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 - 1 – Project Registration No. P50500030299

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 - 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

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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. 14,98,940/-
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/-**

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(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 including its hire and maintenance costs, consumables.	Rs. 10,00,000/-
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	Rs. 18,84,560/-

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	Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer 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/-**

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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. 55,06,507/-
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 of the project registered.	Rs. 5,00,000/-
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. 88,07,587/-**
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	**Rs. 2,56,27,807/-**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**89.58%**
5.	Amount which can be withdrawn from the Designated Account.	**Rs. 2,56,27,807/-**
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. 56,27,807/-**

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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	17	121.52	11,35,050	11,35,050	NIL
2	2	377.86	49,46,791	49,46,791	NIL
3	3	386.05	47,02,072	47,02,072	NIL
4	10	121.52	13,07,417	13,07,417	NIL
5	26	111.6	10,01,575	10,01,575	NIL
6	27	111.6	15,49,625	15,49,625	NIL
7	6	111.6	10,01,613	10,01,613	NIL
8	23	126.56	17,84,600	17,84,600	NIL
9	5	111.6	15,25,600	15,25,600	NIL
10	11	121.52	16,87,372	16,87,372	NIL
11	14	114.31	10,24,168	10,24,168	NIL
12	22	111.6	15,13,587	15,13,587	NIL
13	24	115.63	16,05,585	16,05,585	NIL
14	32	111.6	15,13,587	15,13,587	NIL
15	21	111.6	15,61,638	15,61,638	NIL
16	30	223.2	30,51,200	30,51,200	NIL
17	4	111.14	14,95,387	14,95,387	NIL
18	28	124.96	16,50,000	16,50,000	NIL
19	25	111.6	15,01,575	15,01,575	NIL
20	20	111.6	15,61,638	15,61,638	NIL
21	9	124.81	13,79,312	13,79,312	NIL
22	13	125.32	17,13,153	17,13,153	NIL
23	33	111.52	16,80,560	16,80,560	NIL
24	7	148.8	15,22,100	15,22,100	NIL
25	12	121.52	17,00,452	17,00,452	NIL

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26	15	121.52	10,50,746	10,50,746	NIL
27	18	124.81	14,09,312	14,09,312	NIL
28	16	121.52	17,50,000	17,50,000	NIL
29	2	377.86	49,46,791	49,46,791	NIL
30	1	365.03	41,00,852	41,00,852	NIL
31	8	148.83	16,02,000	3,01,000	Rs. 13,01,000/-
32	19	124.96	13,45,000	8,50,000	Rs. 4,95,000/-
33	29	111.79	10,00,000	10,00,000	NIL
		4699.10	**6,23,20,358**	**6,05,24,358**	**Rs. 17,96,000/-**

UNSOLD INVENTORY

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

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. 10,00,000/-**
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)	**Rs. 17,96,000/-**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	**NIL**

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	(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)]	**Rs. 17,96,000/-**
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. 6,05,24,358
3	Withdrawals	Rs. 6,00,34,358/-
4	Closing Balance	Rs. 5,00,000/-

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.

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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 ofthis 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/-**	**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. 6,05,24,358
5	Total Funds for Project	**Rs. 2,86,07,654/-**	**Rs. 2,86,07,654/-**	**Rs. 2,56,27,807/-**
6	**Total Estimated Cost (As per Table A)**	**Rs. 2,86,07,654/-**	**Rs. 2,86,07,654/-**	**Rs. 2,56,27,807/-**

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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.

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

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

UDIN : 23130169BGYJ2L3217

Yours Faithfully
Agreed and accepted by:

Signature of Promoter
Name: **Shri Pankaj Waghmare**
Date: Date: 15th August 2023