

**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 30th June 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                                                                                                                                                                                                                                                                  | -                                                       |
|       | <b>Sub-Total of Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                      | <b>1,64,87,065.00</b>                                   |





|  |                                       |                                                                                                                                                                                                                                                                                                                                                                                                           |  |                 |
|--|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------|
|  |                                       |                                                                                                                                                                                                                                                                                                                                                                                                           |  |                 |
|  | (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 30th June 2022)**

| Sr No | Particulars                                                                                                                                                                                                                                                                                                                                                                                         |  | Amount (Rs.)<br>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 | <b>Development Cost/ Cost of Construction of Building</b>                                                       |                                                                                                                                                                                                                                                                                                                                                                                                          |                        |
|   | (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.                                                                                                                                                                                                                                                                                                                         | 9,28,47,238.75         |
|   | (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                                                                                                                                                                                                   | -                      |
|   | <b>Sub-total of Development Cost</b>                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                          | <b>9,60,93,354.75</b>  |
| 3 | <b>Total Cost of the Project (Actual incurred as on 30/06/2022)</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                          | <b>11,25,80,419.75</b> |
| 4 | <b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)</b> |                                                                                                                                                                                                                                                                                                                                                                                                          | <b>52%</b>             |
| 5 | <b>Amount which can be withdrawn from the Designated Account</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                          | <b>11,25,80,419.75</b> |
| 6 | <b>Less Amount Withdrawn till 30/06/2022 from the Designated Account</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                                          | <b>9,36,72,665.00</b>  |
| 7 | <b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>                |                                                                                                                                                                                                                                                                                                                                                                                                          | <b>1,89,07,754.75</b>  |

Date: 21/03/2024

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

**GANPATI**  
BUILDERS & DEVELOPERS  
  
PARTNER PARTNER

Name:

Date: 21/03/2024

For M/s. Ranjeet Mishra & Company  
Chartered Accountant



  
Proprietor  
Mem No: 150503  
FRN 155145W  
UDIN: 24150503BKDLQF1141  
Date: 21/03/2024



