

FORM - 3

**CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Name of Real Estate Project : **SANDESH CITY APARTMENT I**

Cost of Real Estate Project Maha RERA Registration Number - **P50500006822**

As on 30th June, 2019.

Sr. No.	Particulars	Amount Estimated (In Rs.)	Amount Incurred (In Rs.)
1. (i) LAND COST :			
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	25,55,55,500	25,55,55,500
b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government/UT Administration or any Statutory Authority	Nil	Nil
c.	Acquisition Cost of TDR (if any)	Nil	Nil
d.	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	34,00,916	34,00,916
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A	N.A
f.	Under Rehabilitation Scheme		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	N.A	N.A
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	N.A	N.A
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
	(iii) 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.	N.A	N.A
	(iv) Cost of 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.	N.A	N.A
	(v) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.		
Sub - Total of LAND COST :		25,89,56,416	25,89,56,416

(Contd...2)



(2)

(ii) DEVELOPMENT COST / COST OF CONSTRUCTION :			
a.	Estimated Cost of Construction as Certified by Engineer	35,16,05,953	
b.	Actual Cost of Construction incurred as per the books of accounts as verified by the CA. (Minimum of (i) or (ii) is to be considered)		36,84,31,043
c.	Expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost 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.	1,99,66,628	2,29,63,699
d.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	20,22,220	26,88,605
e.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	9,08,60,710	9,08,60,710
Sub - Total of DEVELOPMENT COST :		46,44,55,511	48,49,44,057
2	Total Cost of the Project (Estimated and Actual)	72,34,11,927	74,39,00,473
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost.	102.83%	
4	Amount which can be withdrawn from the Designated Account		74,39,00,473
5	Less : Amount withdrawn till date of this certificate from the Designated Account		49,61,45,495
6	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		24,77,54,978

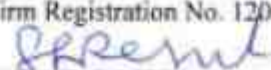
Note :

- (1) This Certificate is being issued for RERA compliance for the company Sandesh Infrastructure Private Limited and is based on the records and documents (audited) produced before me and explanations provided to me by the management of the Company.
- (2) Estimated cost of Construction in I(ii)(a)(i) is as certified by Engineer.
- (3) On site expenditure mentioned in I(ii)(a)(iii) has been estimated on the basis of balance work done percentage as provided in the engineers certificate.
- (4) The bookings against which sale deed has not been executed, have been verified from the customer balances available from Books of Accounts, to the extent possible.
- (5) As per Management, no change in the estimated cost of the project subsequent to RERA Registration.
- (6) The amount withdrawn during the year does not include amount repaid on cancellation of booking/allotment.
- (7) Land cost has been reckoned on basis of the value of the land as ascertained from the Annual Statement of Rates (ASR) relevant on the date of registration of the real estate project. Accordingly the Land Cost for the project on the date of RERA Registration i.e. 16/08/2017 has been reckoned to be Rs.25,55,55,500/-.

Nagpur, dated the,
 14th August, 2019.

(Issued in Duplicate)



FOR SAJJAD RASUL & CO.,
 Chartered Accountants,
 (Firm Registration No. 120594W)

 (SAJJAD RASUL)
 Proprietor (M.No. 108933)
 UDIN: 21108933AAAAH1Q2928

(Contd...3)

(3)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	-
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and Books of Accounts)	4,00,71,571
3	(i) Balance Unsold Area (In Sq. Mts) (to be certified by management and to be verified by CA from the records and books of accounts)	3,393.89
	(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 Annexure A to this Certificate	9,91,47,230
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	13,92,18,801
5	Amount to be deposited in Designated Account - 70 % or 100%	9,74,53,161
		70%
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		

- (1) This certificate is being issued for RERA compliance for the Company Sandesh Infrastructure Private Limited and is based on the records and documents (unaudited) produced before me and explanations provided to me by the management of the Company.
- (2) The carpet area has been taken from the Architect's certificate in lieu of non availability of the same in the deed of declaration.
- (3) The inventory/ no. of units of the project is as per Deed of Declaration/Correction.
- (4) The promotor is engaged in the business of construction of multiple projects which include both commercial and residential. Expenses incurred for various projects have been bifurcated project wise by them and the same has been relied upon.



Nagpur, dated the,
 14th August, 2019.

