FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

M/s Unicorn Estates (Shop No.32 Central Avenue, Nagpur-440018)

Sub.:- Certificate of Financial Progress of Work of MAULI -22 Unicorn Estates MahaRERA Registration Number (Not Yet Allotted) being developed by M/s M/s Unicorn Estates

Sir,

This certificate is being issued for RERA compliance for the MAULI -22 Unicorn Estates having MahaRERA Registration Number (Not Yet Allotted) being developed by M/s M/s Unicorn Estates and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	30,22,19,355
	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.	1,25,60,000
	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	1,58,71,959
	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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance deposit, or any amount whatsoever payable to any authorities towards 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	33,06,51,314
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	7,99,89,095
	(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 fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	55,65,200
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	5,05,605
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	8,13,24,743
	Sub-Total of DEVELOPMENT COST	16,73,84,643
	Total Cost of The project (Estimated)	49,80,35,957

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	5,60,00,000
	b) Incurred expenditure on Premiums 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.	5,00,000
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts 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	1,58,71,959
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	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 infrastruture for the same as certified by Engineer.	
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied 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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	7,23,71,959
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied 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, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable 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 on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	-
3	Total Cost of The project (Actual incurred as on date of certificate)	7,23,71,959
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	14.53
5	Amount which can be withdrawn from the Designated Account.	7,23,71,959
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,23,71,959

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
24th March 2024
UDIN 24177608BKBIVA9513

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

Date:- 24/03/2024
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	NIL				
	TOTAL	-	-		-

Unsold Inventory

Ready Recknor Rate as on the date of Certificate Of the Layout Project at Plot Area is Rs.4750/- Sqr Mtrs.

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.1	552.87	26,26,132.50
2	Plot No.2	260.25	12,36,187.50
3	Plot No.3	252.74	12,00,515.00
4	Plot No.4	254.87	12,10,632.50
5	Plot No.5	250.02	11,87,595.00
6	Plot No.6	253.93	12,06,167.50
7	Plot No.7	150.00	7,12,500.00
8	Plot No.8	112.500	5,34,375.00
9	Plot No.9	112.500	5,34,375.00
10	Plot No.10	112.500	5,34,375.00
11	Plot No.11	185.55	8,81,362.50
12	Plot No.12	313.51	14,89,172.50
13	Plot No.13	283.83	13,48,192.50
14	Plot No.14	264.50	12,56,375.00
15	Plot No.15	266.33	12,65,067.50
16	Plot No.16	387.77	18,41,907.50
17	Plot No.17	366.69	17,41,777.50
18	Plot No.18	344.13	16,34,617.50
19	Plot No.19	377.75	17,94,312.50
20	Plot No.20	297.92	14,15,120.00
21	Plot No.21	283.73	13,47,717.50
22	Plot No.22	269.75	12,81,312.50
23	Plot No.23	256.75	12,19,562.50
24	Plot No.24	289.16	13,73,510.00
25	Plot No.25	173.78	8,25,455.00
26	Plot No.26	148.50	7,05,375.00
27	Plot No.27	148.50	7,05,375.00
28	Plot No.28	148.50	7,05,375.00
29	Plot No.29	148.50	7,05,375.00
30	Plot No.30	148.50	7,05,375.00
31	Plot No.31	148.50	7,05,375.00
32	Plot No.32	148.50	7,05,375.00
33	Plot No.33	148.50	7,05,375.00
34	Plot No.34	148.50	7,05,375.00
35	Plot No.35	148.50	7,05,375.00
36	Plot No.36	163.60	7,77,100.00
37	Plot No.37	148.69	7,06,277.50
38	Plot No.38	112.50	5,34,375.00
39	Plot No.39	112.50	5,34,375.00
40	Plot No.40	112.50	5,34,375.00
41	Plot No.41	135.00	6,41,250.00
42	Plot No.42	135.00	6,41,250.00

