CHHAJED & CO.
Chartered Accountants

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(For the Quarter Ending 30TH JUNE 2024)

Date: 24 FEB 2025

To,
Ganpati Builders and Devlopers 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 DEVLOPERS 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 DEVLOPERS 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 Autority.	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.	-

PLOT NO 27, 1ST FLOOR, AMBA NIWAS, NEAR LENDHRA PARK, RAMDASPETH, NAGPUR-440010
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			(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 Constrution 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 30TH June 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 Autority.	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**

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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.	21,010,134
		(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	**21,010,134**
3	**Total Cost of the Project (Actual incurred as on date of certificate)**		**84,324,056**
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).		36%
5	Amount which can be withdrawn from the Designated Account.		84,324,056
6	Less: Amount withdrawn till date of this certificate from the Designated Account		23,369,737
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .		60,954,319

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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	268	205.13	2,495,062.00	250,000.00	2,245,062.00
3	270	215.54	1,624,051.00	200,000.00	1,424,051.00
4	271	154.88	1,833,841.00	724,192.00	2,896,721.00
5	272	150.93	1,787,072.00		
6	273	150.93	2,282,640.00	2,282,640.00	0.00
7	274	150.93			
8	275	150.93	1,852,056.00	322,000.00	1,530,056.00
9	276	150.93	1,337,071.00	175,000.00	1,162,071.00
10	279	150.93	1,642,481.00	310,000.00	1,332,481.00
11	280	150.93	1,642,481.00	350,000.00	1,292,481.00
12	281	241.05	1,816,264.00	201,000.00	1,615,264.00
13	282	206.83	2,473,439.00	644,688.00	1,828,751.00
14	283	150.93	1,289,941.00	150,000.00	1,139,941.00
15	284	150.93	1,142,101.00	350,000.00	792,101.00
16	285	150.93	1,289,941.00	150,000.00	1,139,941.00
17	287	150.93	1,787,070.00	360,000.00	1,427,070.00
18	289	150.93	1,749,706.00	350,000.00	3,149,412.00
19	290	150.93	1,749,706.00		
20	294	149.18	1,541,550.00	604,815.00	936,735.00
21	295	149.18	1,894,813.00	286,000.00	1,608,813.00
22	298	149.18	1,894,813.00	300,000.00	1,594,813.00
23	301	149.18	1,764,745.00	351,000.00	1,413,745.00
24	302	149.18	1,894,813.00	286,000.00	1,608,813.00
25	303	199.81	2,258,300.00	451,658.00	1,806,642.00
26	305	149.18	1,274,984.00	251,000.00	1,023,984.00
27	318	154.44	1,263,418.00	333,000.00	930,418.00
28	320	154.44	1,479,529.00	381,000.00	1,098,529.00
29	323	154.44	1,329,914.00	1,111,000.00	2,249,349.00
30	324	235.79	2,030,435.00		
31	325	201.56	2,217,320.00	382,000.00	1,835,320.00
32	326	154.44	1,329,914.00	350,000.00	2,309,828.00
33	327	154.44	1,329,914.00		
34	328	154.44	1,163,675.00	150,000.00	1,013,675.00
35	329	154.44	2,077,990.00	800,000.00	3,355,98[illegible]00
36	330	154.44	2,077,990.00		

