



CHHAJED & CO.
Chartered Accountants

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(For the Quarter Ending 31st March 2024)

Date: 24 FEB 2025

To,
Ganpati Builders and Developers and 3 Others
3rd Floor, NKY Tower
Ajani Square, Wardha Road
Nagpur- 440015

Sub: Certificate of Financial Progress of Work of "UNIQUE CITY 2" * having MahaRERA Registration Number P50500054902 being developed by GANPATI BUILDERS AND DEVELOPERS AND 3 OTHER

Sir,
This certificate is being issued for RERA compliance for the "UNIQUE CITY 2" having MahaRERA Registration Number P50500054902 being developed by GANPATI BUILDERS AND DEVELOPERS AND 3 OTHER situated on Kh. No. 42/1, 42/2, 43/1 AND 43/3 Mouza - KANHOLI, Tah. HIGNA, Dist. NAGPUR and is based on the records and documents produced before us and explanations provided to us by the management of the company.

Table A - Estimated cost of the Project (at the time of registration of the project)

Sr. No (1)	Particulars (2)	Estimated cost (at the time of registration of the project) (3)
1	i Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	44,163,740.00
	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 or any Statutory Authority.	19,150,182.00
	c. Estimated Acquisition Cost of TDR (if any).	-
	d. Estimated Amounts payable to state Government or competent authority or any other statutory authority of the state or central government, toward stamp duty, transfer charges, registration fees etc; And.	-
	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 of ASR linked premium , fees, charges and security deposits or maintenance deposit , or any amount whatsoever payable to any authorities toward and in project of rehabilitation .	-
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub-Total of LAND COST	63,313,922
	ii	Development Cost/Cost of Construction of building:	
	a.	Estimated Cost of Construction as certified by Engineer.	166,000,000.00
	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 (a) 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.	4,000,000.00
	d.	Estimated Taxes , cess, fees , charges,premiums, interest etc 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	170,000,000
		Total Cost of the Project (Estimated)	233,313,922





Table B - Actual cost incurred on the Project (as on date of certificate) For the Quarter Ending 31st March 2024

Sr. No (1)	Particulars (2)	Amount (Rs.)
		Incurred (3)
1	Land Cost :	
	a. Value of the Land as ascertained from the Annual Statement of Rates (ASR)	44,163,740.00
	b. Incurred expenditure on premiums to obtain development rights, FSI, Additional FSI, fungible area, and any other Incentive / concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	19,150,182.00
	c. Incurred expenditure for Acquisition of TDR (if any).	-
	d. Amount paid to state Government or Competent Authority or any other Statutory Authority of the State or Central Government toward stamp duty , transfer charges, registration fees etc; and	-
	e. Land premium paid for redevelopment of land owned by public authorities.	-
	f. Under Rehabilitation scheme:	-
	(i) Incurred expenditure for construction of rehab 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.	-
	(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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	(iii) Incurred expenditure towards ASR linked premium , fees, charges and security deposits or maintenance deposit , or any amount whatsoever paid to any authorities toward and in project of rehabilitation ,	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of Land Cost	63,313,922





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.	19,067,029
	(b) Actual cost of Construction incurred as per the books of accounts as verified by the CA	-
(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, 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. All costs incurred to complete the construction of the entire phase of the project registered.	-
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc to any Statutory Authority.	-
(v)	Incurred 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	19,067,029
3	Total Cost of the Project (Actual incurred as on date of certificate)	82,380,951
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	35%
5	Amount which can be withdrawn from the Designated Account.	82,380,951
6	Less: Amount withdrawn till date of this certificate from the Designated Account	9,706,610
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	72,674,341

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PARTNER PARTNER PARTNER





Table C
Statement for calculation of Receivables from
the sales of the Real Estate Project

