,63,906.00	2,51,000.00	17,12,906.00
26	34	278.31	13,48,079.00	13,48,079.00	0.00
27	35	237.90	11,52,342.00	2,00,000.00	9,52,342.00
28	36	283.95	13,75,398.00	13,75,398.00	0.00
29	37	290.99	14,09,499.00	3,52,350.00	10,57,149.00
30	38	167.00	8,08,916.00	8,08,916.00	0.00
31	39	211.67	10,25,289.00	2,56,275.00	7,69,014.00
32	41	150.30	7,28,024.00	4,30,000.00	2,98,024.00
33	42	290.99	14,09,497.00	14,09,497.00	0.00
34	43	290.99	14,09,499.00	3,55,000.00	10,54,499.00
35	45	200.81	9,72,684.00	2,43,171.00	7,29,513.00
36	46	184.11	8,91,792.00	2,23,000.00	6,68,792.00
37	47	150.30	7,28,024.00	75,000.00	6,53,024.00
38	48	290.99	14,09,499.00	8,52,371.00	5,57,128.00
39	49	290.99	14,09,499.00	7,05,000.00	7,04,499.00
40	50	150.30	7,28,024.00	1,82,004.00	5,46,020.00
41	51	173.26	8,39,237.00	2,10,000.00	6,29,237.00
42	52	156.56	7,58,345.00	3,89,586.00	3,68,759.00
43	53	150.30	7,28,019.00	1,89,586.00	5,38,433.00
44	54	290.99	14,09,499.00	7,05,000.00	7,04,499.00
45	55	260.99	12,64,185.00	3,16,045.00	9,48,140.00
46	56	259.60	12,57,449.00	3,61,564.00	8,95,885.00
47	57	259.90	12,58,902.00	7,00,000.00	5,58,902.00
48	62	308.00	14,91,890.00	3,75,000.00	11,16,890.00
49	63	308.00	14,91,890.00	3,75,000.00	11,16,890.00
50	64	351.19	17,01,095.00	4,25,270.00	12,75,825.00
51	65	260.39	12,61,278.00	3,15,317.00	9,45,961.00
52	66	127.50	6,17,585.00	1,55,000.00	4,62,585.00
53	67	108.00	5,23,130.00	80,782.00	4,42,348.00
54	68	108.00	5,23,130.00	1,35,000.00	3,88,130.00
55	69	108.00	5,23,130.00	1,35,000.00	3,88,130.00
56	70	108.00	5,23,130.00	1,30,782.00	3,92,348.00
57	71	108.00	5,23,130.00	4,30,782.00	92,348.00
58	72	194.62	9,42,700.00	2,36,000.00	7,06,700.00
59	74	103.50	5,01,332.00	1,25,325.00	3,76,007.00
60	75	103.50	5,01,332.00	2,01,332.00	3,00,000.00
61	76	103.50	5,01,332.00	2,80,000.00	2,21,332.00
62	77	103.50	5,01,332.00	3,25,332.00	1,76,000.00
63	78	127.50	6,17,584.00	1,54,350.00	4,63,234.00
64	79	260.39	12,61,278.00	6,31,000.00	6,30,278.00
65	80	260.39	12,61,278.00	3,15,000.00	9,46,278.00
66	81	127.50	6,17,585.00	4,50,000.00	1,67,585.00
67	82	98.25	4,75,902.00	2,43,975.00	2,31,927.00
68	83	98.25	4,75,902.00	1,25,000.00	3,50,902.00
69	85	165.50	12,47,008.00	3,00,000.00	9,47,008.00

