

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



	(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 December 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



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.	10,76,60,677.00
(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		11,09,06,793.00
3	Total Cost of the Project (Actual incurred as on 31/12/2022)		12,73,93,858.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)		58%
5	Amount which can be withdrawn from the Designated Account		12,73,93,858.00
6	Less Amount Withdrawn till 31/12/2022 from the Designated Account		12,18,61,741.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		55,32,117.00

Date: 21/03/2024

Place: Nagpur

Agreed and accepted by:

Signature of Promoter

Name:

Date: 21/03/2024

RANPATI
BUILDERS & DEVELOPERS
PARTNER **PARTNER**



For M/s. Ranjeet Mishra & Company
Chartered Accountant

****Proprietor**
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQH3818
Date: 21/03/2024

Table C
Statement for calculation of Receivables from the Sales of the Real Estate Project (As on 31-12-2022)

Sold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	1	435.35	31,00,000.00	31,00,000.00	0.00
2	2	569.53	45,97,815.00	45,97,815.00	0.00
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	16,14,600.00	0.00
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	18,32,571.00	0.00
11	11	299.76	28,07,600.00	28,07,600.00	0.00
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	11,00,000.00	8,09,265.00
19	19	215.00	19,09,264.00	19,09,264.00	0.00
20	21	325.50	24,52,576.00	6,50,000.00	18,02,576.00
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	8,51,000.00	6,72,782.00
24	26	198.25	16,00,000.00	6,81,000.00	9,19,000.00
25	27	207.75	17,00,000.00	7,00,000.00	10,00,000.00
26	28	217.25	9,12,000.00	9,12,000.00	0.00
27	29	226.75	17,00,000.00	17,00,000.00	0.00
28	30	236.25	17,80,100.00	11,01,000.00	6,79,100.00
29	31	245.25	19,79,903.00	14,00,000.00	5,79,903.00
30	32	280.99	19,63,906.00	19,63,906.00	0.00
31	34	278.31	13,48,079.00	13,48,079.00	0.00
32	35	237.90	11,52,342.00	2,88,000.00	8,64,342.00
33	36	283.95	13,75,398.00	13,75,398.00	0.00
34	37	290.99	14,09,499.00	3,52,350.00	10,57,149.00
35	38	167.00	8,08,916.00	8,08,916.00	0.00
36	39	211.67	10,25,289.00	10,25,289.00	0.00
37	40	211.67	10,25,287.00	5,00,000.00	5,25,287.00
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	7,28,024.00	0.00
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	1,87,004.00	5,46,020.00
48	51	173.26	8,39,237.00	8,39,237.00	0.00
49	52	156.56	7,58,345.00	7,58,345.00	0.00
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	12,57,449.00	0.00
54	57	259.90	12,58,902.00	12,58,902.00	0.00
55	58	265.62	12,86,609.00	4,75,000.00	8,11,609.00
56	59	191.11	14,99,633.00	6,01,000.00	8,98,633.00
57	60	333.30	16,14,438.00	16,14,438.00	0.00
58	61	308.00	14,91,890.00	7,45,945.00	7,45,945.00
59	62	308.00	14,91,890.00	14,91,890.00	0.00
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	6,17,585.00	0.00
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	5,23,130.00	0.00
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	5,01,332.00	0.00
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	342.25	10,12,605.00
5	103	296.94	12,41,209.00
6	121	107.25	4,48,305.00
7	122	107.25	4,48,305.00
8	123	107.25	4,48,305.00
9	154	105.00	4,38,900.00
10	155	105.00	4,38,900.00
11	181	105.00	4,38,900.00
12	182	105.00	4,38,900.00
Total -		2,047.47	85,58,424.00