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

43	Plot No.43	112.50	5,34,375.00
44	Plot No.44	112.50	5,34,375.00
45	Plot No.45	112.50	5,34,375.00
46	Plot No.46	112.50	5,34,375.00
47	Plot No.47	112.50	5,34,375.00
48	Plot No.48	112.50	5,34,375.00
49	Plot No.49	149.78	7,11,455.00
50	Plot No.50	149.78	7,11,455.00
51	Plot No.51	105.00	4,98,750.00
52	Plot No.52	105.00	4,98,750.00
53	Plot No.53	105.00	4,98,750.00
54	Plot No.54	105.00	4,98,750.00
55	Plot No.55	105.00	4,98,750.00
56	Plot No.56	105.00	4,98,750.00
57	Plot No.57	139.28	6,61,580.00
58	Plot No.58	150.99	7,17,202.50
59	Plot No.59	98.00	4,65,500.00
60	Plot No.60	98.00	4,65,500.00
61	Plot No.61	98.00	4,65,500.00
62	Plot No.62	98.00	4,65,500.00
63	Plot No.63	91.00	4,32,250.00
64	Plot No.64	91.00	4,32,250.00
65	Plot No.65	132.28	6,28,330.00
66	Plot No.66	132.28	6,28,330.00
67	Plot No.67	140.00	6,65,000.00
68	Plot No.68	140.00	6,65,000.00
69	Plot No.69	100.51	4,77,422.50
70	Plot No.70	105.56	5,01,410.00
71	Plot No.71	110.73	5,25,967.50
72	Plot No.72	115.88	5,50,430.00
73	Plot No.73	173.69	8,25,027.50
74	Plot No.74	159.79	7,59,002.50
75	Plot No.75	166.47	7,90,732.50
76	Plot No.76	176.55	8,38,612.50
77	Plot No.77	154.97	7,36,107.50
78	Plot No.78	185.48	8,81,030.00
79	Plot No.79	176.98	8,40,655.00
80	Plot No.80	168.48	8,00,280.00
81	Plot No.81	157.43	7,47,792.50
82	Plot No.82	125.14	5,94,415.00
83	Plot No.83	98.00	4,65,500.00
84	Plot No.84	98.00	4,65,500.00
85	Plot No.85	98.00	4,65,500.00
86	Plot No.86	98.00	4,65,500.00
87	Plot No.87	98.00	4,65,500.00
88	Plot No.88	126.00	5,98,500.00
89	Plot No.89	126.00	5,98,500.00
90	Plot No.90	126.00	5,98,500.00
91	Plot No.91	126.00	5,98,500.00
92	Plot No.92	126.00	5,98,500.00
93	Plot No.93	126.00	5,98,500.00
94	Plot No.94	126.00	5,98,500.00
95	Plot No.95	126.00	5,98,500.00
96	Plot No.96	146.28	6,94,830.00
97	Plot No.97	146.28	6,94,830.00
98	Plot No.98	126.00	5,98,500.00
99	Plot No.99	126.00	5,98,500.00
100	Plot No.100	126.00	5,98,500.00
101	Plot No.101	126.00	5,98,500.00
102	Plot No.102	126.00	5,98,500.00
103	Plot No.103	126.00	5,98,500.00
104	Plot No.104	126.00	5,98,500.00
105	Plot No.105	126.00	5,98,500.00
106	Plot No.106	98.00	4,65,500.00
107	Plot No.107	98.00	4,65,500.00
108	Plot No.108	98.00	4,65,500.00
109	Plot No.109	98.00	4,65,500.00