Unsold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	2	569.53	23,80,635.00
2	20	215.00	8,98,700.00
3	21	325.50	13,60,590.00
4	22	228.15	9,53,667.00
5	26	198.25	8,28,685.00
6	28	217.25	9,08,105.00
7	30	236.25	9,87,525.00
8	33	323.38	13,51,728.00
9	40	211.67	8,84,781.00
10	44	150.30	6,28,254.00
11	58	265.62	11,10,292.00
12	59	191.11	7,98,840.00
13	60	333.30	13,93,194.00
14	61	308.00	12,87,440.00
15	73	242.25	10,12,605.00
16	84	258.37	10,79,987.00
17	89	258.16	10,79,109.00
18	103	296.94	12,41,209.00
19	116	107.25	4,48,305.00
20	118	107.25	4,48,305.00
21	119	107.25	4,48,305.00
22	120	107.25	4,48,305.00
23	121	107.25	4,48,305.00
24	122	107.25	4,48,305.00
25	123	107.25	4,48,305.00
26	127	177.07	7,40,153.00
27	132	167.17	6,98,771.00
28	136	194.78	8,14,180.00
29	139	105.00	4,38,900.00
30	144	127.50	5,32,950.00
31	146	105.00	4,38,900.00
32	147	105.00	4,38,900.00
33	152	105.00	4,38,900.00
34	153	105.00	4,38,900.00
35	154	105.00	4,38,900.00
36	155	105.00	4,38,900.00
37	156	105.00	4,38,900.00
38	160	105.00	4,38,900.00
39	162	105.00	4,38,900.00
40	171	127.50	5,32,950.00
41	176	105.00	4,38,900.00
42	181	105.00	4,38,900.00
43	182	105.00	4,38,900.00
44	195	111.00	4,63,980.00
45	203	252.72	10,56,370.00
Total -		8,102.52	3,38,68,535.00