(Issued in Duplicate)

FOR SAJJAD RASUL & CO.,
 Chartered Accountants,
 (Firm Registration No. 120594W)

S. Rasul

(SAJJAD RASUL)
 Proprietor (M.No. 108933)
 UDIN: 21108933AAAAHQ2928

ANNEXURE A

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project

SOLD INVENTORY

PROJECT NAME : SANDESH CITY APARTMENT 1

RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
I. STELLA 1					
1	1-102	56.530	16,11,000	16,11,000	-
2	1-103	56.530	16,66,000	16,66,000	-
3	1-104	56.530	17,80,550	17,80,550	-
4	1-105	56.530	16,00,000	16,00,000	-
5	1-106	56.530	14,60,000	14,60,000	-
6	1-107	56.530	16,92,139	16,92,139	-
7	1-108	56.530	17,45,000	17,45,000	-
8	1-110	56.530	16,92,139	16,92,139	-
9	1-111	56.530	17,65,000	17,65,000	-
10	1-112	56.530	13,00,000	13,00,000	-
11	1-115	56.530	13,77,000	13,77,000	-
12	1-116	56.530	11,50,000	11,50,000	-
13	1-117	56.530	17,32,150	17,32,150	-
14	1-118	56.530	19,30,200	19,30,200	-
15	1-123	56.530	17,15,000	17,15,000	-
16	1-125	56.530	17,81,640	17,81,640	-
17	1-126	56.530	17,81,640	17,81,640	-
18	1-201	56.530	16,65,600	16,65,600	-
19	1-202	56.530	14,80,000	14,80,000	-
20	1-204	56.530	13,77,000	13,77,000	-
21	1-205	56.530	15,00,000	15,00,000	-
22	1-206	56.530	16,00,000	16,00,000	-
23	1-207	56.530	13,50,000	13,50,000	-
24	1-208	56.530	14,00,000	14,00,000	-
25	1-209	56.530	14,05,000	14,05,000	-
26	1-210	56.530	17,16,000	17,16,000	-
27	1-211	56.530	16,11,000	16,11,000	-
28	1-212	56.530	15,70,000	15,70,000	-
29	1-213	56.530	13,00,000	13,00,000	-
30	1-214	56.530	17,80,000	17,80,000	-
31	1-215	56.530	14,29,000	14,29,000	-
32	1-216	56.530	17,00,000	17,00,000	-

PROJECT NAME : SANDESH CITY APARTMENT 1

RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
33	1-217	56.530	17,17,000	17,17,000	-
34	1-218	56.530	20,80,000	20,80,000	-
35	1-219	56.530	17,81,640	17,81,640	-
36	1-221	56.530	17,64,000	17,64,000	-
37	1-222	56.530	17,81,640	17,81,640	-
38	1-223	56.530	17,81,640	17,81,640	-
39	1-224	56.530	18,06,385	18,06,385	-
40	1-227	56.530	17,81,000	17,81,000	-
41	1-228	56.530	22,76,540	22,76,540	-
42	1-301	56.530	22,11,500	22,11,500	-
43	1-302	56.530	16,82,660	16,82,660	-
44	1-303	56.530	18,75,000	18,75,000	-
45	1-304	56.530	16,56,480	16,56,480	-
46	1-305	56.530	16,25,000	16,25,000	-
47	1-306	56.530	16,00,000	16,00,000	-
48	1-307	56.530	12,50,000	12,50,000	-
49	1-308	56.530	12,50,000	12,50,000	-
50	1-310	56.530	12,50,000	12,50,000	-
51	1-311	56.530	21,11,500	21,11,500	-
52	1-312	56.530	16,58,622	16,58,622	-
53	1-313	56.530	20,19,200	20,19,200	-
54	1-314	56.530	19,23,000	19,23,000	-
55	1-315	56.530	19,99,200	19,99,200	-
56	1-316	56.530	16,50,000	16,50,000	-
57	1-317	56.530	17,00,000	17,00,000	-
58	1-320	56.530	18,31,130	18,31,130	-
59	1-322	56.530	20,71,510	20,71,510	-
60	1-325	56.530	18,80,620	18,80,620	-
61	1-326	56.530	18,31,130	18,31,130	-
62	1-327	56.530	18,31,130	18,31,130	-
63	1-328	56.530	22,76,540	22,76,540	-
64	1-401	56.530	14,00,000	14,00,000	-
65	1-402	56.530	16,00,000	16,00,000	-
66	1-403	56.530	17,00,000	17,00,000	-
67	1-404	56.530	16,37,210	16,37,210	-
68	1-405	56.530	16,49,417	16,49,417	-
69	1-406	56.530	16,00,000	16,00,000	-
70	1-407	56.530	12,50,000	12,50,000	-
71	1-409	56.530	15,00,000	15,00,000	-

