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 September 2023

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 30th September 2023

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

M/S RANJEET MISHRA & COMPANY CHARTERED ACCOUNTANTS NAGPUR

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.	11,71,61,843.00
	(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			**12,04,07,959.00**
3	Total Cost of the Project (Actual incurred as on 30/09/2023)			13,68,95,024.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)			63%
5	Amount which can be withdrawn from the Designated Account			13,68,95,024.00
6	Less Amount Withdrawn till 30/09/2023 from the Designated Account			14,53,54,440.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			-84,59,416.00

Date: 21/03/2024
Place: Nagpur

Agreed and accepted by:

Signaure of Promoter GANPATI BUILDERS & DEVELOPERS

PARTNER PARTNER

Name:
Date: 21/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

RANJEET MISHRA & COMPANY CHARTERED ACCOUNTANTS NAGPUR

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQK6679
Date: 21/03/2024

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project (As on 30-09-2023)

c

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	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	20,21,000.00	0.00
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	359.76	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	19,09,265.00	0.00
19	19	215.00	19,09,264.00	19,09,264.00	0.00
20	20	215.00	16,19,982.00	16,19,982.00	0.00
21	21	325.50	24,52,576.00	24,52,576.00	0.00
22	23	169.50	14,59,600.00	14,59,600.00	0.00
23	24	179.25	15,72,502.00	15,72,502.00	0.00
24	25	188.75	15,23,782.00	12,51,000.00	2,72,782.00
25	26	198.25	16,00,000.00	13,81,000.00	2,19,000.00
26	27	207.75	17,00,000.00	17,00,000.00	0.00
27	28	217.25	9,12,000.00	9,12,000.00	0.00
28	29	226.75	17,00,000.00	17,00,000.00	0.00
29	30	236.25	17,80,100.00	14,01,000.00	3,79,100.00
30	31	245.25	19,79,903.00	19,00,000.00	79,903.00
31	32	280.99	19,63,906.00	19,63,906.00	0.00
32	34	278.31	13,48,079.00	13,48,079.00	0.00
33	35	237.90	11,52,342.00	11,52,342.00	0.00
34	36	283.95	13,75,398.00	13,75,398.00	0.00
35	37	290.99	14,09,499.00	14,09,499.00	0.00
36	38	167.00	8,08,916.00	8,08,916.00	0.00
37	39	211.67	10,25,289.00	10,25,289.00	0.00
38	40	211.67	10,25,287.00	7,00,000.00	3,25,287.00
39	41	150.30	7,28,024.00	7,28,024.00	0.00
40	42	290.99	14,09,497.00	14,09,497.00	0.00
41	43	290.99	14,09,499.00	14,09,499.00	0.00
42	44	150.30	7,28,024.00	7,28,024.00	0.00
43	45	200.81	9,72,684.00	9,72,684.00	0.00
44	46	184.11	8,91,792.00	8,91,792.00	0.00
45	47	150.30	7,28,024.00	7,28,024.00	0.00
46	48	290.99	14,09,499.00	14,09,499.00	0.00
47	49	290.99	14,09,499.00	14,09,499.00	0.00
48	50	150.30	7,28,024.00	7,28,024.00	0.00
49	51	173.26	8,39,237.00	8,39,237.00	0.00
50	52	156.56	7,58,345.00	7,58,345.00	0.00
51	53	150.30	7,28,019.00	7,28,019.00	0.00
52	54	290.99	14,09,499.00	14,09,499.00	0.00
53	55	260.99	12,64,185.00	12,64,185.00	0.00
54	56	259.60	12,57,449.00	12,57,449.00	0.00
55	57	259.90	12,58,902.00	12,58,902.00	0.00
56	58	265.62	12,86,609.00	12,86,609.00	0.00
57	59	191.11	14,99,633.00	11,01,000.00	3,98,633.00
58	60	333.30	16,14,438.00	16,14,438.00	0.00
59	61	308.00	14,91,890.00	14,91,890.00	0.00
60	62	308.00	14,91,890.00	14,91,890.00	0.00
61	63	308.00	14,91,890.00	14,91,890.00	0.00
62	64	351.19	17,01,095.00	17,01,095.00	0.00
63	65	260.39	12,61,278.00	12,61,278.00	0.00
64	66	127.50	6,17,585.00	6,17,585.00	0.00
65	67	108.00	5,23,130.00	80,782.00	4,42,348.00
66	68	108.00	5,23,130.00	5,23,130.00	0.00
67	69	108.00	5,23,130.00	5,23,130.00	0.00
68	70	108.00	5,23,130.00	5,23,130.00	0.00
69	71	108.00	5,23,130.00	5,23,130.00	0.00
70	72	194.62	9,42,700.00	9,42,700.00	0.00
71	74	103.50	5,01,332.00	5,01,332.00	0.00
72	75	103.50	5,01,332.00	5,01,332.00	0.00
73	76	103.50	5,01,332.00	5,01,332.00	0.00
74	77	103.50	5,01,332.00	5,01,332.00	0.00
75	78	127.50	6,17,584.00	6,17,584.00	0.00

