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 2022

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 P50500027078 being developed by "Ganpati Builders & Developer."

Sir,
This certificate is being issued for RERA compliance for the**"UNIQUEVISHWA WARANGA "** having MahaRERA Registration Number **P50500027078** 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**

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	(ii)	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 March 2022)

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

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2			**Development Cost/ Cost of Construction of Building**	
	(i)		Eexpenditure 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.	7,91,52,269.75
	(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.	-
	(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			**8,23,98,385.75**
3	Total Cost of the Project (Actual incurred as on 31/03/2022)			9,88,85,450.75
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)			45%
5	Amount which can be withdrawn from the Designated Account			9,88,85,450.75
6	Less Amount Withdrawn till 31/03/2022 from the Designated Account			7,02,97,460.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			2,85,87,990.75

Date: 21/03/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Agreed and accepted by:

Signaure of Promoter

For Ganpati Builders & Developers

Name: Nilesh Chandawar
Date: 21/03/2024

GANPATI
BUILDERS & DEVELOPERS
PARTNER PARTNER

RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQE5851
Date: 21/03/2024

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project (As on 31/03/2022)

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	11,00,000.00	20,00,000.00
2	2	569.53	45,97,815.00	13,80,000.00	32,17,815.00
3	3	269.76	17,42,220.00	17,42,220.00	0.00
4	4	317.42	21,40,000.00	10,40,000.00	11,00,000.00
5	5	312.86	20,21,000.00	3,96,000.00	16,25,000.00
6	6	321.51	25,25,000.00	25,25,000.00	0.00
7	7	250.00	16,14,600.00	4,51,000.00	11,63,600.00
8	8	250.00	20,18,250.00	20,18,250.00	0.00
9	9	250.00	17,49,200.00	17,49,200.00	0.00
10	10	250.00	18,32,571.00	2,00,000.00	16,32,571.00
11	11	359.76	28,07,600.00	5,51,000.00	22,56,600.00
12	12	234.53	16,00,100.00	16,00,100.00	0.00
13	13	170.00	11,89,500.00	11,89,500.00	0.00
14	14	170.00	14,84,655.00	14,84,655.00	0.00
15	15	170.00	12,00,000.00	12,00,000.00	0.00
16	16	251.25	21,00,000.00	21,00,000.00	0.00
17	17	292.78	19,83,710.00	7,51,000.00	12,32,710.00
18	18	215.00	19,09,265.00	8,00,000.00	11,09,265.00
19	19	215.00	19,09,264.00	19,09,264.00	0.00
20	21	325.50	24,52,576.00	2,50,000.00	22,02,576.00
21	23	169.50	14,59,600.00	14,59,600.00	0.00
22	24	179.25	15,72,502.00	3,18,359.00	12,54,143.00
23	25	188.75	15,23,782.00	4,51,000.00	10,72,782.00
24	26	198.25	16,00,000.00	3,01,000.00	12,99,000.00
25	27	207.75	17,00,000.00	3,00,000.00	14,00,000.00
26	28	217.25	9,12,000.00	1,00,000.00	8,12,000.00
27	29	226.75	17,00,000.00	6,51,000.00	10,49,000.00
28	31	245.25	19,79,903.00	8,00,000.00	11,79,903.00
29	32	280.99	19,63,906.00	2,51,000.00	17,12,906.00
30	34	278.31	13,48,079.00	13,48,079.00	0.00
31	35	237.90	11,52,342.00	2,00,000.00	9,52,342.00
32	36	283.95	13,75,398.00	13,75,398.00	0.00
33	37	290.99	14,09,499.00	3,52,350.00	10,57,149.00
34	38	167.00	8,08,916.00	8,08,916.00	0.00
35	39	211.67	10,25,289.00	2,56,275.00	7,69,014.00
36	41	150.30	7,28,024.00	7,28,024.00	0.00
37	42	290.99	14,09,497.00	14,09,497.00	0.00
38	43	290.99	14,09,499.00	7,05,000.00	7,04,499.00
39	44	150.30	7,28,024.00	7,28,024.00	0.00
40	45	200.81	9,72,684.00	4,90,000.00	4,82,684.00
41	46	184.11	8,91,792.00	4,46,000.00	4,45,792.00
42	47	150.30	7,28,024.00	75,000.00	6,53,024.00
43	48	290.99	14,09,499.00	8,52,371.00	5,57,128.00
44	49	290.99	14,09,499.00	7,05,000.00	7,04,499.00
45	50	150.30	7,28,024.00	1,82,004.00	5,46,020.00
46	51	173.26	8,39,237.00	2,10,000.00	6,29,237.00
47	52	156.56	7,58,345.00	5,39,586.00	2,18,759.00
48	53	150.30	7,28,019.00	1,89,586.00	5,38,433.00
49	54	290.99	14,09,499.00	14,09,499.00	0.00
50	55	260.99	12,64,185.00	6,32,090.00	6,32,095.00
51	56	259.60	12,57,449.00	5,11,564.00	7,45,885.00
52	57	259.90	12,58,902.00	7,00,000.00	5,58,902.00
53	58	265.62	12,86,609.00	3,25,000.00	9,61,609.00
54	59	191.11	14,99,633.00	4,51,000.00	10,48,633.00
55	60	333.30	16,14,438.00	4,20,000.00	11,94,438.00
56	61	308.00	14,91,890.00	2,00,000.00	12,91,890.00
57	62	308.00	14,91,890.00	7,50,000.00	7,41,890.00
58	63	308.00	14,91,890.00	14,91,890.00	0.00
59	64	351.19	17,01,095.00	17,01,095.00	0.00
60	65	260.39	12,61,278.00	3,15,317.00	9,45,961.00
61	66	127.50	6,17,585.00	1,55,000.00	4,62,585.00
62	67	108.00	5,23,130.00	80,782.00	4,42,348.00
63	68	108.00	5,23,130.00	1,35,000.00	3,88,130.00
64	69	108.00	5,23,130.00	2,75,000.00	2,48,130.00
65	70	108.00	5,23,130.00	2,80,782.00	2,42,348.00
66	71	108.00	5,23,130.00	5,23,130.00	0.00
67	72	194.62	9,42,700.00	2,36,000.00	7,06,700.00
68	74	103.50	5,01,332.00	1,25,325.00	3,76,007.00
69	75	103.50	5,01,332.00	2,01,332.00	3,00,000.00