**Table C**  
**Statement for calculation of Receivables from the Sales of the Real Estate Project (As on 30-06-2022)**

**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                                            | 13,00,000.00    | 18,00,000.00       |
| 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                                            | 21,40,000.00    | 0.00               |
| 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                                            | 10,01,000.00    | 6,13,600.00        |
| 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                                            | 3,00,000.00     | 15,32,571.00       |
| 11     | 11       | 359.76          | 28,07,600.00                                            | 10,51,000.00    | 17,56,600.00       |
| 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                                            | 19,83,710.00    | 0.00               |
| 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                                            | 3,50,000.00     | 21,02,576.00       |
| 21     | 23       | 169.50          | 14,59,600.00                                            | 14,59,600.00    | 0.00               |
| 22     | 24       | 179.25          | 15,72,502.00                                            | 15,72,502.00    | 0.00               |
| 23     | 25       | 188.75          | 15,23,782.00                                            | 6,51,000.00     | 8,72,782.00        |
| 24     | 26       | 198.25          | 16,00,000.00                                            | 4,01,000.00     | 11,99,000.00       |
| 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                                            | 17,00,000.00    | 0.00               |
| 28     | 30       | 236.25          | 17,80,100.00                                            | 9,01,000.00     | 8,79,100.00        |
| 29     | 31       | 245.25          | 19,79,903.00                                            | 10,00,000.00    | 9,79,903.00        |
| 30     | 32       | 280.99          | 19,61,906.00                                            | 4,51,000.00     | 15,12,906.00       |
| 31     | 34       | 278.31          | 13,48,079.00                                            | 13,48,079.00    | 0.00               |
| 32     | 35       | 237.90          | 11,53,342.00                                            | 2,00,000.00     | 9,53,342.00        |
| 33     | 36       | 283.95          | 13,75,398.00                                            | 13,75,398.00    | 0.00               |
| 34     | 37       | 290.99          | 14,09,499.00                                            | 3,57,350.00     | 10,52,149.00       |
| 35     | 38       | 167.00          | 8,08,916.00                                             | 8,08,916.00     | 0.00               |
| 36     | 39       | 211.67          | 10,25,289.00                                            | 2,56,275.00     | 7,69,014.00        |
| 37     | 40       | 211.67          | 10,25,287.00                                            | 3,00,000.00     | 7,25,287.00        |
| 38     | 41       | 150.30          | 7,28,024.00                                             | 7,28,024.00     | 0.00               |
| 39     | 42       | 290.99          | 14,09,497.00                                            | 14,09,497.00    | 0.00               |
| 40     | 43       | 290.99          | 14,09,499.00                                            | 14,09,499.00    | 0.00               |
| 41     | 44       | 150.30          | 7,28,024.00                                             | 7,28,024.00     | 0.00               |
| 42     | 45       | 200.81          | 9,72,684.00                                             | 9,72,684.00     | 0.00               |
| 43     | 46       | 184.11          | 8,91,792.00                                             | 8,91,792.00     | 0.00               |
| 44     | 47       | 150.30          | 7,28,024.00                                             | 75,000.00       | 6,53,024.00        |
| 45     | 48       | 290.99          | 14,09,499.00                                            | 14,09,499.00    | 0.00               |
| 46     | 49       | 290.99          | 14,09,499.00                                            | 14,09,499.00    | 0.00               |
| 47     | 50       | 150.30          | 7,28,024.00                                             | 1,80,004.00     | 5,48,020.00        |
| 48     | 51       | 173.26          | 8,39,237.00                                             | 2,10,000.00     | 6,29,237.00        |
| 49     | 52       | 156.56          | 7,58,345.00                                             | 6,58,345.00     | 1,00,000.00        |
| 50     | 53       | 150.30          | 7,28,019.00                                             | 1,89,586.00     | 5,38,433.00        |
| 51     | 54       | 290.99          | 14,09,499.00                                            | 14,09,499.00    | 0.00               |
| 52     | 55       | 260.99          | 12,64,185.00                                            | 12,64,185.00    | 0.00               |
| 53     | 56       | 259.60          | 12,57,449.00                                            | 5,11,564.00     | 7,45,885.00        |
| 54     | 57       | 259.90          | 12,58,902.00                                            | 7,00,000.00     | 5,58,902.00        |
| 55     | 58       | 265.62          | 12,86,609.00                                            | 3,25,000.00     | 9,61,609.00        |
| 56     | 59       | 191.11          | 14,99,633.00                                            | 5,01,000.00     | 9,98,633.00        |
| 57     | 60       | 333.30          | 16,14,438.00                                            | 12,60,000.00    | 3,54,438.00        |
| 58     | 61       | 308.00          | 14,91,890.00                                            | 3,22,000.00     | 11,69,890.00       |
| 59     | 62       | 308.00          | 14,91,890.00                                            | 10,50,000.00    | 4,41,890.00        |
| 60     | 63       | 308.00          | 14,91,890.00                                            | 14,91,890.00    | 0.00               |
| 61     | 64       | 351.19          | 17,01,095.00                                            | 17,01,095.00    | 0.00               |
| 62     | 65       | 260.39          | 12,61,278.00                                            | 12,61,278.00    | 0.00               |
| 63     | 66       | 127.50          | 6,17,585.00                                             | 1,55,000.00     | 4,62,585.00        |
| 64     | 67       | 108.00          | 5,23,130.00                                             | 80,782.00       | 4,42,348.00        |
| 65     | 68       | 108.00          | 5,23,130.00                                             | 1,35,000.00     | 3,88,130.00        |
| 66     | 69       | 108.00          | 5,23,130.00                                             | 2,75,000.00     | 2,48,130.00        |
| 67     | 70       | 108.00          | 5,23,130.00                                             | 5,23,130.00     | 0.00               |
| 68     | 71       | 108.00          | 5,23,130.00                                             | 5,23,130.00     | 0.00               |
| 69     | 72       | 194.62          | 9,42,700.00                                             | 9,42,700.00     | 0.00               |
| 70     | 74       | 103.50          | 5,01,332.00                                             | 1,25,325.00     | 3,76,007.00        |
| 71     | 75       | 103.50          | 5,01,332.00                                             | 2,13,669.00     | 2,87,663.00        |
| 72     | 76       | 103.50          | 5,01,332.00                                             | 5,01,332.00     | 0.00               |
| 73     | 77       | 103.50          | 5,01,332.00                                             | 5,01,332.00     | 0.00               |
| 74     | 78       | 127.50          | 6,17,584.00                                             | 6,17,584.00     | 0.00               |
| 75     | 79       | 260.39          | 12,61,278.00                                            | 12,61,278.00    | 0.00               |

