



CHHAJED & CO.
Chartered Accountants

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(For the Quarter Ending 31ST DECEMBER 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 DEC 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.	52,357,192
	(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	52,357,192
3	Total Cost of the Project (Actual incurred as on date of certificate)	115,671,114
4	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (Table A).	50%
5	Amount which can be withdrawn from the Designated Account.	115,671,114
6	Less: Amount withdrawn till date of this certificate from the Designated Account	61,632,374
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	54,038,740

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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	259	163.37	1,591,000.00	3,138,500.00	0.00
2	260	166.50	1,547,500.00		
3	266	170.10	1,651,700.00	451,000.00	1,200,700.00
4	267	170.48	2,000,201.00	1,000,000.00	1,000,201.00
5	268	205.13	2,495,062.00	250,000.00	2,245,062.00
6	270	215.54	1,624,051.00	200,000.00	1,424,051.00
7	271	154.88	1,833,841.00	1,224,192.00	2,396,721.00
8	272	150.93	1,787,072.00		
9	273	150.93	2,282,640.00	2,282,640.00	0.00
10	274	150.93			
11	275	150.93	1,852,056.00	322,000.00	1,530,056.00
12	276	150.93	1,337,071.00	1,337,071.00	0.00
13	277	150.93	1,500,000.00	1,249,000.00	1,751,000.00
14	278	150.93	1,500,000.00		
15	279	150.93	1,642,481.00	510,000.00	1,132,481.00
16	280	150.93	1,642,481.00	550,000.00	1,092,481.00
17	281	241.05	1,816,264.00	201,000.00	1,615,264.00
18	282	206.83	2,473,439.00	1,194,688.00	1,278,751.00
19	283	150.93	1,289,941.00	250,000.00	1,039,941.00
20	284	150.93	1,142,101.00	350,000.00	792,101.00
21	285	150.93	1,289,941.00	250,000.00	1,039,941.00
22	286	150.93	1,835,810.00	183,581.00	1,652,229.00
23	287	150.93	1,787,070.00	760,000.00	1,027,070.00
24	288	150.93	1,787,072.00	330,000.00	1,457,072.00
25	289	150.93	1,749,706.00	350,000.00	3,149,412.00
26	290	150.93	1,749,706.00		
27	293	143.47	1,048,740.00	1,048,740.00	0.00
28	294	149.18	1,541,550.00	1,541,550.00	0.00
29	295	149.18	1,894,813.00	286,000.00	1,608,813.00
30	298	149.18	1,894,813.00	300,000.00	1,594,813.00
31	299	149.18	1,894,813.00	241,000.00	1,653,813.00
32	301	149.18	1,764,745.00	701,000.00	1,063,745.00
33	302	149.18	1,894,813.00	286,000.00	1,608,813.00
34	303	199.81	2,258,300.00	2,258,300.00	0.00
35	304	165.15	1,500,000.00	220,000.00	1,280,000.00
36	305	149.18	1,274,984.00	251,000.00	1,023,984.00