PROJECT NAME : SANDESH CITY APARTMENT 1
RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
72	1-410	56.530	12,50,000	12,50,000	-
73	1-411	56.530	21,87,500	21,87,500	-
74	1-412	56.530	16,66,500	16,66,500	-
75	1-416	56.530	19,99,000	19,99,000	-
76	1-420	56.530	19,44,250	19,44,250	-
77	1-428	56.530	17,81,500	17,81,500	-
78	1-501	56.530	13,00,000	13,00,000	-
79	1-502	56.530	17,17,000	17,17,000	-
80	1-503	56.530	15,55,000	15,55,000	-
81	1-504	56.530	14,81,200	14,81,200	-
82	1-505	56.530	15,00,000	15,00,000	-
83	1-506	56.530	15,55,000	15,55,000	-
84	1-507	56.530	13,70,000	13,70,000	-
85	1-508	56.530	12,50,000	12,50,000	-
86	1-509	56.530	17,10,000	17,10,000	-
87	1-510	56.530	13,70,000	13,70,000	-
88	1-511	56.530	15,94,600	15,94,600	-
89	1-515	56.530	18,26,000	18,26,000	-
90	1-517	56.530	14,31,130	14,31,130	-
91	1-521	56.530	19,79,600	2,82,107	16,97,493
92	1-523	56.530	19,79,600	19,79,600	-
93	1-524	56.530	18,31,130	18,31,130	-
94	1-525	56.530	17,50,000	17,50,000	-
95	1-602	56.530	17,13,000	17,13,000	-
96	1-603	56.530	16,61,450	16,61,450	-
97	1-604	56.530	20,67,800	20,67,800	-
98	1-605	56.530	22,11,500	22,11,500	-
99	1-606	56.530	20,50,000	20,50,000	-
100	1-607	56.530	18,06,385	18,06,385	-
101	1-608	56.530	16,73,278	16,73,278	-
102	1-609	56.530	17,81,640	17,81,640	-
103	1-610	56.530	17,00,000	17,00,000	-
104	1-613	56.530	15,50,000	15,50,000	-
105	1-621	56.530	20,53,835	20,53,835	-
106	1-624	56.530	17,32,150	17,32,150	-
107	1-627	56.530	17,32,150	17,32,150	-
108	1-628	56.530	20,09,000	20,09,000	-
109	1-701	56.530	17,13,000	17,13,000	-
110	1-702	56.530	16,35,000	16,35,000	-



PROJECT NAME : SANDESH CITY APARTMENT I

RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
111	1-703	56.530	21,15,344	21,15,344	-
112	1-704	56.530	13,77,000	13,77,000	-
113	1-705	56.530	16,82,660	16,82,660	-
114	1-706	56.530	19,23,000	19,23,000	-
115	1-707	56.530	22,65,000	22,65,000	-
116	1-708	56.530	26,46,000	26,46,000	-
117	1-709	56.530	19,30,200	19,30,200	-
118	1-710	56.530	21,28,100	21,28,100	-
119	1-715	56.530	20,47,100	20,47,100	-
120	1-716	56.530	19,75,000	19,75,000	-
Total I(a):			20,61,62,354	20,44,64,861	16,97,493
121	1-101	56.530	13,77,000	11,05,496	2,71,504
122	1-109	56.530	17,16,750	14,54,378	2,62,372
123	1-113	56.530	13,00,000	11,35,469	1,64,531
124	1-114	56.530	20,00,000	19,00,000	1,00,000
125	1-119	56.530	18,80,620	15,48,692	3,31,928
126	1-120	56.530	17,01,134	15,34,425	1,66,709
127	1-121	56.530	21,77,560	21,77,560	-
128	1-122	56.530	23,28,500	22,05,000	1,23,500
129	1-124	56.530	21,28,070	15,43,025	5,85,045
130	1-127	56.530	22,34,400	20,45,232	1,89,168
131	1-203	56.530	13,77,540	11,06,152	2,71,388
132	1-220	56.530	17,34,000	16,35,601	98,399
133	1-226	56.530	20,58,000	20,58,000	-
134	1-309	56.530	22,75,550	18,23,129	4,52,421
135	1-318	56.530	17,16,315	16,39,538	76,777
136	1-319	56.530	17,16,315	14,01,517	3,14,798
137	1-321	56.530	17,77,600	17,20,488	57,112
138	1-323	56.530	18,80,620	16,17,875	2,62,745
139	1-324	56.530	17,81,640	14,99,751	2,81,889
140	1-408	56.530	17,25,000	17,04,572	20,428
141	1-413	56.530	20,37,280	18,80,818	1,56,462
142	1-414	56.530	23,64,000	21,87,197	1,76,803
143	1-417	56.530	18,31,130	17,29,412	1,01,718
144	1-418	56.530	20,78,580	13,05,380	7,73,200
145	1-419	56.530	19,69,500	18,44,020	1,25,480
146	1-421	56.530	17,34,000	16,57,124	76,876
147	1-426	56.530	20,29,000	19,65,936	63,064
148	1-427	56.530	18,31,130	16,62,907	1,68,223