Unsold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	20	215.00	8,98,700.00
2	22	228.15	9,53,667.00
3	30	236.25	9,87,525.00
4	33	323.38	13,51,728.00
5	40	211.67	8,84,781.00
6	73	242.25	10,12,605.00
7	89	258.16	10,79,109.00
8	103	296.94	12,41,209.00
9	116	107.25	4,48,305.00
10	118	107.25	4,48,305.00
11	121	107.25	4,48,305.00
12	122	107.25	4,48,305.00
13	123	107.25	4,48,305.00
14	139	105.00	4,38,900.00
15	146	105.00	4,38,900.00
16	147	105.00	4,38,900.00
17	152	105.00	4,38,900.00
18	153	105.00	4,38,900.00
19	154	105.00	4,38,900.00
20	155	105.00	4,38,900.00
21	160	105.00	4,38,900.00
22	171	127.50	5,32,950.00
23	181	105.00	4,38,900.00
24	182	105.00	4,38,900.00
Total -		3,725.55	1,55,72,799.00

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

71	77	103.50	5,01,332.00	2,80,000.00	2,21,332.00
72	78	127.50	6,17,584.00	3,25,332.00	1,76,000.00
73	79	260.39	12,61,278.00	1,54,350.00	4,63,234.00
74	80	260.39	12,61,278.00	9,46,000.00	3,15,278.00
75	81	127.50	6,17,585.00	6,40,000.00	6,21,278.00
76	82	98.25	4,75,902.00	6,17,585.00	0.00
77	83	98.25	4,75,902.00	2,43,975.00	2,31,927.00
78	84	258.37	19,00,000.00	2,50,000.00	2,25,902.00
79	85	165.50	12,47,008.00	2,51,000.00	16,49,000.00
80	86	265.24	12,84,770.00	3,40,000.00	9,07,008.00
81	87	326.97	15,83,780.00	12,84,770.00	0.00
82	88	250.86	12,15,117.00	4,76,000.00	11,07,780.00
83	90	294.41	14,26,064.00	12,15,117.00	0.00
84	91	268.45	13,00,321.00	3,57,000.00	10,69,064.00
85	92	253.67	12,28,725.00	13,00,321.00	0.00
86	93	255.15	12,35,894.00	3,07,125.00	9,21,600.00
87	94	252.60	12,23,545.00	3,10,000.00	9,25,894.00
88	95	255.79	12,39,000.00	3,06,000.00	9,17,545.00
89	96	252.32	12,22,188.00	12,39,000.00	0.00
90	97	264.00	12,78,765.00	12,22,188.00	0.00
91	98	279.00	13,51,422.00	3,65,000.00	9,13,765.00
92	99	351.35	17,01,869.00	3,40,000.00	10,11,422.00
93	100	302.78	14,66,604.00	17,01,869.00	0.00
94	101	296.94	14,38,317.00	14,66,604.00	0.00
95	102	296.94	14,38,317.00	3,60,000.00	10,78,317.00
96	104	304.60	14,75,420.00	3,60,000.00	10,78,317.00
97	105	150.00	7,26,575.00	3,68,855.00	11,06,565.00
98	106	107.25	9,00,000.00	1,81,575.00	5,45,000.00
99	107	107.25	8,08,200.00	9,00,000.00	0.00
100	108	107.25	9,00,000.00	5,51,000.00	2,57,200.00
101	109	107.25	8,36,969.00	9,00,000.00	0.00
