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

UNIQUE PARK-2 – Project Registration Number – P50500030307

For the Quarter Ended March 2023

Date: 27th April 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 - 2", at** Kh. No. 125/2, P.H. No. 42, Village – Shankarpur, Taluka – Nagpur (Rural), Distt. – Nagpur, Pin Code - 441108; **being developed by Shri Pankaj Waghmare.**

Sir,

This certificate is being issued for RERA compliance for the project **"UNIQUE PARK - 2", at** Kh. No. 125/2, P.H. No. 42, Village – Shankarpur, Taluka – Nagpur (Rural), Distt. – Nagpur, Pin Code - 441108; **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. 1,56,64,286/-
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. 15,72,060/-
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. 1,72,36,346/-**
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 90,00,000/-
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. 15,00,000/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 33,50,000/-
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. 1,38,50,000/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		**Rs. 3,10,88,346/-**

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. 1,56,64,286/-
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. 11,55,934/-

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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 constriction 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. 1,68,20,220/-**
2.	**DEVELOPMENT COST / COST OF CONSTRUCTION**	
i.	Expenditure for construction. Minimum of (a) and (b) to be	Rs. 66,25,322/-

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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. 8,00,000/-
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 29,37,720/-
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. 1,03,63,042/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 2,71,83,262/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**87.44%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 2,71,83,262/-**
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	**Rs. 2,00,00,000/-**
7.	Net Amount which can be withdrawn from the Designated Account.	**Rs. 71,83,262/-**

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TABLE C

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

SOLD INVENTORY

Sr. No. (1)	Plot No. (2)	Area (in Sq. Mtrs.) (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	6	164	1694864	1694864	NIL
2	1	251.17	2449846	2449846	NIL
3	20	119.44	1632775	1632775	NIL
4	24	158.2	2215421	2215421	NIL
5	27	116.16	1587931	1587931	NIL
6	32	116.16	1125442	1125442	NIL
7	11	116.16	1612938	1612938	NIL
8	12	116.16	1625442	1625442	NIL
9	28	116.16	1175482	1175482	NIL
10	29	116.16	1200000	1200000	NIL
11	31	116.16	1600000	1600000	NIL
12	4	336.16	4523025	4523025	NIL
13	7	116.16	1330000	1330000	NIL
14	10	119.44	1639203	1639203	NIL
15	14	166.52	1630146	1630146	NIL
16	19	116.16	1048545	1048545	NIL
17	5	166.84	1436718	1436718	NIL
18	8 & 9	232.32	3225877	3225877	NIL
19	33	152	1428788	1428788	NIL
20	34	157.24	1470662	1470662	NIL
21	15	166.52	2330146	2330146	NIL
22	18	116.16	1587931	1587931	NIL
23	21	116.16	1022876	1022876	NIL

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24	22	116.16	1003000	1003000	NIL
25	25	158.2	2213718	2213718	NIL
26	26	156	1300000	1300000	NIL
27	17	116.16	1700000	1700000	NIL
28	13	156	2182934	2182934	NIL
29	2	277.15	3281567	700000	2581567
30	3	307.78	3478591	100000	3378591
31	16	156	1847102	405736	1441366
32	23	116.16	1312863	901000	411863
33	30	116.16	1312863	1260000	52863
		TOTAL	**60226696**	**52360446**	**7866250**

UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
All units are sold as on the date of the certificate			

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. 39,05,084/-**
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)	**Rs. 78,66,250/-**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the	**NIL**

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	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	**NIL**
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	**NIL**
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.	**70%**

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. 5,23,60,446/-
3	Withdrawals	Rs. 5,23,60,446/-
4	Closing Balance	Rs. 10,000/-

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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.

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. 2,10,00,000/-	Rs. 2,10,00,000/-	(Rs. 2,51,77,184/-)
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. 50,00,000/-	Rs. 50,00,000/-	Rs. 5,23,60,446/-
5	Total Funds for Project	Rs. 3,10,88,346/-	Rs. 3,10,88,346/-	Rs. 2,71,83,262/-
6	**Total Estimated Cost (As per Table A)**	**Rs. 3,10,88,346/-**	**Rs. 3,10,88,346/-**	**Rs. 2,71,83,262/-**

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TABLE G

Any Comments / Observations of C.A.

1.	All the above figures are as per the limited data provided by the client with respect to the particular project.
2.	All the above figures are as per the un-audited books of accounts provided by the client with respect to the particular project.
3.	

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 23130169BGYSXH4110)
Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully,
Agreed and accepted by:

Signature of Promoter
Name: **Shri Pankaj Waghmare**
Date: 27th February 2023