PROJECT NAME : SANDESH CITY APARTMENT 1

RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
149	1-512	56.530	15,94,600	5,83,860	10,10,740
150	1-513	56.530	22,37,200	21,27,115	1,10,085
151	1-516	56.530	20,39,184	1,07,040	19,32,144
152	1-519	56.530	21,77,560	13,54,946	8,22,614
153	1-520	56.530	14,31,130	12,80,434	1,50,696
154	1-526	56.530	19,19,000	13,49,027	5,69,973
155	1-527	56.530	22,58,000	20,18,098	2,39,902
156	1-528	56.530	22,26,560	21,91,385	35,175
157	1-601	56.530	12,85,000	9,76,228	3,08,772
158	1-616	56.530	19,99,200	19,50,000	49,200
159	1-618	56.530	17,81,640	15,59,486	2,22,154
160	1-619	56.530	17,81,640	15,59,486	2,22,154
161	1-620	56.530	22,05,000	22,05,000	-
162	1-626	56.530	22,54,000	20,096	22,33,904
Total I(b).			7,99,50,948	6,63,70,895	1,35,80,053
Total I(a) + I(b).			28,61,13,302	27,08,35,756	1,52,77,546

II. STELLA 2					
1	2-101	56.530	19,04,000	19,04,000	-
2	2-102	56.530	20,57,200	20,57,200	-
3	2-103	56.530	19,23,000	19,23,000	-
4	2-104	56.530	19,23,000	19,23,000	-
5	2-105	56.530	21,65,800	21,65,800	-
6	2-106	56.530	19,23,100	19,23,100	-
7	2-201	56.530	22,11,496	22,11,496	-
8	2-202	56.530	19,23,100	19,23,100	-
9	2-203	56.530	21,92,680	21,92,680	-
10	2-206	56.530	22,11,500	22,11,500	-
11	2-301	56.530	21,89,600	21,89,600	-
12	2-302	56.530	19,04,000	19,04,000	-
13	2-305	56.530	19,50,000	19,50,000	-
14	2-306	56.530	19,99,200	19,99,200	-
15	2-402	56.530	19,04,000	19,04,000	-
16	2-403	56.530	19,04,000	19,04,000	-
17	2-405	56.530	20,36,800	20,36,800	-
18	2-406	56.530	19,23,000	19,23,000	-
19	2-504	56.530	20,50,000	20,50,000	-
20	2-505	56.530	21,63,420	21,63,420	-
21	2-506	56.530	23,03,000	23,03,000	-

PROJECT NAME : SANDESH CITY APARTMENT 1
RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
22	2-605	56.530	20,46,800	20,46,800	-
23	2-204	56.530	20,67,000	20,67,000	-
24	2-602	56.530	20,67,000	20,67,000	-
25	2-606	56.530	19,99,200	19,99,200	-
Total II(a).			5,09,41,896	5,09,41,896	-
26	2-205	56.530	20,67,300	17,60,090	3,07,210
27	2-303	56.530	17,04,000	17,04,000	-
28	2-304	56.530	20,46,800	7,84,600	12,62,200
29	2-401	56.530	20,94,000	18,87,557	2,06,443
30	2-404	56.530	20,67,300	18,86,331	1,80,969
31	2-501	56.530	22,27,050	20,05,247	2,21,803
32	2-502	56.530	23,07,648	10,04,881	13,02,767
33	2-503	56.530	21,00,000	18,36,765	2,63,235
34	2-601	56.530	21,47,800	19,03,268	2,44,532
35	2-603	56.530	20,90,592	20,40,592	50,000
36	2-604	56.530	20,90,592	20,40,592	50,000
37	2-705	56.530	19,79,600	15,94,558	3,85,042
Total II(b).			2,49,22,682	2,04,48,481	44,74,201
Total II(a) + II(b).			7,58,64,578	7,13,90,377	44,74,201

