SHRINIVAS & Co.
Chartered Accountants

Nagpur: 278, Laxmi Nagar, Beside West High Court Road, Nagpur – 440 022. Mob: 9422183121

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 06/07/2024

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

Subject: Certificate of Financial Progress of Work of MAULI ~~NAGAR 22~~ UNICORN ESTATES (P.H.NO 38, NAGAR BHU. NO 1128/2 (KHASRA NO. 65/2 PART, 67 PART, 68 PART, 69 PART, 76 PART, 77 PART, 78 PART, 79 PART AND 84/2 MOUZA PIPLA at Pipla, Nagpur (Rural), Nagpur, 440034)) Project having MahaRERA Registration Number *P50500055952* being developed by M/s. UNICORN ESTATES.

Sir,

This certificate is being issued for RERA compliance for the Work of ~~MAULI NAGAR 22~~ MAULI 22 UNICORN ESTATES (P.H.NO 38, NAGAR BHU. NO 1128/2 (KHASRA NO. 65/2 PART, 67 PART, 68 PART, 69 PART, 76 PART, 77 PART, 78 PART, 79 PART AND 84/2 MOUZA PIPLA at Pipla, Nagpur (Rural), Nagpur, 440034)) Project having MahaRERA Registration Number *P50500055952* being developed by M/s. MAULI INFRA and is based on the records and documents produced before me and explainations 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. (1)		Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1.	**I) Land Cost:**		
	(a)	Value of land as ascertained from the Annual Statement of Rates (ASR)	9,17,51,690
	(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.	5,04,675
	(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, resgistration fees etc; and	20,88,632
	(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	-

SHRINIVAS & Co. CHARTERED ACCOUNTANTS NAGPUR

(1)		(2)	(3)
	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 accomodation or rent in lien of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii.	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-
	iv.	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**9,43,44,997**
	ii) Development Cost / Cost of Construction:		
	(a)	Estimated Cost of Construction as certified by Engineer	11,63,48,000
	(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, cost of services (including water, electricity, swerage, 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, interst etc. payable to any Statutory Authority.	-
	(e)	Interst 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 Rs	**11,63,48,000**
		Total Cost of the Project (Estimated)	**21,06,92,997**

* Pass through charges or indirect taxes not included in estimated cost of project.
** Estimated cost shall be revised through correction application.



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

Sr No.		Particulars	Amount (Rs.) Incurred
(1)		(2)	(3)
1.	**i) Land Cost:**		
	(a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	9,17,51,690
	(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.	5,04,675
	(c)	Incurred 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, resgistration fees etc; and	20,88,632
	(e)	Land Premium paid payable for development 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 infrastructure for the same as certified by Engineer.	-
		(b) Incurrred Expenditure for construction of rehab building as per 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 accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on.	-
	iii.	Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever paid to any authorities towards and in project of rehabilitation.	-
	iv.	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**9,43,44,997**



	(1)	(2)	(3)
2.	**Development Cost / Cost of Construction:**		
	(i)	Expenditure for construction. Minimum of (a) or (b) to be considered	1,55,32,122
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	1,55,32,122
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	1,55,32,122
	(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(ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, swerage, 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 project registered.	-
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc. to any Statutory Authority.	-
	(v)	Incurred Expenditure towards 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 Rs	**1,55,32,122**
3.		**Total Cost of the Project (Actual incurred as on date of certificate)**	**10,98,77,119**
4.		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	52.15%
5.		Amount which can be withdrawn from the Designated Account	7,69,13,983
6.		Less: Amount withdrawn till date of this certificate from designated bank account	1,70,65,000
7.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,98,48,983

* Pass through charges or indirect taxes not included in estimated cost of project.