102	110	107.25	9,52,413.00	6,51,000.00	1,85,969.00
103	111	107.25	9,52,413.00	9,52,413.00	0.00
104	112	107.25	9,52,413.00	9,52,413.00	0.00
105	113	107.25	9,00,000.00	1,11,000.00	8,41,413.00
106	114	150.00	7,26,570.00	2,70,000.00	6,30,000.00
107	115	150.00	7,26,570.00	1,81,575.00	5,44,995.00
108	117	107.25	8,94,691.00	7,26,570.00	0.00
109	119	107.25	19,04,826.00	4,00,000.00	4,94,691.00
110	120	107.25		2,02,000.00	17,02,826.00
111	124	152.84	7,40,326.00	2,10,000.00	5,30,326.00
112	125	162.28	7,86,051.00	3,93,026.00	3,93,025.00
113	126	170.46	8,25,674.00	4,96,000.00	3,29,674.00
114	127	177.07	8,57,691.00	2,00,000.00	6,57,691.00
115	128	155.60	7,53,696.00	7,53,696.00	0.00
116	129	153.80	7,44,975.00	7,44,975.00	0.00
117	130	152.00	7,36,259.00	7,36,259.00	0.00
118	131	150.40	7,28,510.00	7,28,510.00	0.00
119	132	167.17	8,09,739.00	8,09,739.00	0.00
120	133	168.59	8,16,615.00	8,16,615.00	0.00
121	134	166.29	8,05,478.00	2,00,000.00	6,05,478.00
122	135	163.99	7,94,336.00	2,00,000.00	5,94,336.00
123	136	194.78	9,43,475.00	2,50,000.00	6,93,475.00
124	137	132.75	6,43,014.00	1,65,000.00	4,78,014.00
125	138	105.00	7,62,898.00	5,25,797.00	2,37,101.00
126	140	105.00	8,19,409.00	1,63,882.00	6,55,527.00
127	141	105.00	8,19,409.00	1,63,882.00	6,55,527.00
128	142	105.00	8,19,409.00	1,63,882.00	6,55,527.00
129	143	127.50	9,94,997.00	1,99,000.00	7,95,997.00
130	144	127.50	11,32,238.00	2,30,000.00	9,02,238.00
131	145	105.00	9,15,478.00	4,51,000.00	4,64,478.00
132	148	105.00	8,19,409.00	3,27,764.00	13,11,054.00
133	149	105.00	8,19,409.00		
134	150	157.28	7,61,832.00	3,90,000.00	3,71,832.00
135	151	157.28	7,61,832.00	1,90,000.00	5,71,832.00
136	156	105.00	9,32,432.00	2,00,000.00	7,32,432.00
137	157	127.50	10,97,000.00	7,31,000.00	3,66,000.00
138	158	127.50	11,32,238.00	3,00,000.00	8,32,238.00
139	159	105.00	9,32,432.00	1,51,000.00	7,81,432.00
140	161	105.00	7,91,154.00	2,47,500.00	5,43,654.00
141	162	105.00	6,21,621.00	1,01,000.00	5,20,621.00
142	163	105.00	8,47,665.00	4,00,000.00	4,47,665.00
143	164	143.62	6,95,569.00	1,75,000.00	5,20,569.00
144	165	162.75	7,88,328.00	7,88,328.00	0.00
145	166	105.00	6,80,000.00	6,80,000.00	0.00
146	167	105.00	6,80,000.00	1,80,000.00	5,00,000.00
147	168	105.00	8,70,269.00	2,61,000.00	6,09,269.00
148	169	105.00	8,70,269.00	2,61,000.00	6,09,269.00