Unsold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	22	228.15	9,53,667.00
2	33	323.38	13,51,728.00
3	73	242.25	10,12,605.00
4	154	105.00	4,38,900.00
5	155	105.00	4,38,900.00
Total -		1,003.78	41,95,800.00

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		[illegible]	12,61,278.00	12,61,278.00	0.00
77	80	260.39	12,61,278.00	12,61,278.00	0.00
78	81	127.50	6,17,585.00	6,17,585.00	0.00
79	82	98.25	4,75,902.00	4,75,902.00	0.00
80	83	98.25	4,75,902.00	4,75,902.00	0.00
81	84	258.37	19,00,000.00	6,01,000.00	12,99,000.00
82	85	165.50	12,47,008.00	5,20,000.00	7,27,008.00
83	86	265.24	12,84,770.00	12,84,770.00	0.00
84	87	326.97	15,83,780.00	15,83,780.00	0.00
85	88	250.86	12,15,117.00	12,15,117.00	0.00
86	89	258.16	12,50,475.00	3,10,000.00	9,40,475.00
87	90	294.41	14,26,064.00	14,26,064.00	0.00
88	91	268.45	13,00,321.00	13,00,321.00	0.00
89	92	253.67	12,28,725.00	12,28,725.00	0.00
90	93	255.15	12,35,894.00	12,35,894.00	0.00
91	94	252.60	12,23,545.00	12,23,545.00	0.00
92	95	255.79	12,39,000.00	12,39,000.00	0.00
93	96	252.32	12,22,188.00	12,22,188.00	0.00
94	97	264.00	12,78,765.00	12,78,765.00	0.00
95	98	279.00	13,51,422.00	13,51,000.00	422.00
96	99	351.35	17,01,869.00	17,01,869.00	0.00
97	100	302.78	14,66,604.00	14,66,604.00	0.00
98	101	296.94	14,38,317.00	14,38,317.00	0.00
99	102	296.94	14,38,317.00	14,38,317.00	0.00
100	103	296.94	14,38,317.00	14,38,317.00	0.00
101	104	304.60	14,75,420.00	14,75,420.00	0.00
102	105	150.00	7,26,575.00	7,26,575.00	0.00
103	106	107.25	9,00,000.00	9,00,000.00	0.00
104	107	107.25	8,08,200.00	8,08,200.00	0.00
105	108	107.25	9,00,000.00	9,00,000.00	0.00
106	109	107.25	8,36,969.00	8,36,969.00	0.00
107	110	107.25	9,52,413.00	9,52,413.00	0.00
108	111	107.25	9,52,413.00	9,52,413.00	0.00
109	112	107.25	9,52,413.00	9,52,413.00	0.00
110	113	107.25	9,00,000.00	2,70,000.00	6,30,000.00
111	114	150.00	7,26,570.00	7,26,570.00	0.00
112	115	150.00	7,26,570.00	7,26,570.00	0.00
113	116	107.25	8,88,919.00	3,21,000.00	5,67,919.00