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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)
37	331	154.44	3,906,000.00	781,200.00	3,124,800.00
38	332	154.44			
39	338	165.75	1,645,000.00	731,200.00	913,800.00
40	340	165.75	2,230,160.00	450,000.00	1,780,160.00
41	341	165.75	2,230,166.00	400,000.00	1,830,166.00
42	342	165.75	1,605,720.00	223,000.00	1,382,720.00
43	346	153.00	1,152,824.00	150,000.00	1,002,824.00
44	347	153.00	1,482,203.00	201,000.00	1,281,203.00
45	368	235.25	2,025,785.00	350,000.00	3,613,305.00
46	369	225.00	1,937,520.00		
47	370	207.90	2,640,646.00	550,000.00	4,731,292.00
48	371	207.90	2,640,646.00		
49	373	207.90	2,575,749.00	300,000.00	2,275,749.00
50	374	207.90	1,902,160.00	1,300,000.00	2,504,320.00
51	375	207.90	1,902,160.00		
52	382	116.55	1,393,799.00	181,000.00	1,212,799.00
53	384	110.60	638,120.00	247,624.00	390,496.00
54	385	106.93	1,222,250.00	392,000.00	2,052,500.00
55	386	103.25	1,222,250.00		
56	387	137.97	1,485,109.00	380,000.00	1,105,109.00
57	388	125.28	1,213,663.00	201,000.00	1,012,663.00
58	391	112.00	1,145,290.00	175,000.00	970,290.00
59	416	112.00	1,506,960.00	810,000.00	696,960.00
60	418	112.00	1,446,682.00	150,000.00	1,296,682.00
61	419	125.28	3,236,420.00	412,720.00	2,823,700.00
62	420	125.28			
63	421	112.00	800,497.00	800,000.00	497.00
64	448	112.00	1,086,217.00	450,000.00	1,722,434.00
65	449	112.00	1,086,217.00		
66	452	125.28	1,483,365.00	201,000.00	1,282,365.00
67	489	182.18	2,215,914.00	225,000.00	1,990,914.00
Total -		**10,631.99**	**111,678,733.00**	**23,369,737.00**	**88,308,996.00**

CHHAJED & CO Chartered Accountants NAGPUR

(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 (ASR)
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	269	203.18	985,423.00
10	277	150.93	732,011.00
11	278	150.93	732,011.00
12	286	150.93	732,011.00
13	288	150.93	732,011.00
14	291	150.93	732,011.00
15	292	162.34	787,349.00
16	293	143.47	695,830.00
17	296	149.18	723,523.00
18	297	149.18	723,523.00
19	299	149.18	723,523.00
20	300	149.18	723,523.00
21	304	165.15	800,978.00
22	306	149.18	723,523.00
23	307	149.18	723,523.00
24	308	149.18	723,523.00
25	309	149.18	723,523.00
26	310	149.18	723,523.00
27	311	149.18	723,523.00
28	312	149.18	723,523.00
29	313	149.18	723,523.00
30	314	149.61	725,609.00
31	315	143.47	695,830.00
32	316	154.44	749,034.00
33	317	154.44	749,034.00
34	319	154.44	749,034.00
35	321	154.44	749,034.00
36	322	154.44	749,034.00
37	333	154.44	749,034.00
38	334	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 (ASR)
39	335	169.16	820,426.00
40	336	165.75	803,888.00
41	337	165.75	803,888.00
42	339	165.75	803,888.00
43	343	165.75	803,888.00
44	344	212.07	1,028,540.00
45	345	202.95	984,308.00
46	348	211.88	1,027,618.00
47	349	192.97	935,905.00
48	350	152.60	740,110.00
49	351	147.40	714,890.00
50	352	142.20	689,670.00
51	353	137.00	664,450.00
52	354	132.00	640,200.00
53	355	128.23	621,916.00
54	356	212.28	1,029,558.00
55	357	184.36	894,146.00
56	358	176.55	856,268.00
57	359	192.50	933,625.00
58	360	207.90	1,008,315.00
59	361	223.30	1,083,005.00
60	362	416.66	2,020,801.00
61	363	239.64	1,162,254.00
62	364	217.66	1,055,651.00
63	365	293.98	1,425,803.00
64	366	281.60	1,365,760.00
65	367	245.50	1,190,675.00
66	372	207.90	1,008,315.00
67	376	216.13	1,048,231.00
68	377	138.66	672,501.00
69	378	97.13	471,081.00
70	379	102.03	494,846.00
71	380	107.28	520,308.00
72	381	112.53	545,771.00
73	383	114.10	553,385.00
74	389	112.00	543,200.00
75	390	112.00	543,200.00
76	392	112.00	543,200.00
77	393	112.00	543,200.00
78	394	112.00	543,200.00
79	395	126.00	611,100.00
80	396	126.00	611,100.00