M/S RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

149	170	105.00	8,19,410.00	1,63,882.00	6,55,528.00
150	172	127.50	10,63,618.00	4,00,000.00	6,63,618.00
151	173	105.00	8,02,456.00	1,61,000.00	6,41,456.00
152	174	105.00	8,02,456.00	2,61,000.00	5,41,456.00
153	175	105.00	7,91,154.00	7,51,000.00	40,154.00
154	176	105.00	8,51,000.00	3,51,000.00	5,00,000.00
155	177	105.00	7,00,736.00	7,00,736.00	0.00
156	178	157.28	7,61,850.00	7,61,850.00	0.00
157	179	157.28	7,61,832.00	3,81,000.00	3,80,832.00
158	180	105.00	8,19,410.00	8,19,410.00	0.00
159	183	105.00	8,75,920.00	2,21,000.00	6,54,920.00
160	184	105.00	8,75,920.00	2,25,000.00	6,50,920.00
161	185	127.50	8,50,000.00	2,50,000.00	6,00,000.00
162	186	127.50	10,15,583.00	6,74,976.00	3,40,607.00
163	187	105.00	15,82,308.00	3,31,000.00	12,51,308.00
164	188	105.00			
165	189 & 190	210.00	18,00,000.00	3,86,000.00	14,14,000.00
166					
167	191	105.00	8,47,665.00	2,12,665.00	6,35,000.00
168	192	173.62	8,41,000.00	8,41,000.00	0.00
169	193	127.50	9,26,376.00	1,01,000.00	8,25,376.00
170	194	111.00	8,51,000.00	1,51,000.00	7,00,000.00
171	195	111.00	8,80,000.00	1,86,000.00	6,94,000.00
172	196	111.00	9,85,710.00	1,51,000.00	8,34,710.00
173	197	111.00	5,37,660.00	3,00,000.00	2,37,660.00
174	198	111.00	5,37,660.00	3,50,000.00	1,87,660.00
175	199	111.00	5,37,660.00	1,35,000.00	4,02,660.00
176	200	111.00	5,37,750.00	5,37,750.00	0.00
177	201	111.00	5,37,660.00	5,37,660.00	0.00
178	202	157.28	7,61,832.00	1,90,458.00	5,71,374.00
179	203	252.72	12,24,126.00	3,10,000.00	9,14,126.00
Total -		32,939.32	19,91,37,913.00	10,04,24,943.00	9,87,12,970.00

Agreed and accepted by:
Signaure 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: 24150503BKDLQE5851
Date: 21/03/2024

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

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)	11,96,14,984.25
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)	9,87,12,970.00
3	(i) Balance Unsold Area (to be certifed by Management and to be verified by CA from the records and books of accounts),	3,725.55
	(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,	1,55,72,799.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	11,42,85,769.00
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, Ramdaspeth Branch, Nagpur Account No. 35697261460 Actual Amount till 31/03/2022 (From 01-01- 2022 to 31/03/2022)
1	Opening Balance	1,34,38,936.27
2	Deposits	6,27,30,235.00
3	Withdrawals	6,70,81,389.48
4	Closing Balance	90,87,781.79

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:
Signaure of Promoter
For Ganpati Builders & Developers

GANPATI BUILDERS & DEVELOPERS
PARTNER PARTNER

Name: Nilesh Chandawar
Date: 21/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

M/S. RANJEET MISHRA & COMPANY CHARTERED ACCOUNTANTS NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQE5851
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 31/03/2022) (In Rs.)	Actual (As on 31/03/2022) (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	7,02,97,460.00
5	Total Funds for Project	21,85,00,435.00	21,85,00,435.00	9,88,85,450.75
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 01/01/2022 To 31/03/2022 was Rs. 6,27,30,235 & out of this total deposit Rs. 3,94,98,524 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 31/03/2022 is Rs. 8,23,98,386/-. During the period 01/01/2022 To 31/03/2022 Project Cost incurred for Project as per books of accounts is Rs. 4,35,13,186.75 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 Account for the quarter ended on 30th September 2021 dated 13/10/2021.
4	No separate designated bank account is opended 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 exculsively utilised for this project, recipts 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 sqaure meter
4	As per self certification obtained from the promter, the amount withdrawn from the designated bank account are utilized towards project cost only. Howeever 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 requiste records of such verification is not availbale 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 unsiod area i.e. Plots, Carpet Area and valuation as per ready recokoner 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 recevied from allottees till 31st March 2022 is Rs 10,04,24,943/- & 70 % of this is Rs 7,02,97,460/-.

Date: 21/03/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountants

Agreed and accepted by:

Signaure of Promoter

GANPATI
BUILDERS & DEVELOPERS
PARTNER PARTNER

Name:
Date: 21/03/2024

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQE5851
Date: 21/03/2024

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