**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              | 33       | 323.38          | 13,51,728.00                                        |
| 4              | 73       | 242.25          | 10,12,605.00                                        |
| 5              | 89       | 258.16          | 10,79,109.00                                        |
| 6              | 103      | 296.94          | 12,41,209.00                                        |
| 7              | 118      | 107.25          | 4,48,305.00                                         |
| 8              | 121      | 107.25          | 4,48,305.00                                         |
| 9              | 122      | 107.25          | 4,48,305.00                                         |
| 10             | 123      | 107.25          | 4,48,305.00                                         |
| 11             | 139      | 105.00          | 4,38,900.00                                         |
| 12             | 152      | 105.00          | 4,38,900.00                                         |
| 13             | 153      | 105.00          | 4,38,900.00                                         |
| 14             | 154      | 105.00          | 4,38,900.00                                         |
| 15             | 155      | 105.00          | 4,38,900.00                                         |
| 16             | 171      | 127.50          | 5,32,950.00                                         |
| 17             | 181      | 105.00          | 4,38,900.00                                         |
| 18             | 182      | 105.00          | 4,38,900.00                                         |
| <b>Total -</b> |          | <b>2,855.38</b> | <b>1,19,35,488.00</b>                               |



|     |     |        |              |              |              |
|-----|-----|--------|--------------|--------------|--------------|
| 77  | 81  | 127.50 | 12,61,278.00 | 12,61,278.00 | 0.00         |
| 78  | 82  | 98.25  | 6,17,585.00  | 6,17,585.00  | 0.00         |
| 79  | 83  | 98.25  | 4,75,902.00  | 3,63,975.00  | 1,11,927.00  |
| 80  | 84  | 258.37 | 19,00,000.00 | 4,75,902.00  | 0.00         |
| 81  | 85  | 185.50 | 12,47,008.00 | 3,51,000.00  | 15,49,000.00 |
| 82  | 86  | 265.24 | 12,84,770.00 | 4,00,000.00  | 8,47,008.00  |
| 83  | 87  | 326.97 | 15,83,780.00 | 12,84,770.00 | 0.00         |
| 84  | 88  | 250.86 | 12,15,117.00 | 4,76,000.00  | 11,07,780.00 |
| 85  | 90  | 264.41 | 14,26,064.00 | 12,15,117.00 | 0.00         |
| 86  | 91  | 268.45 | 13,00,321.00 | 3,57,000.00  | 10,69,064.00 |
| 87  | 92  | 253.67 | 12,28,725.00 | 13,00,321.00 | 0.00         |
| 88  | 93  | 255.15 | 12,35,894.00 | 8,07,125.00  | 4,21,600.00  |
| 89  | 94  | 252.60 | 12,23,543.00 | 12,35,894.00 | 0.00         |
| 90  | 95  | 255.79 | 12,39,000.00 | 3,06,000.00  | 9,17,545.00  |
| 91  | 96  | 252.32 | 12,22,188.00 | 12,39,000.00 | 0.00         |
| 92  | 97  | 264.00 | 12,78,765.00 | 12,22,188.00 | 0.00         |
| 93  | 98  | 279.00 | 13,51,422.00 | 3,65,000.00  | 9,13,765.00  |
| 94  | 99  | 351.35 | 17,01,869.00 | 13,51,422.00 | 422.00       |
| 95  | 100 | 302.78 | 14,66,604.00 | 17,01,869.00 | 0.00         |
| 96  | 101 | 296.94 | 14,38,317.00 | 14,66,604.00 | 0.00         |
| 97  | 102 | 296.94 | 14,38,317.00 | 14,38,317.00 | 0.00         |
| 98  | 104 | 304.60 | 14,73,420.00 | 3,60,000.00  | 10,78,317.00 |
| 99  | 105 | 150.00 | 7,26,575.00  | 3,68,855.00  | 11,06,565.00 |
| 100 | 106 | 107.25 | 9,00,000.00  | 3,26,575.00  | 4,00,000.00  |
| 101 | 107 | 107.25 | 8,08,200.00  | 9,00,000.00  | 0.00         |
| 102 | 108 | 107.25 | 9,00,000.00  | 8,08,200.00  | 0.00         |
| 103 | 109 | 107.25 | 8,36,969.00  | 9,00,000.00  | 0.00         |
| 104 | 110 | 107.25 | 9,52,413.00  | 6,51,000.00  | 1,85,969.00  |