GAD & ASSOCIATES ★Chartered Accountants★ FRN-146550W NAGPUR

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110	Plot No.110	98.00	4,65,500.00
111	Plot No.111	152.42	7,23,995.00
112	Plot No.112	126.14	5,99,165.00
113	Plot No.113	105.00	4,98,750.00
114	Plot No.114	112.50	5,34,375.00
115	Plot No.115	112.50	5,34,375.00
116	Plot No.116	112.50	5,34,375.00
117	Plot No.117	112.50	5,34,375.00
118	Plot No.118	112.50	5,34,375.00
119	Plot No.119	112.50	5,34,375.00
120	Plot No.120	112.50	5,34,375.00
121	Plot No.121	135.00	6,41,250.00
122	Plot No.122	135.00	6,41,250.00
123	Plot No.123	135.00	6,41,250.00
124	Plot No.124	135.00	6,41,250.00
125	Plot No.125	135.00	6,41,250.00
126	Plot No.126	135.00	6,41,250.00
127	Plot No.127	146.03	6,93,642.50
128	Plot No.128	146.03	6,93,642.50
129	Plot No.129	135.00	6,41,250.00
130	Plot No.130	135.00	6,41,250.00
131	Plot No.131	135.00	6,41,250.00
132	Plot No.132	135.00	6,41,250.00
133	Plot No.133	135.00	6,41,250.00
134	Plot No.134	135.00	6,41,250.00
135	Plot No.135	112.50	5,34,375.00
136	Plot No.136	112.50	5,34,375.00
137	Plot No.137	112.50	5,34,375.00
138	Plot No.138	112.50	5,34,375.00
139	Plot No.139	112.50	5,34,375.00
140	Plot No.140	112.50	5,34,375.00
141	Plot No.141	112.50	5,34,375.00
142	Plot No.142	112.50	5,34,375.00
143	Plot No.143	150.29	7,13,877.50
144	Plot No.144	206.23	9,79,592.50
145	Plot No.145	123.75	5,87,812.50
146	Plot No.146	123.75	5,87,812.50
147	Plot No.147	123.75	5,87,812.50
148	Plot No.148	148.50	7,05,375.00
149	Plot No.149	148.50	7,05,375.00
150	Plot No.150	148.50	7,05,375.00
151	Plot No.151	148.50	7,05,375.00
152	Plot No.152	148.50	7,05,375.00
153	Plot No.153	148.50	7,05,375.00
154	Plot No.154	148.50	7,05,375.00
155	Plot No.155	148.50	7,05,375.00
156	Plot No.156	148.50	7,05,375.00
157	Plot No.157	148.50	7,05,375.00
158	Plot No.158	203.22	9,65,295.00
159	Plot No.159	279.98	13,29,905.00
160	Plot No.160	254.79	12,10,252.50
161	Plot No.161	253.66	12,04,885.00
162	Plot No.162	252.53	11,99,517.50
163	Plot No.163	279.87	13,29,382.50
164	Plot No.164	257.66	12,23,885.00
165	Plot No.165	287.83	13,67,192.50
166	Plot No.166	297.32	14,12,270.00
167	Plot No.167	309.32	14,69,270.00
168	Plot No.168	328.78	15,61,705.00
169	Plot No.169	363.85	17,28,287.50
		27,022.43	**12,83,56,542.50**

GAD & ASSOCIATES ★Chartered Accountants★ FRN-146550W NAGPUR

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Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	42,56,63,998
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	27,022.43
	(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	12,83,56,543
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	12,83,56,543
5	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)	12,83,56,543

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 M/s M/s Unicorn Estates has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Nagpur
24th March 2024
UDIN 24177608BKBIVA9513

Date:- 24/03/2024
Place:-Nagpur

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 this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	20,00,00,000.00	20,00,00,000.00	7,23,71,959.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	19,00,00,000.00	19,00,00,000.00	-
4	Customer Receipts under for Project	12,83,56,542.50	12,83,56,542.50	-
5	**Total Funds for Project**	**51,83,56,542.50**	**51,83,56,542.50**	**7,23,71,959.00**
6	Total Estimated Cost (As per Table A)	49,80,35,957.00	49,80,35,957.00	7,23,71,959.00

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES ★ FRN-146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN 24177608BKBIVA9513

Agreed and accepted by:

UNICORN ESTATES
PARTNERS/AUTH. SIGN.

Name:- Shri Sanjay Puranmal Agrawal
Partner
M/s Unicorn Estates
Place:-Nagpur
Date:- 24/03/2024