SOLD INVENTORY					
Sr.no (1)	Plot No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	267	170.48	2,000,201.00	451,000.00	1,549,201.00
2	271	154.88	1,833,841.00	724,192.00	2,896,721.00
3	272	150.93	1,787,072.00		
4	273	150.93	2,282,640.00	806,528.00	1,476,112.00
5	274	150.93			
6	275	150.93	1,852,056.00	222,000.00	1,630,056.00
7	279	150.93	1,642,481.00	310,000.00	1,332,481.00
8	280	150.93	1,642,481.00	350,000.00	1,292,481.00
9	281	241.05	1,816,264.00	201,000.00	1,615,264.00
10	282	206.83	2,473,439.00	494,688.00	1,978,751.00
11	283	150.93	1,289,941.00	150,000.00	1,139,941.00
12	285	150.93	1,289,941.00	150,000.00	1,139,941.00
13	294	149.18	1,541,550.00	301,000.00	1,240,550.00
14	303	199.81	2,258,300.00	451,658.00	1,806,642.00
15	305	149.18	1,274,984.00	251,000.00	1,023,984.00
16	323	154.44	1,329,914.00	511,000.00	2,849,349.00
17	324	235.79	2,030,435.00		
18	325	201.56	2,217,320.00	282,000.00	1,935,320.00
19	326	154.44	1,329,914.00	350,000.00	2,309,828.00
20	327	154.44	1,329,914.00		
21	329	154.44	2,077,990.00	455,000.00	3,700,980.00
22	330	154.44	2,077,990.00		
23	331	154.44	3,906,000.00	781,200.00	3,124,800.00
24	332	154.44			
25	374	207.90	1,902,160.00	500,000.00	3,304,320.00
26	375	207.90	1,902,160.00		
27	382	116.55	1,393,799.00	181,000.00	1,212,799.00
28	384	110.60	638,120.00	247,624.00	390,496.00
29	385	106.93	1,222,250.00	392,000.00	2,052,500.00
30	386	103.25	1,222,250.00		
31	387	137.97	1,485,109.00	380,000.00	1,105,109.00
32	388	125.28	1,213,663.00	201,000.00	1,012,663.00
33	418	112.00	1,446,682.00	150,000.00	1,296,682.00
34	419	125.28	3,236,420.00	412,720.00	2,823,700.00
35	420	125.28			
Total -		5,476.22	56,947,281.00	9,706,610.00	47,240,671.00





(Unsold Inventory)			
Ready Recknor Rate as on the date of certificate of the Residential premises			
Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate
1	259	163.37	792,345.00
2	260	166.50	807,525.00
3	261	164.30	796,855.00
4	262	170.48	826,828.00
5	263	170.10	824,985.00
6	264	155.25	752,963.00
7	265	165.15	800,978.00
8	266	170.10	824,985.00
9	268	205.13	994,881.00
10	269	203.18	985,423.00
11	270	215.54	1,045,369.00
12	276	150.93	732,011.00
13	277	150.93	732,011.00
14	278	150.93	732,011.00
15	284	150.93	732,011.00
16	286	150.93	732,011.00
17	287	150.93	732,011.00
18	288	150.93	732,011.00
19	289	150.93	732,011.00
20	290	150.93	732,011.00
21	291	150.93	732,011.00
22	292	162.34	787,349.00
23	293	143.47	695,830.00
24	295	149.18	723,523.00
25	296	149.18	723,523.00
26	297	149.18	723,523.00
27	298	149.18	723,523.00
28	299	149.18	723,523.00
29	300	149.18	723,523.00
30	301	149.18	723,523.00
31	302	149.18	723,523.00
32	304	165.15	800,978.00
33	306	149.18	723,523.00
34	307	149.18	723,523.00
35	308	149.18	723,523.00
36	309	149.18	723,523.00
37	310	149.18	723,523.00
38	311	149.18	723,523.00
39	312	149.18	723,523.00
40	313	149.18	723,523.00