SHRINIVAS & Co CHARTERED ACCOUNTANTS NAGPUR

Table C

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

Sold Inventory

Sr No	Plot No. / Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment*	Received Amount*	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1			-	-	-
	Total	-	-	-	-



Unsold Inventory

Sr No	Plot No. / Flat No.	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (Rs.)
(1)	(2)	(3)	(4)
1	1	552.871	68,77,715
2	2	260.256	32,37,585
3	3	252.740	31,44,086
4	4	254.873	31,70,620
5	5 & 6	250.020	31,10,249
6	6	253.938	31,58,989
7	7	150.000	18,66,000
8	8	112.500	13,99,500
9	9	112.500	13,99,500
10	10	112.500	13,99,500
11	11	185.550	23,08,242
12	12	313.519	39,00,176
13	13	283.830	35,30,845
14	14	264.509	32,90,492
15	15	266.334	33,13,195
16	16	387.765	48,23,797
17	17	366.694	45,61,673
18	18	344.131	42,80,990
19	19	377.754	46,99,260
20	20	297.924	37,06,175
21	21	283.728	35,29,576
22	22	269.748	33,55,665
23	23	256.746	31,93,920
24	24	289.155	35,97,088
25	25	173.780	21,61,823
26	26	148.500	18,47,340
27	27	148.500	18,47,340
28	28	148.500	18,47,340
29	29	148.500	18,47,340
30	30	148.500	18,47,340
31	31	148.500	18,47,340
32	32	148.500	18,47,340
33	33	148.500	18,47,340
34	34	148.500	18,47,340
35	35	148.500	18,47,340
36	36	163.598	20,35,159
37	37	148.688	18,49,679
38	38	112.500	13,99,500
39	39	112.500	13,99,500
40	40	112.500	13,99,500
41	41	135.000	16,79,400
42	42	135.000	16,79,400
43	43	112.500	13,99,500
44	44	112.500	13,99,500
45	45	112.500	13,99,500
46	46	112.500	13,99,500
47	47	112.500	13,99,500
48	48	112.500	13,99,500
49	49	149.780	18,63,263



50	50	149.780	18,63,263
51	51	105.000	13,06,200
52	52	105.000	13,06,200
53	53	105.000	13,06,200
54	54	105.000	13,06,200
55	55	105.000	13,06,200
56	56	105.000	13,06,200
57	57	139.275	17,32,581
58	58	150.990	18,78,316
59	59	98.000	12,19,120
60	60	98.000	12,19,120
61	61	98.000	12,19,120
62	62	98.000	12,19,120
63	63 & 64	91.000	11,32,040
64	64	91.000	11,32,040
65	65	132.280	16,45,563
66	66	132.280	16,45,563
67	67	140.000	17,41,600
68	68	140.000	17,41,600
69	69	100.506	12,50,295
70	70	105.585	13,13,477
71	71	110.730	13,77,481
72	72	115.875	14,41,485
73	73	173.686	21,60,654
74	74	159.792	19,87,812
75	75	166.468	20,70,862
76	76	176.546	21,96,232
77	77	154.967	19,27,789
78	78	185.481	23,07,384
79	79	176.981	22,01,644
80	80	168.476	20,95,841
81	81	157.426	19,58,379
82	82	125.139	15,56,729
83	83	98.000	12,19,120
84	84	98.000	12,19,120
85	85	98.000	12,19,120
86	86 & 87	98.000	12,19,120
87	87	98.000	12,19,120
88	88	126.000	15,67,440
89	89	126.000	15,67,440
90	90	126.000	15,67,440
91	91	126.000	15,67,440
92	92	126.000	15,67,440
93	93	126.000	15,67,440
94	94	126.000	15,67,440
95	95	126.000	15,67,440
96	96	146.280	18,19,723
97	97	146.280	18,19,723
98	98	126.000	15,67,440
99	99	126.000	15,67,440
100	100	126.000	15,67,440
101	101	126.000	15,67,440
102	102	126.000	15,67,440
103	103	126.000	15,67,440
104	104	126.000	15,67,440
105	105	126.000	15,67,440
106	106	98.000	12,19,120
107	107	98.000	12,19,120