70	86	265.24	12,84,770.00	12,84,770.00	0.00
71	87	326.97	15,83,780.00	4,76,000.00	11,07,780.00
72	88	250.86	12,15,117.00	1,50,000.00	10,65,117.00
73	90	294.41	14,26,064.00	1,50,000.00	12,36,064.00
74	91	268.45	13,00,321.00	6,75,001.00	6,25,320.00
75	92	233.67	12,28,725.00	3,07,125.00	9,21,600.00
76	93	255.15	12,35,894.00	3,10,000.00	9,25,894.00
77	94	252.60	12,23,545.00	3,06,000.00	9,17,545.00
78	95	255.79	12,39,000.00	2,05,000.00	10,34,000.00
79	96	252.32	12,22,188.00	12,22,188.00	0.00
80	97	264.00	12,78,765.00	3,15,000.00	9,63,765.00
81	98	279.00	13,51,422.00	3,06,000.00	10,51,422.00
82	99	351.35	17,01,869.00	4,00,000.00	13,01,869.00
83	100	302.78	14,66,604.00	3,66,651.00	10,99,953.00
84	101	296.94	14,38,317.00	3,60,000.00	10,78,317.00
85	102	296.94	14,38,317.00	3,60,000.00	10,78,317.00
86	104	304.60	14,75,420.00	3,68,855.00	11,06,565.00
87	105	150.00	7,26,575.00	1,81,575.00	5,45,000.00
88	106	107.25	9,00,000.00	2,06,000.00	6,94,000.00
89	107	107.25	8,08,200.00	3,51,000.00	2,57,200.00
90	108	107.25	9,00,000.00	9,00,000.00	0.00
91	109	107.25	8,36,969.00	4,76,000.00	3,60,969.00
92	110	107.25	9,52,413.00	1,90,000.00	7,62,413.00
93	111	107.25	9,52,413.00	9,52,413.00	0.00
94	112	107.25	9,52,413.00	1,11,000.00	8,41,413.00
95	113	107.25	9,00,000.00	2,70,000.00	6,30,000.00
96	114	150.00	7,26,570.00	1,81,575.00	5,44,995.00
97	115	150.00	7,26,570.00	7,26,570.00	0.00
98	117	107.25	8,94,691.00	3,00,000.00	5,94,691.00
99	124	152.84	7,40,326.00	1,00,000.00	6,40,326.00
100	125	162.28	7,86,051.00	1,96,511.00	5,89,540.00
101	126	170.46	8,25,674.00	1,00,000.00	7,25,674.00
102	128	155.60	7,53,696.00	7,00,000.00	53,696.00
103	129	153.80	7,44,975.00	2,00,000.00	5,44,975.00
104	130	152.00	7,36,259.00	2,50,000.00	4,86,259.00
105	131	150.40	7,25,510.00	2,50,000.00	4,75,510.00
106	133	168.59	8,16,615.00	4,10,000.00	4,06,615.00
107	134	166.29	8,05,478.00	2,00,000.00	6,05,478.00
108	135	163.99	7,94,336.00	2,00,000.00	5,94,336.00
109	137	132.75	6,43,014.00	1,65,000.00	4,78,014.00
110	138	105.00	7,62,898.00	5,25,797.00	2,37,101.00
111	140	105.00	8,19,409.00	1,63,882.00	6,55,527.00
112	141	105.00	8,19,409.00	1,63,882.00	6,55,527.00
113	142	105.00	8,19,409.00	1,63,882.00	6,55,527.00
114	143	127.50	9,94,997.00	1,99,000.00	7,95,997.00
115	145	105.00	9,15,478.00	4,51,000.00	4,64,478.00
116	148	105.00	8,19,409.00		
117	149	105.00	8,19,409.00	3,27,764.00	13,11,054.00
118	150	157.28	7,61,832.00	1,90,000.00	5,71,832.00
119	151	157.28	7,61,832.00	1,90,000.00	5,71,832.00
120	157	127.50	10,97,000.00	3,31,000.00	7,66,000.00
121	158	127.50	11,32,238.00	2,00,000.00	9,32,238.00
122	159	105.00	9,32,432.00	1,01,000.00	8,31,432.00
123	161	105.00	7,91,154.00	2,47,500.00	5,43,654.00
124	163	105.00	8,47,665.00	2,00,000.00	6,47,665.00
125	164	143.62	6,95,569.00	1,75,000.00	5,20,569.00
126	165	162.75	7,88,328.00	5,00,000.00	2,88,328.00
127	166	105.00	6,80,000.00	6,80,000.00	0.00
128	167	105.00	6,80,000.00	1,80,000.00	5,00,000.00
129	168	105.00	8,70,269.00	2,61,000.00	6,09,269.00
130	169	105.00	8,70,269.00	2,61,000.00	6,09,269.00
131	170	105.00	8,19,410.00	1,63,882.00	6,55,528.00
132	172	127.50	10,63,618.00	3,00,000.00	7,63,618.00
133	173	105.00	8,02,456.00	1,61,000.00	6,41,456.00
134	174	105.00	8,02,456.00	1,61,000.00	6,41,456.00
135	175	105.00	7,91,154.00	6,46,000.00	1,45,154.00
136	177	105.00	7,00,736.00	2,00,000.00	5,00,736.00
137	178	157.28	7,61,850.00	7,61,850.00	0.00
138	179	157.28	7,61,832.00	2,00,000.00	5,61,832.00
139	180	105.00	8,19,410.00	2,05,000.00	6,14,410.00
140	183	105.00	8,75,920.00	2,21,000.00	6,54,920.00
141	184	105.00	8,75,920.00	2,25,000.00	6,50,920.00
142	185	127.50	8,50,000.00	2,50,000.00	6,00,000.00
143	186	127.50	10,15,583.00	5,04,674.00	5,10,909.00
144	187	105.00			
145	188	105.00	15,82,308.00	2,21,000.00	13,61,308.00
146	189 & 190	210.00	18,00,000.00	3,86,000.00	14,14,000.00
147					
148	191	105.00	8,47,665.00	1,71,000.00	6,76,665.00



149	192	173.62	8,41,000.00	8,41,000.00	0.00
150	193	127.50	9,26,376.00	1,01,000.00	8,25,376.00
151	194	111.00	8,51,000.00	1,51,000.00	7,00,000.00
152	196	111.00	9,85,710.00	1,01,000.00	8,84,710.00
153	197	111.00	5,37,660.00	1,50,000.00	3,87,660.00
154	198	111.00	5,37,660.00	3,50,000.00	1,87,660.00
155	199	111.00	5,37,660.00	1,35,000.00	4,02,660.00
156	200	111.00	5,37,750.00	5,37,750.00	0.00
157	201	111.00	5,37,660.00	1,34,515.00	4,03,145.00
158	202	157.28	7,61,832.00	1,90,458.00	5,71,374.00
Total -		28,562.35	17,08,94,780.00	6,17,34,298.00	10,91,60,482.00