| 105 | 111 | 107.25 | 9,52,413.00  | 9,52,413.00  | 0.00         |
| 106 | 112 | 107.25 | 9,52,413.00  | 9,52,413.00  | 0.00         |
| 107 | 113 | 107.25 | 9,00,000.00  | 2,51,000.00  | 7,01,413.00  |
| 108 | 114 | 150.00 | 7,26,570.00  | 2,70,000.00  | 6,30,000.00  |
| 109 | 115 | 150.00 | 7,26,570.00  | 1,81,575.00  | 5,44,995.00  |
| 110 | 116 | 107.25 | 8,88,919.00  | 7,26,570.00  | 0.00         |
| 111 | 117 | 107.25 | 8,94,691.00  | 1,51,000.00  | 7,37,919.00  |
| 112 | 119 | 107.25 | 19,04,826.00 | 5,00,000.00  | 3,94,691.00  |
| 113 | 120 | 107.25 | 19,04,826.00 | 19,04,826.00 | 17,02,826.00 |
| 114 | 124 | 152.84 | 7,40,326.00  | 2,02,000.00  | 0.00         |
| 115 | 125 | 162.28 | 7,86,051.00  | 7,40,326.00  | 0.00         |
| 116 | 126 | 170.46 | 8,25,674.00  | 7,86,051.00  | 0.00         |
| 117 | 127 | 177.07 | 8,57,691.00  | 4,96,000.00  | 3,29,674.00  |
| 118 | 128 | 155.40 | 7,53,696.00  | 2,00,000.00  | 6,57,691.00  |
| 119 | 129 | 153.80 | 7,44,975.00  | 7,53,696.00  | 0.00         |
| 120 | 130 | 152.00 | 7,36,259.00  | 7,44,975.00  | 0.00         |
| 121 | 131 | 150.40 | 7,28,510.00  | 7,36,259.00  | 0.00         |
| 122 | 132 | 167.17 | 8,09,739.00  | 7,28,510.00  | 0.00         |
| 123 | 133 | 168.59 | 8,16,615.00  | 8,09,739.00  | 0.00         |
| 124 | 134 | 166.29 | 8,05,478.00  | 8,16,615.00  | 0.00         |
| 125 | 135 | 163.99 | 7,94,336.00  | 4,00,000.00  | 4,05,478.00  |
| 126 | 136 | 194.78 | 9,43,475.00  | 7,94,336.00  | 0.00         |
| 127 | 137 | 132.75 | 6,43,014.00  | 2,50,000.00  | 6,93,475.00  |
| 128 | 138 | 105.00 | 7,62,898.00  | 1,65,000.00  | 4,78,014.00  |
| 129 | 140 | 105.00 | 8,19,409.00  | 7,62,898.00  | 0.00         |
| 130 | 141 | 105.00 | 8,19,409.00  | 1,63,882.00  | 6,55,527.00  |
| 131 | 142 | 105.00 | 8,19,409.00  | 8,19,409.00  | 6,55,527.00  |
| 132 | 143 | 127.50 | 9,94,997.00  | 1,63,882.00  | 6,55,527.00  |
| 133 | 144 | 127.50 | 11,32,238.00 | 9,94,997.00  | 0.00         |
| 134 | 145 | 105.00 | 9,15,478.00  | 2,65,000.00  | 8,67,238.00  |
| 135 | 146 | 105.00 | 18,64,863.00 | 9,15,478.00  | 0.00         |
| 136 | 147 | 105.00 | 18,64,863.00 | 2,05,000.00  | 16,99,863.00 |
| 137 | 148 | 105.00 | 8,19,409.00  | 8,19,409.00  | 0.00         |
| 138 | 149 | 105.00 | 8,19,409.00  | 3,27,764.00  | 13,11,054.00 |
| 139 | 150 | 157.28 | 7,61,832.00  | 8,19,409.00  | 0.00         |
| 140 | 151 | 157.28 | 7,61,832.00  | 3,90,000.00  | 3,71,832.00  |
| 141 | 156 | 105.00 | 9,32,432.00  | 1,90,000.00  | 5,71,832.00  |
| 142 | 157 | 127.50 | 10,97,000.00 | 2,50,000.00  | 6,82,432.00  |
| 143 | 158 | 127.50 | 11,32,238.00 | 9,31,000.00  | 1,66,000.00  |
| 144 | 159 | 105.00 | 9,32,432.00  | 11,32,238.00 | 0.00         |
| 145 | 160 | 105.00 | 7,91,154.00  | 1,87,000.00  | 7,45,432.00  |
| 146 | 161 | 105.00 | 7,91,154.00  | 80,000.00    | 7,11,154.00  |
| 147 | 162 | 105.00 | 6,21,621.00  | 2,47,500.00  | 5,43,654.00  |
| 148 | 163 | 105.00 | 8,47,665.00  | 1,01,000.00  | 5,20,621.00  |
| 149 | 164 | 143.62 | 6,95,569.00  | 7,00,000.00  | 1,47,665.00  |
| 150 | 165 | 162.75 | 7,88,328.00  | 6,95,569.00  | 0.00         |
| 151 | 166 | 105.00 | 6,80,000.00  | 7,88,328.00  | 0.00         |
| 152 | 167 | 105.00 | 6,80,000.00  | 6,80,000.00  | 0.00         |
| 153 | 168 | 105.00 | 8,70,269.00  | 6,80,000.00  | 0.00         |
| 154 | 169 | 105.00 | 8,70,269.00  | 2,61,000.00  | 6,09,269.00  |
| 155 | 170 | 105.00 | 8,19,410.00  | 8,70,269.00  | 6,09,269.00  |
| 156 | 172 | 127.50 | 10,63,618.00 | 1,63,882.00  | 6,55,528.00  |
| 157 | 173 | 105.00 | 8,02,456.00  | 5,00,000.00  | 5,63,618.00  |
| 158 | 174 | 105.00 | 8,02,456.00  | 1,61,000.00  | 6,41,456.00  |
| 159 | 175 | 105.00 | 7,91,154.00  | 8,02,456.00  | 4,41,456.00  |
| 160 | 176 | 105.00 | 8,51,000.00  | 7,91,154.00  | 0.00         |
|     |     |        |              | 8,51,000.00  | 0.00         |