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	4,75,902.00	0.00
80	84	258.37	4,75,902.00	4,75,902.00	0.00
81	85	165.50	19,00,000.00	5,01,000.00	13,99,000.00
82	86	265.24	12,47,008.00	5,20,000.00	7,27,008.00
83	87	326.97	12,84,770.00	12,84,770.00	0.00
84	88	250.86	15,83,780.00	15,83,780.00	0.00
85	89	258.16	12,15,117.00	12,15,117.00	0.00
86	90	294.41	12,50,475.00	3,10,000.00	9,40,475.00
87	91	268.45	14,26,064.00	14,26,064.00	0.00
88	92	233.67	13,00,321.00	13,00,321.00	0.00
89	93	255.15	12,28,725.00	12,28,725.00	0.00
90	94	252.60	12,35,894.00	12,35,894.00	0.00
91	95	255.79	12,21,545.00	4,56,000.00	7,67,545.00
92	96	252.32	12,39,000.00	12,39,000.00	0.00
93	97	264.00	12,22,188.00	12,22,188.00	0.00
94	98	279.00	12,78,765.00	3,65,000.00	9,13,765.00
95	99	351.35	13,51,422.00	13,51,000.00	422.00
96	100	302.78	17,01,869.00	17,01,869.00	0.00
97	101	296.94	14,66,604.00	14,66,604.00	0.00
98	102	296.94	14,38,317.00	14,38,317.00	0.00
99	103	304.60	14,38,317.00	14,38,317.00	0.00
100	104	150.00	14,75,420.00	14,75,420.00	0.00
101	105	107.25	7,26,575.00	5,26,575.00	2,00,000.00
102	106	107.25	9,00,000.00	9,00,000.00	0.00
103	107	107.25	8,08,200.00	8,08,200.00	0.00
104	108	107.25	9,00,000.00	9,00,000.00	0.00
105	109	107.25	8,36,969.00	8,36,969.00	0.00
106	110	107.25	9,52,413.00	9,52,413.00	0.00
107	111	107.25	9,52,413.00	9,52,413.00	0.00
108	112	107.25	9,52,413.00	2,51,000.00	7,01,413.00
109	113	107.25	9,60,000.00	2,70,000.00	6,90,000.00
110	114	150.00	7,26,570.00	7,26,570.00	0.00
111	115	150.00	7,26,570.00	7,26,570.00	0.00
112	116	107.25	8,88,919.00	2,51,000.00	6,37,919.00
113	117	107.25	8,94,691.00	6,50,000.00	2,44,691.00
114	118	107.25	6,34,942.00	6,00,000.00	34,942.00
115	119	107.25	19,04,826.00	9,04,826.00	10,00,000.00
116	120	107.25	7,40,326.00	7,40,326.00	0.00
117	121	162.28	7,86,051.00	7,86,051.00	0.00
118	122	170.46	8,25,674.00	4,96,000.00	3,29,674.00
119	123	177.07	8,57,691.00	8,00,000.00	57,691.00
120	124	155.60	7,53,696.00	7,53,696.00	0.00
121	125	153.80	7,44,975.00	7,44,975.00	0.00
122	126	152.00	7,36,259.00	7,36,259.00	0.00
123	127	150.40	7,28,510.00	7,28,510.00	0.00
124	128	167.17	8,09,739.00	8,09,739.00	0.00
125	129	168.59	8,16,615.00	8,16,615.00	0.00
126	130	166.29	8,05,478.00	8,05,478.00	0.00
127	131	163.99	7,94,336.00	7,94,336.00	0.00
128	132	194.78	9,43,475.00	2,50,000.00	6,93,475.00
129	133	132.75	6,43,014.00	6,43,014.00	0.00
130	134	105.00	7,62,898.00	7,62,898.00	0.00
131	135	105.00	7,62,898.00	7,62,898.00	0.00
132	136	105.00	8,19,409.00	8,19,409.00	0.00
133	137	105.00	8,19,409.00	8,19,409.00	0.00
134	138	105.00	8,19,409.00	8,19,409.00	0.00
135	139	127.50	9,94,997.00	9,94,997.00	0.00
136	140	127.50	11,32,238.00	3,05,000.00	8,27,238.00
137	141	105.00	9,15,478.00	9,15,478.00	0.00
138	142	105.00	18,64,863.00	3,75,000.00	14,89,863.00
139	143	105.00	8,19,409.00	16,38,818.00	0.00
140	144	105.00	8,19,409.00	8,19,409.00	0.00
141	145	157.28	7,61,832.00	7,61,832.00	0.00
142	146	157.28	7,61,832.00	3,90,000.00	3,71,832.00
143	147	105.00	15,82,308.00	15,82,308.00	0.00
144	148	105.00	9,32,432.00	2,90,000.00	6,42,432.00
145	149	127.50	10,97,000.00	9,31,000.00	1,66,000.00
146	150	127.50	11,32,238.00	11,32,238.00	0.00
147	151	105.00	9,32,432.00	1,87,000.00	7,45,432.00
148	152	105.00	7,91,154.00	1,30,000.00	6,61,154.00
149	153	105.00	7,91,154.00	2,47,500.00	5,43,654.00
150	154	105.00	6,21,621.00	2,01,000.00	4,20,621.00
151	155	105.00	8,47,665.00	8,47,665.00	0.00
152	156	143.62	6,95,569.00	6,95,569.00	0.00
153	157	162.75	7,88,328.00	7,88,328.00	0.00
154	158	105.00	6,80,000.00	6,80,000.00	0.00
155	159	105.00	6,80,000.00	6,80,000.00	0.00
156	160	105.00	8,70,269.00	8,70,269.00	0.00
157	161	105.00	8,70,269.00	8,70,269.00	0.00
158	162	105.00	8,70,269.00	8,70,269.00	0.00
159	163	105.00	8,70,269.00	8,70,269.00	0.00
160	164	105.00	8,19,410.00	8,19,410.00	0.00