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	307	149.18	1,274,984.00	300,000.00	974,984.00
38	318	154.44	1,263,418.00	998,052.00	265,366.00
39	320	154.44	1,479,529.00	681,000.00	798,529.00
40	323	154.44	1,329,914.00	2,111,000.00	1,249,349.00
41	324	235.79	2,030,435.00		
42	325	201.56	2,217,320.00	2,217,320.00	0.00
43	326	154.44	1,329,914.00	550,000.00	2,109,828.00
44	327	154.44	1,329,914.00		
45	328	154.44	1,163,675.00	150,000.00	1,013,675.00
46	329	154.44	2,077,990.00	1,000,000.00	3,155,980.00
47	330	154.44	2,077,990.00		
48	331	154.44	3,906,000.00	3,906,000.00	0.00
49	332	154.44			
50	333	154.44	2,014,819.00	300,000.00	1,714,819.00
51	337	165.75	2,230,160.00	2,230,160.00	0.00
52	338	165.75	1,645,000.00	1,131,200.00	513,800.00
53	339	165.75	2,051,753.00	875,000.00	1,176,753.00
54	340	165.75	2,230,160.00	2,230,160.00	0.00
55	341	165.75	2,230,166.00	400,000.00	1,830,166.00
56	342	165.75	1,605,720.00	223,000.00	1,382,720.00
57	343	165.75	2,110,629.00	251,000.00	1,859,629.00
58	344	212.07	2,111,520.00	2,111,520.00	0.00
59	346	153.00	1,152,824.00	150,000.00	1,002,824.00
60	347	153.00	1,482,203.00	452,000.00	1,030,203.00
61	348	211.88	2,052,609.00	400,000.00	1,652,609.00
62	364	217.66	2,928,615.00	586,000.00	2,342,615.00
63	368	235.25	2,025,785.00	350,000.00	3,613,305.00
64	369	225.00	1,937,520.00		
65	370	207.90	2,640,646.00	1,050,000.00	4,231,292.00
66	371	207.90	2,640,646.00		
67	373	207.90	2,575,749.00	300,000.00	2,275,749.00
68	374	207.90	1,902,160.00	2,350,000.00	1,454,320.00
69	375	207.90	1,902,160.00		
70	378	97.13	1,045,507.00	111,000.00	934,507.00
71	382	116.55	1,393,799.00	181,000.00	1,212,799.00
72	384	110.60	638,120.00	638,120.00	0.00
73	385	106.93	1,222,250.00	2,444,500.00	0.00
74	386	103.25	1,222,250.00		
75	387	137.97	1,485,109.00	380,000.00	1,105,109.00
76	388	125.28	1,213,663.00	313,660.00	900,003.00





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)
77	391	112.00	1,145,290.00	175,000.00	970,290.00
78	409	112.00	1,085,011.00	300,000.00	1,870,022.00
79	410	112.00	1,085,011.00		
80	416	112.00	1,506,960.00	810,000.00	696,960.00
81	418	112.00	1,446,682.00	150,000.00	1,296,682.00
82	419	125.28	3,236,420.00	3,236,420.00	0.00
83	420	125.28			
84	421	112.00	800,497.00	800,000.00	497.00
85	448	112.00	1,086,217.00	450,000.00	1,722,434.00
86	449	112.00	1,086,217.00		
87	450	112.00	1,181,457.00	300,000.00	881,457.00
88	452	125.28	1,483,365.00	297,000.00	1,186,365.00
89	489	182.18	2,215,914.00	225,000.00	1,990,914.00
Total -		14,069.09	148,707,443.00	61,632,374.00	87,075,069.00





(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 (ASR)
1	261	164.30	796,855.00
2	262	170.48	826,828.00
3	263	170.10	824,985.00
4	264	155.25	752,963.00
5	265	165.15	800,978.00
6	269	203.18	985,423.00
9	291	150.93	732,011.00
10	292	162.34	787,349.00
12	296	149.18	723,523.00
13	297	149.18	723,523.00
14	300	149.18	723,523.00
15	306	149.18	723,523.00
16	308	149.18	723,523.00
17	309	149.18	723,523.00
18	310	149.18	723,523.00
19	311	149.18	723,523.00
20	312	149.18	723,523.00
21	313	149.18	723,523.00
22	314	149.61	725,609.00
23	315	143.47	695,830.00
24	316	154.44	749,034.00
25	317	154.44	749,034.00
26	319	154.44	749,034.00
27	321	154.44	749,034.00
28	322	154.44	749,034.00
29	334	149.18	723,523.00
30	335	169.16	820,426.00
31	336	165.75	803,888.00
34	345	202.95	984,308.00
36	349	192.97	935,905.00
37	350	152.60	740,110.00
38	351	147.40	714,890.00
39	352	142.20	689,670.00
40	353	137.00	664,450.00
41	354	132.00	640,200.00
42	355	128.23	621,916.00
43	356	212.28	1,029,558.00
44	357	184.36	894,146.00
45	358	176.55	856,268.00