III. STELLA 3

1	3-106	56.530	22,54,000	22,54,000	-
2	3-304	56.530	21,50,200	21,50,200	-
3	3-408	56.530	19,30,200	19,30,200	-
Total III(a).			63,34,400	63,34,400	-
4	3-101	56.530	18,80,620	17,77,100	1,03,520
5	3-102	56.530	18,80,620	17,77,099	1,03,521
6	3-103	56.530	18,80,620	16,12,851	2,67,769
7	3-104	56.530	19,50,000	16,57,499	2,92,501
8	3-105	56.530	22,26,560	16,80,948	5,45,612
9	3-108	56.530	21,71,700	21,50,568	21,132
10	3-201	56.530	18,31,130	15,56,460	2,74,670
11	3-202	56.530	19,79,600	18,84,742	94,858
12	3-203	56.530	18,80,620	16,13,784	2,66,836
13	3-204	56.530	23,52,000	9,25,402	14,26,598
14	3-206	56.530	21,07,000	99,004	20,07,996
15	3-207	56.530	23,03,000	20,23,396	2,79,604
16	3-208	56.530	19,79,600	11,01,527	8,78,073
17	3-301	56.530	18,31,130	15,56,461	2,74,669

PROJECT NAME : SANDESH CITY APARTMENT 1

RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
18	3-302	56.530	18,31,130	13,99,408	4,31,722
19	3-303	56.530	19,50,000	18,70,295	79,705
20	3-305	56.530	22,74,580	12,47,846	10,26,734
21	3-306	56.530	21,21,000	19,61,346	1,59,654
22	3-307	56.530	22,27,050	15,02,692	7,24,358
23	3-308	56.530	21,28,070	16,06,887	5,21,183
24	3-401	56.530	19,79,600	16,08,704	3,70,896
25	3-402	56.530	19,50,000	16,57,499	2,92,501
26	3-403	56.530	19,50,000	16,57,499	2,92,501
27	3-404	56.530	19,50,000	16,57,499	2,92,501
28	3-405	56.530	19,30,110	14,74,106	4,56,004
29	3-406	56.530	21,28,070	14,99,855	6,28,215
30	3-407	56.530	19,30,110	16,50,590	2,79,520
31	3-501	56.530	22,27,050	16,72,790	5,54,260
32	3-502	56.530	20,58,000	19,00,429	1,57,571
33	3-504	56.530	19,79,600	17,05,822	2,73,778
34	3-505	56.530	19,30,110	16,03,619	3,26,491
35	3-506	56.530	22,78,500	21,41,485	1,37,015
36	3-507	56.530	22,78,500	18,35,221	4,43,279
37	3-508	56.530	19,30,110	15,50,672	3,79,438
38	3-601	56.530	22,51,800	18,15,075	4,36,725
39	3-602	56.530	21,86,500	20,65,716	1,20,784
40	3-604	56.530	21,50,000	17,12,089	4,37,911
41	3-605	56.530	20,50,000	18,50,894	1,99,106
42	3-608	56.530	24,45,600	21,87,197	2,58,403
43	3-701	56.530	23,43,000	21,40,113	2,02,887
44	3-704	56.530	21,07,000	19,70,380	1,36,620
Total III(b).			8,48,19,690	6,83,62,569	1,64,57,121
Total III(a) + III(b).			9,11,54,090	7,46,96,969	1,64,57,121

IV. STERLING					
1	4-101	36.49	13,89,760	13,89,760	-
2	4-102	36.49	13,20,000	13,20,000	-
3	4-103	36.49	8,85,000	8,85,000	-
4	4-104	36.49	8,00,000	8,00,000	-
5	4-106	36.49	9,60,000	9,60,000	-
6	4-107	36.49	8,25,000	8,25,000	-
7	4-108	36.49	8,50,000	8,50,000	-
8	4-109	36.49	8,83,000	8,83,000	-