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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate
41	314	149.61	725,609.00
42	315	143.47	695,830.00
43	316	154.44	749,034.00
44	317	154.44	749,034.00
45	318	154.44	749,034.00
46	319	154.44	749,034.00
47	320	154.44	749,034.00
48	321	154.44	749,034.00
49	322	154.44	749,034.00
50	328	154.44	749,034.00
51	333	154.44	749,034.00
52	334	149.18	723,523.00
53	335	169.16	820,426.00
54	336	165.75	803,888.00
55	337	165.75	803,888.00
56	338	165.75	803,888.00
57	339	165.75	803,888.00
58	340	165.75	803,888.00
59	341	165.75	803,888.00
60	342	165.75	803,888.00
61	343	165.75	803,888.00
62	344	212.07	1,028,540.00
63	345	202.95	984,308.00
64	346	153.00	742,050.00
65	347	153.00	742,050.00
66	348	211.88	1,027,618.00
67	349	192.97	935,905.00
68	350	152.60	740,110.00
69	351	147.40	714,890.00
70	352	142.20	689,670.00
71	353	137.00	664,450.00
72	354	132.00	640,200.00
73	355	128.23	621,916.00
74	356	212.28	1,029,558.00
75	357	184.36	894,146.00
76	358	176.55	856,268.00
77	359	192.50	933,625.00
78	360	207.90	1,008,315.00
79	361	223.30	1,083,005.00
80	362	416.66	2,020,801.00
81	363	239.64	1,162,254.00
82	364	217.66	1,055,651.00
83	365	293.98	1,425,803.00





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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate
84	366	281.60	1,365,760.00
85	367	245.50	1,190,675.00
86	368	235.25	1,140,963.00
87	369	225.00	1,091,250.00
88	370	207.90	1,008,315.00
89	371	207.90	1,008,315.00
90	372	207.90	1,008,315.00
91	373	207.90	1,008,315.00
92	376	216.13	1,048,231.00
93	377	138.66	672,501.00
94	378	97.13	471,081.00
95	379	102.03	494,846.00
96	380	107.28	520,308.00
97	381	112.53	545,771.00
98	383	114.10	553,385.00
99	389	112.00	543,200.00
100	390	112.00	543,200.00
101	391	112.00	543,200.00
102	392	112.00	543,200.00
103	393	112.00	543,200.00
104	394	112.00	543,200.00
105	395	126.00	611,100.00
106	396	126.00	611,100.00
107	397	112.00	543,200.00
108	398	112.00	543,200.00
109	399	112.00	543,200.00
110	400	112.00	543,200.00
111	401	112.00	543,200.00
112	402	112.00	543,200.00
113	403	135.10	655,235.00
114	404	137.90	668,815.00
115	405	112.00	543,200.00
116	406	112.00	543,200.00
117	407	112.00	543,200.00
118	408	112.00	543,200.00
119	409	112.00	543,200.00
120	410	112.00	543,200.00
121	411	126.00	611,100.00
122	412	126.00	611,100.00
123	413	112.00	543,200.00
124	414	112.00	543,200.00
125	415	112.00	543,200.00
126	416	112.00	543,200.00



PLOT NO 27, 1ST FLOOR, AMBA NIWAS, NEAR LENDHRA PARK, RAMDASPETH, NAGPUR-440018

Ph: +91-9579002444 / 8275397449

Email: chhajednco@gmail.com

Website: www.chhajednco.com



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Sr. No	Plot No.	Carpet Area (In sq.mts)	Unit consideration as per ready Reckoner Rate
127	417	112.00	543,200.00
128	421	112.00	543,200.00
129	422	112.00	543,200.00
130	423	112.00	543,200.00
131	424	112.00	543,200.00
132	425	112.00	543,200.00
133	426	112.00	543,200.00
134	427	126.00	611,100.00
135	428	126.00	611,100.00
136	429	112.00	543,200.00
137	430	112.00	543,200.00
138	431	112.00	543,200.00
139	432	112.00	543,200.00
140	433	112.00	543,200.00
141	434	112.00	543,200.00
142	435	139.30	675,605.00
143	436	142.10	689,185.00
144	437	112.00	543,200.00
145	438	112.00	543,200.00
146	439	112.00	543,200.00
147	440	112.00	543,200.00
148	441	112.00	543,200.00
149	442	112.00	543,200.00
150	443	126.00	611,100.00
151	444	126.00	611,100.00
152	445	112.00	543,200.00
153	446	112.00	543,200.00
154	447	112.00	543,200.00
155	448	112.00	543,200.00
156	449	112.00	543,200.00
157	450	112.00	543,200.00
158	451	125.28	607,608.00
159	452	125.28	607,608.00
160	453	112.00	543,200.00
161	454	112.00	543,200.00
162	455	112.00	543,200.00
163	456	112.00	543,200.00
164	457	112.00	543,200.00
165	458	112.00	543,200.00
166	459	126.00	611,100.00
167	460	126.00	611,100.00
168	461	112.00	543,200.00
169	462	112.00	543,200.00