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Sr. No	Plot No.	Carpet Area (In sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
46	359	192.50	933,625.00
47	360	207.90	1,008,315.00
48	361	223.30	1,083,005.00
49	362	416.66	2,020,801.00
50	363	239.64	1,162,254.00
52	365	293.98	1,425,803.00
53	366	281.60	1,365,760.00
54	367	245.50	1,190,675.00
55	372	207.90	1,008,315.00
56	376	216.13	1,048,231.00
57	377	138.66	672,501.00
59	379	102.03	494,846.00
60	380	107.28	520,308.00
61	381	112.53	545,771.00
62	383	114.10	553,385.00
63	389	112.00	543,200.00
64	390	112.00	543,200.00
65	392	112.00	543,200.00
66	393	112.00	543,200.00
67	394	112.00	543,200.00
68	395	126.00	611,100.00
69	396	126.00	611,100.00
70	397	112.00	543,200.00
71	398	112.00	543,200.00
72	399	112.00	543,200.00
73	400	112.00	543,200.00
74	401	112.00	543,200.00
75	402	112.00	543,200.00
76	403	135.10	655,235.00
77	404	137.90	668,815.00
78	405	112.00	543,200.00
79	406	112.00	543,200.00
80	407	112.00	543,200.00
81	408	112.00	543,200.00
82	411	126.00	611,100.00
83	412	126.00	611,100.00
84	413	112.00	543,200.00
85	414	112.00	543,200.00
86	415	112.00	543,200.00
87	417	112.00	543,200.00
88	422	112.00	543,200.00
89	423	112.00	543,200.00
90	424	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 (ASR)
91	425	112.00	543,200.00
92	426	112.00	543,200.00
93	427	126.00	611,100.00
94	428	126.00	611,100.00
95	429	112.00	543,200.00
96	430	112.00	543,200.00
97	431	112.00	543,200.00
98	432	112.00	543,200.00
99	433	112.00	543,200.00
100	434	112.00	543,200.00
101	435	139.30	675,605.00
102	436	142.10	689,185.00
103	437	112.00	543,200.00
104	438	112.00	543,200.00
105	439	112.00	543,200.00
106	440	112.00	543,200.00
107	441	112.00	543,200.00
108	442	112.00	543,200.00
109	443	126.00	611,100.00
110	444	126.00	611,100.00
111	445	112.00	543,200.00
112	446	112.00	543,200.00
113	447	112.00	543,200.00
115	451	125.28	607,608.00
116	453	112.00	543,200.00
117	454	112.00	543,200.00
118	455	112.00	543,200.00
119	456	112.00	543,200.00
120	457	112.00	543,200.00
121	458	112.00	543,200.00
122	459	126.00	611,100.00
123	460	126.00	611,100.00
124	461	112.00	543,200.00
125	462	112.00	543,200.00
126	463	112.00	543,200.00
127	464	112.00	543,200.00
128	465	112.00	543,200.00
129	466	112.00	543,200.00
130	467	143.50	695,975.00
131	468	135.21	655,769.00
132	469	134.40	651,840.00
133	470	134.40	651,840.00
134	471	134.40	651,840.00





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Sr. No	Plot No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
135	472	134.40	651,840.00
136	473	134.40	651,840.00
137	474	134.40	651,840.00
138	475	134.40	651,840.00
139	476	134.40	651,840.00
140	477	134.40	651,840.00
141	478	134.40	651,840.00
142	479	134.40	651,840.00
143	480	134.40	651,840.00
144	481	131.87	639,570.00
145	482	140.11	679,534.00
146	483	166.11	805,634.00
147	484	200.18	970,873.00
148	485	153.00	742,050.00
149	486	153.00	742,050.00
150	487	153.00	742,050.00
151	488	153.00	742,050.00
152	490	150.30	728,955.00
153	491	150.30	728,955.00
154	492	150.30	728,955.00
155	493	150.30	728,955.00
156	494	155.63	754,806.00
Total		20,841.44	101,080,993.00



**GANPATI
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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)	117,642,809
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)	87,075,069
3	(i) Balance Unsold Area (to be Certified by management and to be Verified by CA From the Records And Books Of Accounts)	20,841
	(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	101,080,993
4	Estimated Receivable of Ongoing project [Sum Of 2+3(ii)]	188,156,062
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	85,602,276
3	Withdrawals	84,547,848
4	Closing Balance	1,054,428

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 DEVELOPERS 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.

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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	54,038,740
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	61,632,374
5	Total Funds for Project	233,313,922	233,313,922	115,671,114
6	Total Estimated Cost (As per table A)	233,313,922	233,313,922	115,671,114

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: Anil K. Kulkarni

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 : 25403183BMHXR3720
Date : 24 Feb 2025