108	108	98.000	12,19,120
109	109	98.000	12,19,120
110	110	98.000	12,19,120
111	111	152.418	18,96,080
112	112	126.135	15,69,119
113	113	105.000	13,06,200
114	114	112.500	13,99,500
115	115	112.500	13,99,500
116	116	112.500	13,99,500
117	117	112.500	13,99,500
118	118	112.500	13,99,500
119	119	112.500	13,99,500
120	120	112.500	13,99,500
121	121	135.000	16,79,400
122	122	135.000	16,79,400
123	123	135.000	16,79,400
124	124	135.000	16,79,400
125	125	135.000	16,79,400
126	126	135.000	16,79,400
127	127	146.030	18,16,613
128	128	146.030	18,16,613
129	129	135.000	16,79,400
130	130	135.000	16,79,400
131	131	135.000	16,79,400
132	132	135.000	16,79,400
133	133	135.000	16,79,400
134	134	135.000	16,79,400
135	135	112.500	13,99,500
136	136	112.500	13,99,500
137	137	112.500	13,99,500
138	138	112.500	13,99,500
139	139	112.500	13,99,500
140	140	112.500	13,99,500
141	141	112.500	13,99,500
142	142	112.500	13,99,500
143	143	150.285	18,69,545
144	144	206.234	25,65,551
145	145	123.750	15,39,450
146	146	123.750	15,39,450
147	147	123.750	15,39,450
148	148	148.500	18,47,340
149	149	148.500	18,47,340
150	150	148.500	18,47,340
151	151	148.500	18,47,340
152	152	148.500	18,47,340
153	153	148.500	18,47,340
154	154	148.500	18,47,340
155	155	148.500	18,47,340
156	156	148.500	18,47,340
157	157	148.500	18,47,340
158	158	203.216	25,28,007
159	159	279.980	34,82,951
160	160	254.786	31,69,538
161	161	253.659	31,55,518
162	162	252.532	31,41,498
163	163	279.866	34,81,533
164	164	257.664	32,05,340
165	165	287.834	35,80,655



166	166	297.321	36,98,673
167	167	309.321	38,47,953
168	168	328.778	40,89,998
169	169	363.851	45,26,306
	Total	**27,022.44**	**33,61,59,203.36**



Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	10,08,15,878
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (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)	27022.44
	(ii) Estimated amount of sales procecds in respect of unsold apartnrents (calculated as per ASR multipticd to unsold area as on the date of certificate, to bc calculatcd and certificd by CA (as pcr Table C to this certificate)	33,61,59,203
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	33,61,59,203
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	23,53,11,442

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	1,72,60,821
3	Withdrawals	1,70,65,000
4	Closing Balance	1,95,821

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. Unicorn Estates has utilized the required poportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.



Table F
Means of Finance

Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	9,43,44,997	9,43,44,997	9,43,44,997
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts Used For The Project	11,63,48,000	11,63,48,000	1,55,32,122
5	Total Fund For The Project	21,06,92,997	21,06,92,997	10,98,77,119
6	Total Estimated Cost (As per Table A)	21,06,92,997	21,06,92,997	10,98,77,119

Table G
Any Commcnts/Observations of CA

Sr. No.	Comments
1	The calculation of Amount Receivables from unsold inventory is calculated on the basis of Ready Recknor Rate available on the date of the certificate.
3	The information and figures are based on the documents and information produced before us as on the date of certificate.

UNICORN ESTATES NAGPUR

Agreed and Accepted by :

M/S. Unicorn Estates
Nagpur

For Shrinivas & Co.
Chartered Accountants
FRN: 136609W

SHRINIVAS & Co CHARTERED ACCOUNTANTS NAGPUR

CA Shrinivas Pungnurwar
Proprietor
Membership No. 153276
UDIN: 24153276BKCQQN5642
Nagpur
Date: 06/07/2024