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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
81	397	112.00	543,200.00
82	398	112.00	543,200.00
83	399	112.00	543,200.00
84	400	112.00	543,200.00
85	401	112.00	543,200.00
86	402	112.00	543,200.00
87	403	135.10	655,235.00
88	404	137.90	668,815.00
89	405	112.00	543,200.00
90	406	112.00	543,200.00
91	407	112.00	543,200.00
92	408	112.00	543,200.00
93	409	112.00	543,200.00
94	410	112.00	543,200.00
95	411	126.00	611,100.00
96	412	126.00	611,100.00
97	413	112.00	543,200.00
98	414	112.00	543,200.00
99	415	112.00	543,200.00
100	417	112.00	543,200.00
101	422	112.00	543,200.00
102	423	112.00	543,200.00
103	424	112.00	543,200.00
104	425	112.00	543,200.00
105	426	112.00	543,200.00
106	427	126.00	611,100.00
107	428	126.00	611,100.00
108	429	112.00	543,200.00
109	430	112.00	543,200.00
110	431	112.00	543,200.00
111	432	112.00	543,200.00
112	433	112.00	543,200.00
113	434	112.00	543,200.00
114	435	139.30	675,605.00
115	436	142.10	689,185.00
116	437	112.00	543,200.00
117	438	112.00	543,200.00
118	439	112.00	543,200.00
119	440	112.00	543,200.00
120	441	112.00	543,200.00
121	442	112.00	543,200.00
122	443	126.00	611,100.00

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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
123	444	126.00	611,100.00
124	445	112.00	543,200.00
125	446	112.00	543,200.00
126	447	112.00	543,200.00
127	450	112.00	543,200.00
128	451	125.28	607,608.00
129	453	112.00	543,200.00
130	454	112.00	543,200.00
131	455	112.00	543,200.00
132	456	112.00	543,200.00
133	457	112.00	543,200.00
134	458	112.00	543,200.00
135	459	126.00	611,100.00
136	460	126.00	611,100.00
137	461	112.00	543,200.00
138	462	112.00	543,200.00
139	463	112.00	543,200.00
140	464	112.00	543,200.00
141	465	112.00	543,200.00
142	466	112.00	543,200.00
143	467	143.50	695,975.00
144	468	135.21	655,769.00
145	469	134.40	651,840.00
146	470	134.40	651,840.00
147	471	134.40	651,840.00
148	472	134.40	651,840.00
149	473	134.40	651,840.00
150	474	134.40	651,840.00
151	475	134.40	651,840.00
152	476	134.40	651,840.00
153	477	134.40	651,840.00
154	478	134.40	651,840.00
155	479	134.40	651,840.00
156	480	134.40	651,840.00
157	481	131.87	639,570.00
158	482	140.11	679,534.00
159	483	166.11	805,634.00
160	484	200.18	970,873.00
161	485	153.00	742,050.00
162	486	153.00	742,050.00
163	487	153.00	742,050.00
164	488	153.00	742,050.00

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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
165	490	150.30	728,955.00
166	491	150.30	728,955.00
167	492	150.30	728,955.00
168	493	150.30	728,955.00
169	494	155.63	754,806.00
Total		**24,278.54**	**117,750,934.00**

CHHAJED & CO Chartered Accountants NAGPUR

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PARTNER PARTNER PARTNER

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Chartered Accountants

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)	148,989,867
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)	88,308,996
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	24,279
	(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	117,750,934
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii))]	206,059,930
5	(To be Filled for Ongoing Projects Only)	
	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	41,097,789
3	Withdrawals	36,290,929
4	Closing Balance	4,806,860

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

PARTNER PARTNER PARTNER

CHHAJED & CO Chartered Accountants NAGPUR

PLOT NO 27, 1ST FLOOR, AMBA NIWAS, NEAR LENDHRA PARK, RAMDASPETH, NAGPUR-440010
Ph: +91-9579002444 / 8275397449 Email: chhajedaco@gmail.com Website:www.chhajedaco.com

CHHAJED & CO.
Chartered Accountants

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	60,954,319
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	23,369,737
5	Total Funds for Project	233,313,922	233,313,922	84,324,056
6	Total Estimated Cost (As per table A)	233,313,922	233,313,922	84,324,056

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
PARTNER

Signaure of Promoter
Name: Atul Yamsanwar
Date : 24 Feb 2025
Place: Nagpur

Yours faithfully

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

CHHAJED & CO. Chartered Accountants NAGPUR

CA Saurabh Kumar Goyal
Partner
M. No 403183
UDIN No : 25403183BMHXBP7232
Date : 24 Feb 2025