

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 SEPTEMBER 2023

UNIQUE PARK – 2 – Project Registration Number – P50500030307

Date: 15th October 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/-



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(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 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



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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 charges, registration fees etc.	Rs. 11,55,934/-
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	



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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 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.	Rs. 1,00,00,000/-
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. 20,00,000/-
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. 1,49,37,720/-
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	Rs. 3,17,57,940/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	100%
5.	Amount which can be withdrawn from the Designated Account.	Rs. 3,17,57,940/-
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	Rs. 3,17,57,940/-
7.	Net Amount which can be withdrawn from the Designated Account.	NIL



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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	6	164	16,94,864	16,94,864	NIL
2	1	251.17	24,49,846	24,49,846	NIL
3	20	119.44	16,32,775	16,32,775	NIL
4	24	158.2	22,15,421	22,15,421	NIL
5	27	116.16	15,87,931	15,87,931	NIL
6	32	116.16	11,25,442	11,25,442	NIL
7	11	116.16	16,12,938	16,12,938	NIL
8	12	116.16	16,25,442	16,25,442	NIL
9	28	116.16	11,75,482	11,75,482	NIL
10	29	116.16	12,00,000	12,00,000	NIL
11	31	116.16	16,00,000	16,00,000	NIL
12	4	336.16	45,23,025	45,23,025	NIL
13	7	116.16	13,30,000	13,30,000	NIL
14	10	119.44	16,39,203	16,39,203	NIL
15	14	166.52	16,30,146	16,30,146	NIL
16	19	116.16	10,48,545	10,48,545	NIL
17	5	166.84	14,36,718	14,36,718	NIL
18	8 AND 9	232.32	32,25,877	32,25,877	NIL
19	33	152	14,28,788	14,28,788	NIL
20	34	157.24	14,70,662	14,70,662	NIL
21	15	166.52	23,30,146	23,30,146	NIL
22	18	116.16	15,87,931	15,87,931	NIL
23	21	116.16	10,22,876	10,22,876	NIL



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24	22	116.16	10,03,000	10,03,000	NIL
25	25	158.2	22,13,718	22,13,718	NIL
26	26	156	13,00,000	13,00,000	NIL
27	17	116.16	17,00,000	17,00,000	NIL
28	13	156	21,82,934	21,82,934	NIL
29	30	116.16	12,60,000	12,60,000	NIL
30	2	277.15	26,76,000	26,76,000	NIL
31	3	307.78	43,73,080	43,73,080	NIL
32	16	156	22,83,684	22,83,684	NIL
33	23	116.16	9,01,000	9,01,000	NIL
34	23	156	20,56,995	20,56,995	NIL
		5299.38	6,25,44,469	6,25,44,469	

UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
N.A.			

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)	NIL
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)	NIL



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	of Accounts)	
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	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.	100%

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. 6,25,44,469/-
3	Withdrawals	Rs. 6,25,54,469/-



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4	Closing Balance	NIL
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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. 2,60,88,346/-	Rs. 2,60,88,346/-	NIL
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. 6,25,44,469/-
5	Total Funds for Project	Rs. 3,10,88,346/-	Rs. 3,10,88,346/-	Rs. 3,17,57,940/-
6	Total Estimated Cost (As per Table A)	Rs. 3,10,88,346/-	Rs. 3,10,88,346/-	Rs. 3,17,57,940/-



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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.



Signature of the Chartered Accountant

(Membership Number 130169)

(UDIN: 23130169BGYKAZ1075)

Name: C.A. Rishi Ravindra Lashkare

Yours Faithfully

Agreed and accepted by:

Signature of Promoter

Name: Shri Pankaj Waghmare

Date: 15th October 2023