

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

M.: +91-7798899002 / E-mail: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE QUARTER ENDED 30th JUNE 2023)

UNIQUE PARK – 5- Project Registration No. P505000046998

Date: 15th August 2023

To,

Shri Pankaj Waghmare

Flat No. 291, Parijat Heights, Plot No. 7, Gandhi Nagar, Nagpur - 440010.

Subject: Certificate of Financial Progress of Work of “UNIQUE PARK - 5”, at Kh. No. 30, P.H. No. 73, Village – Dongargaon, Tah. – Nagpur (Gramin), Distt. – Nagpur, Pin Code - 441302; being developed by Shri Pankaj Waghmare.

Sir,

This certificate is being issued for RERA compliance for the project “UNIQUE PARK - 5”, at Kh. No. 30, P.H. No. 73, Village – Dongargaon, Tah. – Nagpur (Gramin), Distt. – Nagpur, Pin Code - 441302; being developed by Shri Pankaj Waghmare and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 6,50,00,000/-
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Acquisition of Cost of TDR (if any)	NIL



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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.	Rs. 58,01,600/-
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL
(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NIL
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	NIL
Sub – Total of LAND COST		Rs. 7,08,01,600/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 3,20,00,000/-
b.	Cost incurred on additional items not included in estimated	-



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	cost (As per engineer certificate)	
c.	Estimated expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	Rs. 30,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 52,96,034/-
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	NIL
Sub – Total of DEVELOPMENT COST		Rs. 4,02,96,034/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		Rs. 11,10,97,634/-

TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	Rs. 6,50,00,000/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	NIL
c.	Incurred expenditure for Acquisition of TDR (if any)	NIL
d.	Amounts paid to State Government / UT Administration or Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer	Rs. 58,01,600/-



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	charges, registration fees etc.	
e.	Land Premium paid for redevelopment of land owned by public authorities	NIL
f.	Under Rehabilitation Scheme	
	(i) Incurred expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered. (a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer. (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	NIL
	(iii) Incurred expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NIL
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
Sub – Total of LAND COST		Rs. 7,08,01,600/-
2.	DEVELOPMENT COST / COST OF CONSTRUCTION	
i.	Expenditure for construction. Minimum of (a) and (b) to be	Rs. 1,50,00,000/-



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	considered. (a) Construction Cost incurred including site development and infrastructure for the same as certified by Engineer. (b) Actual Cost of Construction incurred as per the books of accounts as verified by the C.A.	
ii.	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
iii.	Incurred expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	Rs. 5,00,000/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 52,78,034/-
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	NIL
Sub – Total of DEVELOPMENT COST		Rs. 2,07,78,034/-
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	Rs. 9,15,79,634/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	82.43%
5.	Amount which can be withdrawn from the Designated Account.	Rs. 9,15,79,634/-
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	Rs. 50,00,000/-
7.	Net Amount which can be withdrawn from the Designated Account.	Rs. 8,65,79,634/-



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TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No.	Plot No.	Area (in Sq. Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	62	124.00	16,48,391	16,48,391	NIL
2	44	124.00	15,34,939	15,34,939	NIL
3	53	124.00	16,55,065	16,55,065	NIL
4	74	227.01	24,50,000	24,50,000	NIL
5	55	124.00	16,55,065	16,55,065	NIL
6	26	155.03	15,11,080	15,11,080	NIL
7	25	155.03	12,38,000	12,38,000	NIL
8	37	154.61	20,80,275	20,80,275	NIL
9	38	124.00	16,68,412	16,68,412	NIL
10	66	185.44	23,85,304	23,85,304	NIL
11	21	124.00	15,33,391	15,33,391	NIL
12	35	120.13	11,03,406	11,03,406	NIL
13	59	170.53	16,31,186	16,31,186	NIL
14	60	168.10	22,61,775	22,61,775	NIL
		2079.88 Sq. Mtrs	Rs. 2,43,56,289/-	Rs. 2,43,56,289/-	



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UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)Rs. 6900/-
1	1	480.50	3315450
2	2	480.50	3315450
3	3	573.50	3957150
4	4	522.35	3604215
5	5	457.25	3155025
6	6	457.25	3155025
7	7	457.25	3155025
8	8	457.25	3155025
9	9	457.25	3155025
10	10	457.25	3155025
11	11	463.14	3195666
12	12	191.73	1322937
13	13	124.00	855600
14	14	124.00	855600
15	15	124.00	855600
16	16	124.00	855600
17	17	124.00	855600
18	18	139.50	962550
19	19	139.50	962550
20	20	124.00	855600
21	22	124.00	855600
22	23	124.00	855600
23	24	124.00	855600
24	27	120.13	828897
25	28	120.13	828897
26	29	120.13	828897
27	30	120.13	828897



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28	31	120.13	828897
29	32	120.13	828897
30	33	120.13	828897
31	34	120.13	828897
32	36	144.65	998085
33	39	124.00	855600
34	40	124.00	855600
35	41	124.00	855600
36	42	124.00	855600
37	43	124.00	855600
38	45	124.00	855600
39	46	124.00	855600
40	47	155.00	1069500
41	48	155.00	1069500
42	49	124.00	855600
43	50	124.00	855600
44	51	124.00	855600
45	52	124.00	855600
46	54	124.00	855600
47	56	124.00	855600
48	57	124.00	855600
49	58	176.47	1217643
50	61	154.30	1064670
51	63	162.75	1122975
52	64	208.00	1435200
53	65	124.80	861120
54	67	361.53	2494557
55	68	227.01	1566369
56	69	227.01	1566369
57	70	227.01	1566369
58	71	227.01	1566369



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59	72	227.01	1566369
60	73	227.01	1566369
61	75	399.34	2755446
		12823.70 Sq. Mtrs.	Rs. 8,84,83,530/-

TABLE D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	Rs. 1,95,18,000/-
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)	NIL
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), (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	12823.70 Sq. Mtrs. Rs. 8,84,83,530/-
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	Rs. 8,84,83,530/-
5	(To be Filled for Ongoing Projects only)	



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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.	70%
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TABLE E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to date)
1	Opening Balance	Rs. 10,000/-
2	Deposits	Rs. 2,43,56,289/-
3	Withdrawals	Rs. 2,43,56,289/-
4	Closing Balance	Rs. 10,000/-

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.

I hereby certify that **Shri Pankaj Waghmare**, 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.



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TABLE F
Means of Finance

Sr. No.	Particulars	Estimated (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	Rs. 11,10,97,634/-	Rs. 11,10,97,634/-	Rs. 6,72,23,345/-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	Rs. 1,00,00,000/-	Rs. 1,00,00,000/-	Rs. 2,43,56,289/-
5	Total Funds for Project	Rs. 11,10,97,634/-	Rs. 11,10,97,634/-	Rs. 9,15,79,634/-
6	Total Estimated Cost (As per Table A)	Rs. 11,10,97,634/-	Rs. 11,10,97,634/-	Rs. 9,15,79,634/-



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TABLE G

Any Comments / Observations of C.A.

1.	All the above figures are taken as per the limited data provided by the client with respect to the project only
2.	All the above figures are taken from the un-audited books of accounts as provided by the client.



R. R. Lashkare

Signature of the Chartered Accountant

(Membership Number 130169)

(UDIN:)

Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully

Agreed and accepted by:

UDIN: 23130169B6Y2T2374

Shri Pankaj Waghmare

Signature of Promoter

Name: Shri Pankaj Waghmare

Date: 15th August 2023