|         |           |           |                 |                 |                |
|---------|-----------|-----------|-----------------|-----------------|----------------|
| 161     | 177       | 105.00    | 7,00,736.00     | 7,00,736.00     | 0.00           |
| 162     | 178       | 157.28    | 7,61,850.00     | 7,61,850.00     | 0.00           |
| 163     | 179       | 157.28    | 7,61,832.00     | 3,81,000.00     | 3,80,832.00    |
| 164     | 180       | 105.00    | 8,19,430.00     | 8,19,410.00     | 0.00           |
| 165     | 183       | 105.00    | 8,75,920.00     | 8,75,920.00     | 0.00           |
| 166     | 184       | 105.00    | 8,75,920.00     | 8,75,920.00     | 0.00           |
| 167     | 185       | 127.50    | 8,50,000.00     | 2,50,000.00     | 6,00,000.00    |
| 168     | 186       | 127.50    | 10,15,583.00    | 8,45,278.00     | 1,70,305.00    |
| 169     | 187       | 105.00    | 15,82,308.00    | 3,31,000.00     | 12,51,308.00   |
| 170     | 188       | 105.00    |                 |                 |                |
| 171     | 189 & 190 | 210.00    | 18,00,000.00    | 18,00,000.00    | 0.00           |
| 172     |           |           |                 |                 |                |
| 173     | 191       | 105.00    | 8,47,665.00     | 8,47,665.00     | 0.00           |
| 174     | 192       | 173.62    | 8,41,000.00     | 8,41,000.00     | 0.00           |
| 175     | 193       | 127.50    | 9,26,376.00     | 1,01,000.00     | 8,25,376.00    |
| 176     | 194       | 111.00    | 8,51,000.00     | 1,51,000.00     | 7,00,000.00    |
| 177     | 195       | 111.00    | 8,80,000.00     | 8,80,000.00     | 0.00           |
| 178     | 196       | 111.00    | 9,85,710.00     | 1,51,000.00     | 8,34,710.00    |
| 179     | 197       | 111.00    | 5,37,660.00     | 5,37,660.00     | 0.00           |
| 180     | 198       | 111.00    | 5,37,660.00     | 5,37,660.00     | 0.00           |
| 181     | 199       | 111.00    | 5,37,660.00     | 1,35,000.00     | 4,02,660.00    |
| 182     | 200       | 111.00    | 5,37,750.00     | 5,37,750.00     | 0.00           |
| 183     | 201       | 111.00    | 5,37,660.00     | 5,37,660.00     | 0.00           |
| 184     | 202       | 157.28    | 7,61,832.00     | 7,61,832.00     | 0.00           |
| 185     | 203       | 252.72    | 12,34,126.00    | 3,10,000.00     | 9,14,126.00    |
| Total - |           | 37,809.49 | 20,54,88,236.00 | 13,38,18,093.00 | 7,16,70,143.00 |