114	117	107.25	8,94,691.00	8,50,000.00	44,691.00
115	118	107.25	6,34,942.00	6,00,000.00	34,942.00
116	119	107.25	19,04,826.00	19,04,826.00	0.00
117	120	107.25			
118	121	107.25	16,73,938.00	16,73,938.00	0.00
119	122	107.25			
120	123	107.25	8,08,108.00	2,46,000.00	5,62,108.00
121	124	152.84	7,40,326.00	7,40,326.00	0.00
122	125	162.28	7,86,051.00	7,86,051.00	0.00
123	126	170.46	8,25,674.00	8,25,674.00	0.00
124	127	177.07	8,57,691.00	8,57,691.00	0.00
125	128	155.60	7,53,696.00	7,53,696.00	0.00
126	129	153.80	7,44,975.00	7,44,975.00	0.00
127	130	152.00	7,36,259.00	7,36,259.00	0.00
128	131	150.40	7,28,510.00	7,28,510.00	0.00
129	132	167.17	8,09,739.00	8,09,739.00	0.00
130	133	168.59	8,16,615.00	8,16,615.00	0.00
131	134	166.29	8,05,478.00	8,05,478.00	0.00
132	135	163.99	7,94,336.00	7,94,336.00	0.00
133	136	194.78	9,43,475.00	9,43,475.00	0.00
134	137	132.75	6,43,014.00	6,43,014.00	0.00
135	138	105.00	7,62,898.00	7,62,898.00	0.00
136	139	105.00	7,62,898.00	7,62,898.00	0.00
137	140	105.00	8,19,409.00	8,19,409.00	0.00
138	141	105.00	8,19,409.00	8,19,409.00	0.00
139	142	105.00	8,19,409.00	8,19,409.00	0.00
140	143	127.50	9,94,997.00	9,94,997.00	0.00
141	144	127.50	11,32,238.00	3,05,000.00	8,27,238.00
142	145	105.00	9,15,478.00	9,15,478.00	0.00
143	146	105.00	18,64,863.00	18,64,863.00	0.00
144	147	105.00			
145	148	105.00	8,19,409.00	16,38,818.00	0.00
146	149	105.00	8,19,409.00		
147	150	157.28	7,61,832.00	7,61,832.00	0.00
148	151	157.28	7,61,832.00	7,61,832.00	0.00
149	152	105.00	15,82,308.00	15,82,308.00	0.00
150	153	105.00			
151	156	105.00	9,32,432.00	9,32,432.00	0.00
152	157	127.50	10,97,000.00	10,97,000.00	0.00
153	158	127.50	11,32,238.00	11,32,238.00	0.00
154	159	105.00	9,32,432.00	9,32,432.00	0.00
155	160	105.00	7,91,154.00	3,00,000.00	4,91,154.00
156	161	105.00	7,91,154.00	2,47,500.00	5,43,654.00
157	162	105.00	6,21,621.00	3,01,000.00	3,20,621.00
158	163	105.00	8,47,665.00	8,47,665.00	0.00
159	164	143.62	6,95,569.00	6,95,569.00	0.00
160	165	162.75	7,88,328.00	7,88,328.00	0.00

