M/s. Ranjeet Mishra & Company
Chartered Accountant

Add: - A4, Classic Surya Apartment, Hingna T Point, Takli Sim
Near Rachna Ring Road Metro Station, Nagpur-440036
Regd : 54, Vaishali Nagar, MIDC, Nagpur-440016

9730135310
8766548007(Office)

caranjeetmishra@gmail.com
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FORM 3
CHARTERED ACCOUNTANT's CERTIFICATE
For the Period Ended on 31st March 2023

To,
SSR Developers,
T-5, 3rd Floor, NKY Tower,
Ajni Square, Nagpur - 440012

Subject: Certificate of Financial Progress of Work of "UNIQUE PARK 4" having MahaRERA Registration Number PS0500049889 being developed by "SSR Developers, Nagpur."

Sir,
This certificate is being issued for RERA compliance for the **"UNIQUE PARK 4"** having MahaRERA Registration Number **PS0500049889** being developed by **SSR Developers, Nagpur** situated on **Kh.No.33/2 Mouza - Ghotal Panjri, Tah.Nagpur (Rural), Dist.Nagpur."** and is based on the records and documents produced before me and explanations provided to me by the management of the company

Table A- Estimated Cost of the Project (At the time of registration of Project)

Sr No					Particulars	Estimated Cost (At the time of Registration of Project)
(1)					(2)	(3)
1	(i)				Land Cost :	
		(a)			Value of land as ascertained from the Annual Statement of Rate (ASR)	5,00,00,000.00
		(b)			Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	-
		(c)			Estimated Acquisition cost of TDR (if any)	-
		(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.; and	30,61,280.00
		(e)			Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
		(f)			Under Rehabilitation scheme:	
			(i)		Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-
			(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, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
			(iii)		Estimated Cost ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	-
			(iv)		Any other cost including interest estimated on the borrowing done specifically for constructions of rehabilitation component	-
					Sub-Total of Land Cost	5,30,61,280.00

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	(ii)	**Development Cost/ Cost of Construction of Building**		
		(a)	Estimated Cost of Construction as certified by Engineer	1,63,91,000.00
		(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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
		(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	-
		(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-
	Sub-total of Development Cost			**1,63,91,000.00**
	Total Cost of the Project (Estimated)			**6,94,52,280.00**

Table B- Actual Cost Incurred on the Project as on 31-03-2023

Sr No					Particulars	Amount (Rs.) Incurred
(1)					(2)	(3)
1	**Land Cost :**					
	(a)				Value of land as ascertained from the Annual Statement of Rate (ASR)	5,00,00,000.00
	(b)				Incurred Expenditure on Premium to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	
	(c)				Incurred Expenditure on Acquisition cost of TDR (if any)	-
	(d)				Amount 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.; and	30,61,280.00
	(e)				Land Premium paid as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
	(f)				Under Rehabilitation scheme:	
		(i)			Expenditure Cost of Construction of rehabilitation building Minimum of (a) and (b) to be considered	
			(a)		Incurred Expenditure for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0
			(b)		Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0
		(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, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
		(iii)			Incurred Expenditure toward ASR linked premium, fees charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project rehabilitation.	
		(iv)			Any other cost including interest incurred on the borrowing done specifically for constructions of rehabilitation component	-
	Sub-Total of Land Cost					**5,30,61,280.00**

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2		**Development Cost/ Cost of Construction of Building**		
	(i)		Expenditure Cost of Construction Minimum of (a) and (b) to be considered	
		(a)	Construction Cost incurred including site development and infrastructure for the same as certified by the engineer	
		(b)	Actual Cost of Construction incurred as per books of accounts as verified by CA.	36,45,648.00
	(ii)		Cost incurred on additional items not included as per the books of accounts as verified by CA.	
	(iii)		Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	
	(iv)		Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. payable to any Statutory Authority	25,09,994.00
	(v)		Interest Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	
	Sub-total of Development Cost			61,55,642.00
3	Total Cost of the Project (Actual incurred as on 31st March 2023)			5,92,16,922.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)			85%
5	Amount which can be withdrawn from the Designated Account Till 31st March 2023			5,92,16,922.00
6	Less Amount Withdrawn till 31st March 2023 from the Designated Account **(See Note 06 of Table G of this Certificate)**			3,96,95,875.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			1,95,21,047.00