PROJECT NAME : SANDESH CITY APARTMENT 1
RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
9	4-110	36.49	11,80,000	11,80,000	-
10	4-111	36.49	14,59,000	14,59,000	-
11	4-112	36.49	15,30,000	15,30,000	-
12	4-203	36.49	8,52,000	8,52,000	-
13	4-204	36.49	8,10,000	8,10,000	-
14	4-206	36.49	12,50,700	12,50,700	-
15	4-207	36.49	12,16,000	12,16,000	-
16	4-208	36.49	12,16,000	12,16,000	-
17	4-301	36.49	11,75,000	11,75,000	-
18	4-302	36.49	9,50,000	9,50,000	-
19	4-303	36.49	12,12,000	12,12,000	-
20	4-304	36.49	12,50,800	12,50,800	-
21	4-305	36.49	12,12,000	12,12,000	-
22	4-306	36.49	12,12,000	12,12,000	-
23	4-309	36.49	11,81,000	11,81,000	-
24	4-312	36.49	12,12,000	12,12,000	-
25	4-401	36.49	8,65,000	8,65,000	-
26	4-402	36.49	8,83,000	8,83,000	-
27	4-403	36.49	15,30,800	15,30,800	-
28	4-404	36.49	8,85,000	8,85,000	-
29	4-405	36.49	11,71,600	11,71,600	-
30	4-406	36.49	14,59,248	14,59,248	-
31	4-407	36.49	8,85,000	8,85,000	-
32	4-408	36.49	13,89,760	13,89,760	-
33	4-410	36.49	15,49,200	15,49,200	-
34	4-411	36.49	13,24,000	13,24,000	-
35	4-412	36.49	13,24,000	13,24,000	-
36	4-501	36.49	8,00,000	8,00,000	-
37	4-502	36.49	10,00,000	10,00,000	-
38	4-503	36.49	8,51,000	8,51,000	-
39	4-504	36.49	16,67,700	16,67,700	-
40	4-505	36.49	13,63,500	13,63,500	-
41	4-506	36.49	13,63,500	13,63,500	-
42	4-507	36.49	8,50,000	8,50,000	-
43	4-508	36.49	15,28,736	15,28,736	-
44	4-509	36.49	12,87,750	12,87,750	-
45	4-510	36.49	12,87,750	12,87,750	-
46	4-511	36.49	12,87,750	12,87,750	-
47	4-512	36.49	12,87,750	12,87,750	-



PROJECT NAME : SANDESH CITY APARTMENT I
RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
48	4-601	36.49	12,50,784	12,50,784	-
49	4-602	36.49	12,50,784	12,50,784	-
50	4-603	36.49	12,38,000	12,38,000	-
51	4-604	36.49	10,00,000	10,00,000	-
52	4-605	36.49	14,53,600	14,53,600	-
53	4-607	36.49	15,78,700	15,78,700	-
54	4-609	36.49	16,02,300	16,02,300	-
55	4-610	36.49	14,07,000	14,07,000	-
56	4-611	36.49	10,00,000	10,00,000	-
57	4-702	36.49	14,50,000	14,50,000	-
Total IV(a).			6,79,04,472	6,79,04,472	-
58	4-105	36.49	9,50,000	7,29,426	2,20,574
59	4-201	36.49	9,00,000	8,43,903	56,097
60	4-205	36.49	13,76,000	12,07,643	1,68,357
61	4-209	36.49	12,16,000	11,57,397	58,603
62	4-210	36.49	12,16,000	11,57,397	58,603
63	4-211	36.49	8,00,000	1,95,033	6,04,967
64	4-212	36.49	9,75,000	9,49,656	25,344
65	4-307	36.49	9,00,000	8,91,132	8,868
66	4-308	36.49	14,24,504	9,70,026	4,54,478
67	4-310	36.49	12,50,000	11,88,343	61,657
68	4-311	36.49	14,55,120	10,890	14,44,230
69	4-409	36.49	12,24,000	5,67,857	6,56,143
70	4-606	36.49	14,94,000	14,49,218	44,782
Total IV(b).			1,51,80,624	1,13,17,921	38,62,703
Total IV(a) + IV(b).			8,30,85,096	7,92,22,393	38,62,703

Total I(a)+II(a)+III(a)+IV(a).	33,13,43,122	32,96,45,629	16,97,493
Total I(b)+II(b)+III(b)+IV(b).	20,48,73,944	16,64,99,866	3,83,74,078
Total I+II+III+IV.	53,62,17,066	49,61,45,495	4,00,71,571