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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate
170	463	112.00	543,200.00
171	464	112.00	543,200.00
172	465	112.00	543,200.00
173	466	112.00	543,200.00
174	467	143.50	695,975.00
175	468	135.21	655,769.00
176	469	134.40	651,840.00
177	470	134.40	651,840.00
178	471	134.40	651,840.00
179	472	134.40	651,840.00
180	473	134.40	651,840.00
181	474	134.40	651,840.00
182	475	134.40	651,840.00
183	476	134.40	651,840.00
184	477	134.40	651,840.00
185	478	134.40	651,840.00
186	479	134.40	651,840.00
187	480	134.40	651,840.00
188	481	131.87	639,570.00
189	482	140.11	679,534.00
190	483	166.11	805,634.00
191	484	200.18	970,873.00
192	485	153.00	742,050.00
193	486	153.00	742,050.00
194	487	153.00	742,050.00
195	488	153.00	742,050.00
196	489	182.18	883,573.00
197	490	150.30	728,955.00
198	491	150.30	728,955.00
199	492	150.30	728,955.00
200	493	150.30	728,955.00
201	494	155.63	754,806.00
	Total	29,434.31	142,756,424.00

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Table D
Comparison Between Balance Cost & Receivable

S.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)	150,932,972
2	Balance amount of receivable from Sold Apartment as Per Table C of these Certificate (as Certified By Chartered Accountant as verified from the Records And books of accounts)	47,240,671
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	29,434
	(ii) Estimated amount of sale Proceeds in respect Of Unsold apartment (calculated as per ASR multiplied to unsold area On the date of certificate to be calculated and certified By CA) as per the Table C to this Certificate	142,756,424
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)] (To be Filled for Ongoing Projects Only)	189,997,095
5	Amount To be deposited in Designated Account -70% or 100%	-
	If 4 is lesser than 1, then 100% of the balance receivable of ongoing Project Will be deposited in designated account	70%

Table E
Designated bank Account Details

S.No (1)	Particulars (2)	HDFC BANK-A/C-99999822221260 IFSC: HDFC0002818
		Actual Amount till date (From Start of bank Account till date)
1	Opening Balance	-
2	Deposits	25,836,001
3	Withdrawals	25,400,944
4	Closing Balance	435,057

I hereby certify that required proportion of money, as specified in the Act, collected from alloters of the project unit indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that GANPATI BUILDERS AND DEVLOPERS AND 3 OTHER 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.

GANPATI
BUILDERS & DEVELOPERS

(Signature)
PARTNER PARTNER PARTNER





Table F
Means Of Finance

S. No	Particulars	Estimated (At the time of Registration) (In Rs.) (Proposed & indicative)	Proposed /Estimated (As on the date of certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	63,997,852	63,997,852	72,674,341
2	Total Borrowed Fund (Secured drawdown Available till date	-	-	-
3	Total Borrowed Fund (unsecured) drawdown Available till date	-	-	-
4	Customer Receipt used for Project	169,316,071	169,316,071	9,706,610
5	Total Funds for Project	233,313,922	233,313,922	82,380,951
6	Total Estimated Cost (As per table A)	233,313,922	233,313,922	82,380,951

Table G
Any Comments/Observations of CA

1	The promoter has failed to maintain the mandatory RERA escrow account.
2	As per records, the promoter has not submitted the quarterly progress reports and financial disclosures to the RERA authority in a timely manner, which is a statutory requirement under RERA.
3	
4	
5	

Agreed & Accepted By :

GANPATI

BUILDERS & DEVELOPERS

Signature of Promoter

Name: Atul Varasahwar

PARTNER PARTNER PARTNER

Date : 24 Feb 2025

Place: Nagpur



Yours faithfully

For CHHAJED & Co.
Chartered Accountants
FRN No : 138175W

CA Saurabh Kumar Goyal
Partner
M. No 403183
UDIN No : 25403183BMHXBO3749
Date : 24 Feb 2025