Date: 21/02/2024
Place: Nagpur

Agreed and accepted by:
Signature of Promoter
For S S R Developers

SSR DEVELOPERS
PARTNER

Name: Shailesh P. Daulatkar
Date: 21/02/2024

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPN3889
Date: 21/02/2024

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
NAGPUR

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Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project As on 31-03-2023

Sold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	001	981.60	80,00,000.00	21,00,000.00	59,00,000.00
2	002	621.78	83,00,000.00	34,96,000.00	48,04,000.00
3	003	536.23	49,90,000.00	15,51,000.00	34,39,000.00
4	004	295.64	29,87,398.00	10,00,000.00	19,87,398.00
5	005	336.75	45,00,891.00	15,51,000.00	29,49,891.00
6	006	388.50	48,73,800.00	24,36,949.00	24,36,851.00
7	007	450.00	49,98,550.00	27,00,100.00	22,98,450.00
8	008	495.72	66,00,000.00	51,00,000.00	15,00,000.00
9	009	499.90	80,00,000.00	54,25,014.00	25,74,986.00
10	010	418.76	55,00,000.00	49,89,000.00	5,11,000.00
11	011	152.00	13,00,000.00	3,00,000.00	10,00,000.00
12	012	152.00	14,00,000.00	7,01,000.00	6,99,000.00
13	013	152.00	14,00,000.00	7,01,000.00	6,99,000.00
14	014	152.00	18,33,822.00	10,00,000.00	8,33,822.00
15	015	152.00	20,00,000.00	7,03,000.00	12,97,000.00
16	017	152.00	18,31,570.00	14,00,300.00	4,31,276.00
17	018	152.00	20,00,000.00	6,10,076.00	13,89,924.00
18	019	152.00	20,50,000.00	3,00,001.00	17,49,999.00
19	020	152.00	17,99,464.00	9,00,000.00	8,99,464.00
20	021	159.60	12,00,000.00	5,00,000.00	7,00,000.00
21	023	124.00	16,76,343.00	9,75,268.00	1,01,075.00
22	024	124.00	16,50,000.00	5,80,000.00	10,70,000.00
23	025	124.00	16,00,000.00	16,00,000.00	0.00
24	026	124.00	14,00,774.00	7,50,000.00	6,50,774.00
25	027	124.00	14,70,000.00	5,73,934.00	8,96,066.00
26	028	147.28	15,08,438.00	6,81,687.00	8,26,751.00
27	029	137.28	15,51,800.00	4,01,000.00	11,50,800.00
28	030	104.75	12,86,400.00	6,45,000.00	6,41,400.00
29	031	138.47	18,49,270.00	6,51,000.00	11,98,270.00
30	032	128.92	15,00,000.00	15,00,000.00	0.00
31	033	101.25	32,00,000.00	5,00,000.00	27,00,000.00
32	034	127.28			
33	035	127.28	13,61,974.00	6,00,000.00	7,61,974.00
34	036	101.25	13,50,000.00	3,50,000.00	10,00,000.00
35	037	128.92	15,00,000.00	7,01,000.00	7,99,000.00
36	038	139.50	18,28,375.00	6,46,000.00	11,82,375.00
37	039	138.00	11,78,820.00	7,10,000.00	4,68,820.00
38	040	138.00	18,50,397.00	7,87,650.00	10,62,947.00
39	041	138.00	18,00,000.00	6,40,000.00	11,60,000.00
40	042	138.00	14,02,167.00	7,01,000.00	7,01,167.00
41	043	142.28	17,00,000.00	5,00,000.00	12,00,000.00
42	044	144.00	18,50,414.00	9,30,414.00	9,20,000.00
43	045	144.00	19,32,500.00	7,20,000.00	12,12,500.00
44	046	144.00	45,00,000.00	18,00,000.00	27,00,000.00
45	047	144.00			
46	048	144.00	45,00,000.00	18,00,000.00	27,00,000.00
47	049	144.00			
48	050	144.00	19,00,000.00	6,50,000.00	12,50,000.00
49	051	160.28	21,00,000.00	8,50,000.00	12,50,000.00
Total -		9,859.29	12,24,12,567.00	5,67,08,393.00	6,57,04,174.00

Unsold Inventory

Sr.No.	Plot No.	Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	016	152.99	9,94,980.00
2	022	140.27	9,17,366.00
Total -		292.27	19,11,446.00

