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 REGISTRATION OF A PROJECT UNDER MAHA-RERA
UNIQUE PARK – 1, Project Registration Number – P50500030299
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 - 1", at** Kh. No. 125/1, 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 - 1", at** Kh. No. 125/1, 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. 1,49,35,714/-
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
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	Rs. 14,98,940/-

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	duty, transfer charges, registration fees etc.	
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. 1,64,34,654/-**
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 80,00,000/-
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	Rs. 10,00,000/-

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	including its hire and maintenance costs, consumables.	
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 31,73,000/-
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. 1,21,73,000/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		**Rs. 2,86,07,654/-**

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. 1,49,35,714/-
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 charges, registration fees etc.	Rs. 18,84,560/-
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	NIL

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	building as per the books of accounts as verified by the CA.	
	(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 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. 60,06,507/-
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	Rs. 8,00,000/-

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	of the project registered.	
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Rs. 28,01,080/-
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. 96,07,587/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 2,64,27,807/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**92.38%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 2,64,27,807/-**
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. 64,27,807/-**

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	17	121.52	1135050	1135050	NIL
2	3	386.05	4702072	4702072	NIL
3	10	121.52	1307417	1307417	NIL
4	26	111.6	1001575	1001575	NIL
5	27	111.6	1549625	1549625	NIL

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6	6	111.6	1001613	1001613	NIL
7	23	126.56	1784600	1784600	NIL
8	5	111.6	1525600	1525600	NIL
9	11	121.52	1687372	1687372	NIL
10	14	114.31	1024168	1024168	NIL
11	22	111.6	1513587	1513587	NIL
12	24	115.63	1605585	1605585	NIL
13	32	111.6	1513587	1513587	NIL
14	21	111.6	1561638	1561638	NIL
15	30 & 31	223.2	3051200	3051200	NIL
16	4	111.14	1495387	1495387	NIL
17	28	124.96	1650000	1650000	NIL
18	25	111.6	1501575	1501575	NIL
19	20	111.6	1561638	1561638	NIL
20	9	124.81	1379312	1379312	NIL
21	13	125.32	1713153	1713153	NIL
22	33	111.52	1680560	1680560	NIL
23	7	148.8	1522100	1522100	NIL
24	12	121.52	1700452	1700452	NIL
25	15	121.52	1050746	1050746	NIL
26	18	124.81	1409312	1409312	NIL
27	16	121.52	1750000	1750000	NIL
28	01	365.03	4125642	1100000	3025642
29	02	377.86	4067285	2000000	2067285
30	08	148.83	1602006	301000	1301006
31	19	124.96	1345069	850000	495069
32	29	111.79	1203307	1000000	203307
		4699.10	**56722233**	**49629924**	**7092309**

UNSOLD INVENTORY

Sr. No.	Plot No.	Area of each plot (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
1			

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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. 21,79,847/-**
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. 70,92,309/-**
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** **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%**

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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. 4,96,29,924/-
3	Withdrawals	Rs. 4,96,29,924/-
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.

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. 2,36,07,654/-**	**Rs. 2,36,07,654/-**	**(Rs. 2,32,02,117/-)**
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured)	NIL	NIL	NIL

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	Drawdown availed till date			
4	Customer Receipts used for Project	Rs. 50,00,000/-	Rs. 50,00,000/-	Rs. 4,96,29,924/-
5	Total Funds for Project	**Rs. 2,86,07,654/-**	**Rs. 2,86,07,654/-**	**Rs. 2,64,27,807/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 2,86,07,654/-**	**Rs. 2,86,07,654/-**	**Rs. 2,64,27,807/-**

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 * CHARTERED ACCOUNTANT * NAGPUR

Signature of the Chartered Accountant
(Membership Number 130169)
(UDIN: 23130169AZBSRC2283)
Name: C.A. Rishi Ravindra Lashkare

UDIN: 23130169BGYSXG6478

Yours Faithfully
Agreed and accepted by:

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