ANNEXURE A (CONTD.)
UNSOLD INVENTORY VALUATION

Ready Recknor rate as on the date of Certificate of the Residential Premises Rs. 28,000/- per
Sq. Meters

PROJECT NAME : SANDESH CITY APARTMENT 1

RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	*Rate of ASR	Unit Consideration as per Ready Recknor Rate (ASR)
I. STELLA 1				
1	1-128	56.530	28,000	15,82,840
2	1-225	56.530	28,000	15,82,840
3	1-415	56.530	28,000	15,82,840
4	1-422	56.530	28,000	15,82,840
5	1-423	56.530	28,000	15,82,840
6	1-424	56.530	28,000	15,82,840
7	1-425	56.530	28,000	15,82,840
8	1-514	56.530	29,400	16,61,982
9	1-518	56.530	29,400	16,61,982
10	1-522	56.530	29,400	16,61,982
11	1-611	56.530	29,400	16,61,982
12	1-612	56.530	29,400	16,61,982
13	1-614	56.530	29,400	16,61,982
14	1-615	56.530	29,400	16,61,982
15	1-617	56.530	29,400	16,61,982
16	1-622	56.530	29,400	16,61,982
17	1-623	56.530	29,400	16,61,982
18	1-625	56.530	29,400	16,61,982
19	1-711	56.530	29,400	16,61,982
20	1-712	56.530	29,400	16,61,982
21	1-713	56.530	29,400	16,61,982
22	1-714	56.530	29,400	16,61,982
23	1-717	56.530	29,400	16,61,982
24	1-718	56.530	29,400	16,61,982
25	1-719	56.530	29,400	16,61,982
26	1-720	56.530	29,400	16,61,982
27	1-721	56.530	29,400	16,61,982
28	1-722	56.530	29,400	16,61,982
29	1-723	56.530	29,400	16,61,982
30	1-724	56.530	29,400	16,61,982
31	1-725	56.530	29,400	16,61,982
32	1-726	56.530	29,400	16,61,982
33	1-727	56.530	29,400	16,61,982
34	1-728	56.530	29,400	16,61,982
TOTAL I.		1,922.020		5,59,53,394



PROJECT NAME : SANDESH CITY APARTMENT 1
RERA NO. : P50500006822

As on 30th June, 2019.

Sr. No.	Flat No.	Carpet Area (in Sq. Mt.)	*Rate of ASR	Unit Consideration as per Ready Recknor Rate (ASR)
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II. STELLA 2				
1	2-701	56.530	29,400	16,61,982
2	2-702	56.530	29,400	16,61,982
3	2-703	56.530	29,400	16,61,982
4	2-704	56.530	29,400	16,61,982
5	2-706	56.530	29,400	16,61,982
TOTAL II.		282.650		83,09,910

III. STELLA 3				
1	3-503	56.530	29,400	16,61,982
2	3-205	56.530	29,400	16,61,982
3	3-603	56.530	29,400	16,61,982
4	3-606	56.530	29,400	16,61,982
5	3-702	56.530	29,400	16,61,982
6	3-703	56.530	29,400	16,61,982
7	3-107	56.530	28,000	15,82,840
8	3-607	56.530	29,400	16,61,982
9	3-705	56.530	29,400	16,61,982
10	3-706	56.530	29,400	16,61,982
11	3-707	56.530	29,400	16,61,982
12	3-708	56.530	29,400	16,61,982
TOTAL III.		678.360		1,98,64,642

IV. STERLING				
1	4-202	36.490	29,400	10,72,806
2	4-608	36.490	29,400	10,72,806
3	4-612	36.490	29,400	10,72,806
4	4-701	36.490	29,400	10,72,806
5	4-703	36.490	29,400	10,72,806
6	4-704	36.490	29,400	10,72,806
7	4-705	36.490	29,400	10,72,806
8	4-706	36.490	29,400	10,72,806
9	4-707	36.490	29,400	10,72,806
10	4-708	36.490	29,400	10,72,806
11	4-709	36.490	29,400	10,72,806
12	4-710	36.490	29,400	10,72,806
13	4-711	36.490	29,400	10,72,806
14	4-712	36.490	29,400	10,72,806
TOTAL IV.		510.860		1,50,19,284

TOTAL I+II+III+IV.		3,393.890		9,91,47,230
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* ASR Rate as provided by management.