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161	166	105.00	6,80,000.00	6,80,000.00	0.00
162	167	105.00	6,80,000.00	6,80,000.00	0.00
163	168	105.00	8,70,269.00	8,70,269.00	0.00
164	169	105.00	8,70,269.00	8,70,269.00	0.00
165	170	105.00	8,19,410.00	8,19,410.00	0.00
166	171	127.50	9,60,000.00	9,60,000.00	0.00
167	172	127.50	10,63,618.00	9,00,100.00	1,63,518.00
168	173	105.00	8,02,456.00	8,02,456.00	0.00
169	174	105.00	8,02,456.00	8,02,456.00	0.00
170	175	105.00	7,91,154.00	7,91,154.00	0.00
171	176	105.00	8,51,000.00	8,51,000.00	0.00
172	177	105.00	7,00,736.00	7,00,736.00	0.00
173	178	157.28	7,61,850.00	7,61,850.00	0.00
174	179	157.28	7,61,832.00	7,61,832.00	0.00
175	180	105.00	8,19,410.00	8,19,410.00	0.00
176	181	105.00	24,86,484.00	24,86,484.00	0.00
177	182	105.00			
178	183	105.00	8,75,920.00	8,75,920.00	0.00
179	184	105.00	8,75,920.00	8,75,920.00	0.00
180	185	127.50	8,50,000.00	8,50,000.00	0.00
181	186	127.50	10,15,583.00	10,15,583.00	0.00
182	187	105.00	15,82,308.00	4,21,000.00	11,61,308.00
183	188	105.00			
184	189 & 190	210.00	18,00,000.00	18,00,000.00	0.00
185					
186	191	105.00	8,47,665.00	8,47,665.00	0.00
187	192	173.62	8,41,000.00	8,41,000.00	0.00
188	193	127.50	9,26,376.00	3,01,000.00	6,25,376.00
189	194	111.00	8,51,000.00	8,51,000.00	0.00
190	195	111.00	8,80,000.00	8,80,000.00	0.00
191	196	111.00	9,85,710.00	9,85,710.00	0.00
192	197	111.00	5,37,660.00	5,37,660.00	0.00
193	198	111.00	5,37,660.00	5,37,660.00	0.00
194	199	111.00	5,37,660.00	5,37,660.00	0.00
195	200	111.00	5,37,750.00	5,37,750.00	0.00
196	201	111.00	5,37,660.00	5,37,660.00	0.00
197	202	157.28	7,61,832.00	7,61,832.00	0.00
198	203	252.72	12,24,126.00	12,24,126.00	0.00
Total -		**35,661.09**	**21,87,05,688.00**	**20,76,49,201.00**	**1,10,56,487.00**

Date: 21/03/2024
Place: Nagpur

Agreed and accepted by:
Signaure of Promoter

Name:
Date: 21/03/2024

GANPATI
BUILDERS & DEVELOPERS
PARTNER

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQK6679
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)	8,16,05,411.00
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)	1,10,56,487.00
	(i) Balance Unsold Area (to be certifed by Management and to be verified by CA from the records and books of accounts),	1,003.78
3	(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,	41,95,800.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	1,52,52,287.00
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 30/09/2023 (From 01-07-2023 To 30-09-2023)
1	Opening Balance	33,60,324.45
2	Deposits	1,35,10,999.00
3	Withdrawals	1,59,04,534.72
4	Closing Balance	9,66,788.73

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account subject to our comment is Table G

I hereby certify that **M/s Ganpati Builders & Developers** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project, subject to our comment in Table G

Agreed and accepted by:

GANPATI
BUILDERS & DEVELOPERS
PARTNER PARTNER

Signaure of Promoter

Name:
Date: 21/03/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

RANJEET MISHRA & COMPANY * NAGPUR * CHARTERED ACCOUNTANTS

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQK6679
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 30/09/2023) (In Rs.)	Actual (As on 30/09/2023) (In Rs.)
1	Own Funds	1,64,87,065.00	1,64,87,065.00	-84,59,416.00
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	14,53,54,440.00
5	Total Funds for Project	21,85,00,435.00	21,85,00,435.00	13,68,95,024.00
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 01/07/2023 To 30/09/2023 was Rs. 1,35,10,999/- & out of this total deposit, Rs. 90,54,647/- 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 30/09/2023 is Rs. 12,04,07,959/-. During the period 01/07/2023 To 30/09/2023 Project Cost incurred for Project as per books of accounts is Rs. 0/- 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 reckoner 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 reckoner rate is taken as provided by the promoter.
6	Amount Withdrawn from the designated bank account (Point Number 06 of Table B) is calculated from the date of registration of the project. As no 70 % separate designated bank account is maintained by the promoter, 70 % of the amount received from allottees is calculated for amount withdrawn from designated bank account i.e. Total amount received from allottees till 30th September 2023 is Rs 20,76,49,201/- & 70 % of this is Rs 14,53,54,440/-.

Date: 21/03/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Agreed and accepted by:

Signature of Promoter

GANPATI BUILDERS & DEVELOPERS
PARTNER PARTNER

Name:
Date: 21/03/2024

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLQK6679
Date: 21/03/2024

M/S. RANJEET MISHRA & COMPANY CHARTERED ACCOUNTANTS NAGPUR