Date: 21/03/2024

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

Name:

Date: 21/03/2024

For M/s. Ranjeet Mishra & Company

Chartered Accountant

Proprietor

Mem No: 150503

FRN 155145W

UDIN: 24150503BKDLQF1141

Date: 21/03/2024



**GANPATI**  
BUILDERS & DEVELOPERS

PARTNER PARTNER



**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<br>(Difference of Total Estimated Project cost less Cost Incurred)                                                                                                     | 10,59,20,015.25 |
| 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)                                                   | 7,16,70,143.00  |
|      | (i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),                                                                                                          | 2,855.38        |
| 3    | (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, | 1,19,35,488.00  |
| 4    | Estimated receivables of ongoing project. [ Sum of 2 + 3(ii) ]                                                                                                                                                                    | 8,36,05,631.00  |
| 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<br>Bank State Bank of India, Ramdaspath<br>Branch, Nagpur Account No. 35697261460 |
|------|-----------------|---------------------------------------------------------------------------------------------------------------------------|
|      |                 | Actual Amount till 30/06/2022<br>(From 01-04-2022 To 30-06-2022 )                                                         |
| 1    | Opening Balance | 90,87,781.79                                                                                                              |
| 2    | Deposits        | 4,43,62,815.50                                                                                                            |
| 3    | Withdrawals     | 4,39,98,588.98                                                                                                            |
| 4    | Closing Balance | 94,52,008.31                                                                                                              |

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:

Signature of Promoter

Name:

Date: 21/03/2024

**GANPATI**  
**BUILDERS & DEVELOPERS**  
  
**PARTNER** **PARTNER**

For M/s. Ranjeet Mishra & Company  
Chartered Accountant



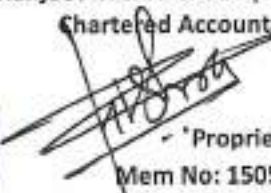
  
- Proprietor  
Mem No: 150503  
FRN 155145W  
UDIN: 24150503BKDLQF1141  
Date: 21/03/2024

**Table F**  
**Means of Finance**

| S No | Particulars                           | Estimated<br>(At time of<br>Registration<br>( In Rs.)<br>(Proposed and<br>indicative) | Proposed/ Estimated<br>(As on 30/06/2022)<br>(In Rs.) | Actual<br>(As on 30/06/2022)<br>(In Rs.) |
|------|---------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------|
| 1    | Own Funds                             | 1,64,87,065.00                                                                        | 1,64,87,065.00                                        | 1,89,07,754.75                           |
|      | Total Borrowed Funds (Secured) -      |                                                                                       |                                                       |                                          |
| 2    | Drawdown availed till date            | -                                                                                     | -                                                     | 0                                        |
|      | Total Borrowed Funds (Unsecured) -    |                                                                                       |                                                       |                                          |
| 3    | Drawdown availed till date            | -                                                                                     | -                                                     | 0                                        |
| 4    | Customer Receipts used for Project    | 20,20,13,370.00                                                                       | 20,20,13,370.00                                       | 9,36,72,665.00                           |
| 5    | Total Funds for Project               | 21,85,00,435.00                                                                       | 21,85,00,435.00                                       | 11,25,80,419.75                          |
| 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 01/04/2022 To 30/06/2022 was Rs. 4,43,62,815 & out of this total deposit, Rs. 3,33,93,150 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 30/06/2022 is Rs. 9,60,93,354.75/-. During the period 01/04/2022 To 30/06/2022 Project Cost incurred for Project as per books of accounts is Rs. 1,36,94,969/- 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 D6 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 30th June 2022 is Rs 13,38,18,093/- & 70 % of this is Rs 9,36,72,665/-.                       |

Date: 21/03/2024

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

**GANPATI**  
**BUILDERS & DEVELOPERS**  
  
**PARTNER PARTNER**

Name:

Date: 21/03/2024

**For M/s. Ranjeet Mishra & Company**  
**Chartered Accountant**

  
- Proprietor  
Mem No: 150503  
FRN 155145W  
UDIN: 24150503BKDLQF1141  
Date: 21/03/2024