Date: 21/03/2024

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

For Ganpati Builders & Developers

Name: Nilesh Chandawar

Date: 21/03/2024

GANPATI
BUILDERS & DEVELOPERS
PARTNER PARTNER

For M/s. Ranjeet Mishra & Company

Chartered Accountant

Proprietor

Mem No: 150503

FRN 155145W

UDIN: 24150503BKDLQD4024

Date: 21/03/2024



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)	16,31,28,171.00
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)	10,91,60,482.00
	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	8,102.52
3	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiltied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate,	3,38,68,535.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	14,30,29,017.00
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

S No	Particulars	Designated Bank Account Details Name of Bank State Bank of India, Ramdaspath Branch, Nagpur Account No. 35697261460
		Actual Amount till 31/12/2021 (From Start of bank account to 31/12/2021)
1	Opening Balance	10,16,746.13
2	Deposits	8,84,64,273.00
3	Withdrawals	7,60,42,082.86
4	Closing Balance	1,34,38,936.27

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 subject to our comment is Table G

I hereby certify that M/s Ganpati Builders & Developers 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, subject to our comment in Table G

Agreed and accepted by:

GANPATI BUILDERS & DEVELOPERS
Signature of Promoter 
Name: PARTNER PARTNER
Date: 21/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant



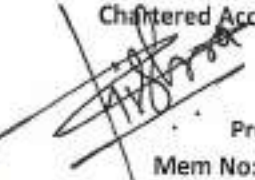

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQD4024
Date: 21/03/2024

Table F
Means of Finance

S No	Particulars	Estimated (At time of Registration (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 31/12/2021) (In Rs.)	Actual (As on 31/12/2021) (In Rs.)
1	Own Funds	1,64,87,065.00	1,64,87,065.00	94,92,594.00
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	20,20,13,370.00	20,20,13,370.00	2,40,34,080.00
5	Total Funds for Project	21,85,00,435.00	21,85,00,435.00	5,53,72,264.00
6	Total Estimated Cost (As Per Table A)	21,85,00,435.00	21,85,00,435.00	21,85,00,435.00

Table G
Any Comments/Observation of CA

1	Actual amount deposited in Designated bank account during 01/10/2021 To 31/12/2021 was Rs. 8,84,64,273 & out of this total deposit Rs. 3,54,05,688 was the amount received from allottees as per books and same is deposited in the designated bank account.
2	Total Development Cost of the Project Actual incurred till 31/12/2021 is Rs. 3,88,85,199. During the period 01/10/2021 To 31/12/2021 Development Cost incurred for Project as per books of accounts is Rs. 2,76,80,579 and same was incurred from designated bank account.
3	Land cost mentioned in point 1(i)(a) i.e. Value of Land as ascertained from the Annual Statement of Rate (ASR) is taken as "Actual Value of Land Cost incurred & same is brought forward from Certificate issued in Form 3 in the old format by Chartered Accountant for the quarter ended on 30th September 2021 dated 13/10/2021.
4	No separate designated bank account is opened by promoter, his existing saving account is added by him as designated bank account while applying for RERA registration of project. This designated bank account was not exclusively utilised for this project, receipts from other projects are also deposited in this account & same is with amount withdrawn from this designated account also.
5	Ready reconer rate of unsold inventory valuation is considered to be Rs 4,180/- per square meter
4	As per self certification obtained from the promoter, the amount withdrawn from the designated bank account are utilized towards project cost only. However it is not possible for us to verify the end use of funds withdrawn from designated bank account on one to one basis since the requisite records of such verification is not available with us. But while certifying the utilisation we have relied on the expenditure as per books of accounts produced before us.
5	The details of unsold area i.e. Plots, Carpet Area and valuation as per ready reconer rate is taken as provided by the promoter.
6	Amount Withdrawn from the designated bank account (Point Number 06 of Table B) is calculated from the date of registration of the project. As no 70 % separate designated bank account is maintained by the promoter, 70 % of the amount received from allottees is calculated for amount withdrawn from designated bank account i.e. Total amount received from allottees till 31st December 2021 is Rs 3,43,34,400/- & 70 % of this is Rs 2,40,34,080/-.

Date: 21/03/2024
Place: Nagpur

Agreed and accepted by:

Signature of Promoter
For Ganpati Builders & Developers

Name: Nilesh Chandawar
Date: 21/03/2024

GANPATI
BUILDERS & DEVELOPERS
PARTNER

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQD4024
Date: 21/03/2024