161	171	127.50	9,60,000.00	9,60,000.00	0.00
162	172	127.50	10,63,618.00	6,50,000.00	4,13,618.00
163	173	105.00	8,02,456.00	1,61,000.00	6,41,456.00
164	174	105.00	8,02,456.00	5,61,000.00	2,41,456.00
165	175	105.00	7,91,154.00	7,91,154.00	0.00
166	176	105.00	8,51,000.00	8,51,000.00	0.00
167	177	105.00	7,00,736.00	7,00,736.00	0.00
168	178	157.28	7,61,832.00	7,61,832.00	0.00
169	179	157.28	7,61,832.00	3,81,000.00	3,80,832.00
170	180	105.00	8,19,410.00	8,19,410.00	0.00
171	183	105.00	8,75,920.00	8,75,920.00	0.00
172	184	105.00	8,75,920.00	8,75,920.00	0.00
173	185	127.50	8,50,000.00	8,50,000.00	0.00
174	186	127.50	10,15,583.00	10,15,583.00	0.00
175	187	105.00			
176	188	105.00	15,82,308.00	3,71,000.00	12,11,308.00
177					
178	189 & 190	210.00	18,00,000.00	18,00,000.00	0.00
179	191	105.00	8,47,665.00	8,47,665.00	0.00
180	192	173.62	8,41,000.00	8,41,000.00	0.00
181	193	127.50	9,26,376.00	1,01,000.00	8,25,376.00
182	194	111.00	8,51,000.00	1,51,000.00	7,00,000.00
183	195	111.00	8,80,000.00	8,80,000.00	0.00
184	196	111.00	9,85,710.00	1,51,000.00	8,34,710.00
185	197	111.00	5,37,660.00	5,37,660.00	0.00
186	198	111.00	5,37,660.00	5,37,660.00	0.00
187	199	111.00	5,37,660.00	5,37,660.00	0.00
188	200	111.00	5,37,750.00	5,37,750.00	0.00
189	201	111.00	5,37,660.00	5,37,660.00	0.00
190	202	157.28	7,61,832.00	7,61,832.00	0.00
191	203	252.72	12,24,126.00	3,10,000.00	9,14,126.00
Total -		34,617.40	21,06,78,859.00	17,40,88,202.00	3,65,90,657.00

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
UOIN: 24150503BKDLQH3818
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 (Difference of Total Estimated Project cost less Cost incurred)	9,11,06,577.00
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)	3,65,90,657.00
	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts).	2,047.47
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,	85,58,424.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	4,51,49,081.00
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 31/12/2022 (From 01-10-2022 To 31-12-2022)
1	Opening Balance	72,50,417.01
2	Deposits	4,57,80,571.00
3	Withdrawals	5,25,44,653.16
4	Closing Balance	4,86,334.85

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: 24150503BKDLQH3818

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 31/12/2022) (In Rs.)	Actual (As on 31/12/2022) (In Rs.)
1	Own Funds	1,64,87,065.00	1,64,87,065.00	55,32,117.00
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	12,18,61,741.00
5	Total Funds for Project	21,85,00,435.00	21,85,00,435.00	12,73,93,858.00
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 01/10/2022 To 31/12/2022 was Rs. 4,57,80,571/- & out of this total deposit, Rs. 1,78,69,833/- 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 31/12/2022 is Rs. 11,09,06,793/-. During the period 01/10/2022 To 31/12/2022 Project Cost incurred for Project as per books of accounts is Rs. 77,24,520/- 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 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 31st December 2022 is Rs 17,40,88,202/- & 70 % of this is Rs 12,18,61,741/-.

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

Mam No: 150503

ERN 155145W

UDIN: 24150503BKDLQH3818

Date: 21/03/2024