Date: 21/02/2024
Place: Nagpur

SSR DEVELOPERS
Signature of Promoter
For S S R Developers

Name: Shailesh P. Deshmukh
Date: 21/02/2024
PARTNER

For M/s Ranjeet Mishra & Company
Chartered Accountants

Proprietor
Mem No: 150503
FRN 135143W
UDIN: 24150503BKDLPN3895
Date: 21/02/2024

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
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Table D

Comparison between Balance Cost and Receivables

S No	Particulars	Amount
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,02,35,358.00
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)	6,57,04,174.00
	(i) Balance Unsold Area (to be certified by Management and to be verified by CA from the records and books of accounts),	292.27
3	(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 the certificate,	19,11,446.00
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	6,76,15,620.00
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	

Table E

Designated Bank Account Details

S No	Particulars	BOB A/c. NO.04670200002627
		Actual Amount till Date (From Start of bank account to 31/03/2023)
1	Opening Balance	11,006.00
2	Deposits	1,00,000.00
3	Withdrawals	1,180.00
4	Closing Balance	1,09,826.00

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 **SSR Developers,Nagpur** 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.

Date: 21/02/2024
Place: Nagpur

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Agreed and accepted by:
Signature of Promoter
For S S R Developers

SSR DEVELOPERS
PARTNER

Name: Shailesh P. Daulatkar
Date: 21/02/2024

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPN3889
Date: 21/02/2024

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
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Table F

Means of Finance

S No	Particulars	Estimated (At time of Registration (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 31-03-2023) (In Rs.)	Actual (As on 31-03-2023) (In Rs.)
1	Own Funds	5,30,61,280.00	5,30,61,280.00	1,95,21,047.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	0
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	0
4	Customer Receipts used for Project	1,63,91,000.00	1,63,91,000.00	3,96,95,875.00
5	Total Funds for Project	6,94,52,280.00	6,94,52,280.00	5,92,16,922.00
6	Total Estimated Cost (As Per Table A)	6,94,52,280.00	6,94,52,280.00	5,92,16,922.00

Table G

Any Comments/Observation of CA

1	Actual amount deposited in Designated bank account during 06/03/2023 To 31/03/2023 was Rs. 1,00,000 & same was transferred from other bank account of the promoter. Total amount received by the promoter from allottees is Rs 5,67,08,393/- and out of this receipt amount, amount deposited in designated bank account is " **NIL**". Total amount received from allottees during 06/03/2023 To 31/03/2023 is Rs 14,80,000
2	Total Development Cost of the Project Actual incurred till 31/03/2023 is Rs. 61,55,642. During the period 06/03/2023 To 31/03/2023 Project Cost incurred for Project as per books of accounts is Rs. **NIL**. Development cost incurred for Development of Project amunting to Rs 61,55,642/- was incurred from bank account other then designated bank account by Promoter.
3	Ready reckoner rate of unsold inventory valuation is considered to be Rs 6,540/- per square meter
4	As per self certification obtained from the promoter and bank account verified by us, the amount withdrawn from the designated bank account for Development of Project is NIL. However promoter has incurred expenditure on Development of Project from bank account other then designated bank account. It is not possible for us to verify the end use of funds withdrawn from other bank account on one to one basis since the requisite records of such verification is not available with us. But while certifying the utilisation we have relied on the expenditure as per books of accounts produced before us.
5	The details of unsold area i.e. Plots, Carpet Area and valuation as per ready reckoner rate is taken as provided by the promoter.
6	Amount Withdrawn from the designated bank account (Point Number 06 of Table B) is calculated from the date of registration of the project & same is **NIL** but as amount received from allottees are deposited in other bank account by promoter, we have considered 70 % of the total amount received from allottees as amount withdrawn from designated bank account. Total amount received from allottees till 31st March 2023 is Rs 5,67,08,393/- & 70 % of this comes to Rs 3,96,95,875/-, hence the total amount withdrawn is calculated as Rs 3,96,95,875/-

Date: 21/02/2024
Place: Nagpur

Agreed and accepted by:
Signature of Promoter
For S S R Developers SSR DEVELOPERS

Name:
Date: 21/02/2024

PARTNER

For M/s. Ranjeet Mishra & Company
Chartered Accountant

Proprietor
Mem No: 150503
FRN 155145W
UDIN: 24150503BKDLPN3889
Date: 21/02/2024

M/S. RANJEET MISHRA & COMPANY
CHARTERED ACCOUNTANTS
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