

FORM - 3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Name of Real Estate Project : SANDESH NAGARI

Cost of Real Estate Project Maha RERA Registration Number – P50500007397

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
1. (i) LAND COST :			
a.	Acquisition Cost of Land or Development Rights, lease Premium, Lease Rent, Interest Cost incurred or payable on Land Cost and Legal Cost	3,37,41,119/-	3,37,41,119/-
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 or any Statutory Authority	Nil	Nil
c.	Acquisition Cost of TDR (if any)	Nil	Nil
d.	Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	Nil	Nil
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).		

(Contd....2)



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	(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,	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
Sub – Total of LAND COST :			3,37,41,119/-	3,37,41,119/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION :				
a.	(i)	Estimated Cost of Construction as Certified by Engineer	3,48,00,000/-	
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA		73,43,569/-
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).			
	(iii)	On-site 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 directly incurred to complete the construction of the entire phase of the project registered.	Nil	Nil
b.		Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	16,78,020/-	16,78,020/-



(Contd....3)

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c.	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 ;	Nil	Nil
Sub – Total of DEVELOPMENT COST :		3,64,78,020/-	90,21,589/-
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	7,02,19,139/-	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii) of Incurred Column]	4,27,62,708/-	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	Not Applicable	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	60.90%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost*Proportion of Cost incurred (Sr. number 2*Sr. number 5)	4,27,62,708/-	
7.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. (Based on Circular No. 7/2017)	4,27,62,708/-	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	Nil	

Note :

- (1) This Certificate is being issued for RERA compliance for Ramdeo P. Agrawal, Nagpur and is based on the records and documents produced before me and explanations provided to me by the promoter of the Project.
- (2) Estimated cost of Construction is as certified by Engineer.
- (3) No on site expenses have been estimated separately as the same has been estimated to be included in the aforesaid clause 1(ii)(a)(iii) of this certificate.

Yours Faithfully

Nagpur, dated the,
31st January, 2018

(Issued in Duplicate)



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

S. Rasul

(SAJJAD RASSUL)
Proprietor (M.No. 108933)
(Contd...4)

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(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) (calculated as per the Form IV)	2,74,56,431/-
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)	4,52,95,348/-
3	(i) Balance Unsold Area (Sq. Mtr.) (to be certified by management and to be verified by CA from the records and books of accounts)	4,489.13
	(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	2,24,45,650/-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	6,77,40,998/-
5	Amount to be deposited in Designated Account - 70 % or 100%	4,74,18,699/- (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 Account.		

This certificate is being issued for RERA compliance for Ramdeo P. Agrawal, Nagpur as on 31st December, 2017 and is based on the records and documents produced before me and explanations provided to me by the promoter of the project.



Nagpur, dated the,
31st January, 2018

(Issued in Duplicate)

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

S. Rasul

(SAJJAD RASSUL)
Proprietor (M.No. 108933)

PROJECT NAME : SANDESH NAGARI

ANNEXURE A

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

SOLD INVENTORY

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount
1	004	126.65	6,81,630	6,81,630	-
2	005	126.65	6,50,000	6,50,000	-
3	007	126.65	6,81,630	6,81,630	-
4	008	250.32	11,85,553	11,85,553	-
5	009	253.28	14,99,465	14,99,465	-
6	010	256.50	15,18,528	15,18,528	-
7	011	256.50	15,18,528	15,18,528	-
8	012	256.50	15,18,528	15,18,528	-
9	013	256.50	15,18,528	15,18,528	-
10	017	280.00	16,57,656	16,57,656	-
11	018	280.00	16,57,656	16,57,656	-
12	021	272.28	16,11,951	16,11,951	-
13	022	264.28	14,22,355	14,22,355	-
14	026	238.35	12,82,800	12,82,800	-
15	029	150.00	8,87,700	8,87,700	-
16	030	150.00	8,47,665	8,47,665	-
17	031	150.00	8,88,030	8,88,030	-
18	033	150.00	8,87,700	8,87,700	-
19	034	150.00	8,55,738	8,55,738	-
20	035	150.00	8,71,884	8,71,884	-
21	036	150.00	9,28,050	9,28,050	-
22	037	280.58	17,81,894	17,81,894	-
23	045	126.00	6,77,990	6,77,990	-
24	047	258.28	14,31,766	14,31,766	-
25	049	215.46	13,33,545	13,33,545	-
26	055	154.00	8,45,405	8,45,405	-
27	060	154.00	8,30,485	8,30,485	-
28	065	150.00	7,52,000	7,52,000	-
29	067	150.00	8,07,300	8,07,300	-
30	070	250.28	15,49,044	15,49,044	-
31	076	252.32	12,62,000	12,62,000	-
32	079	147.00	7,60,000	7,60,000	-
33	088	271.28	14,60,000	14,60,000	-
34	090	126.33	6,80,000	6,80,000	-
35	095	139.50	6,97,500	6,97,500	-



SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-A, Sadiquabad,
Mankapur,
Nagpur - 440029
Phone - 2581424

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount
36	100	188.72	10,66,475	10,66,475	-
37	106	140.33	7,55,202	7,55,202	-
38	118	251.28	12,71,250	12,71,250	-
39	121	154.88	9,58,600	9,58,600	-
40	129	251.33	12,71,495	12,71,495	-
41	141	170.24	9,52,880	9,52,880	-
42	024	260.32	15,41,144	15,41,144	-
43	056	154.00	8,47,070	8,47,070	-
44	057	154.00	8,47,070	8,47,070	-
45	097	263.53	15,00,000	15,00,000	-
46	111	145.12	7,81,000	7,81,000	-
47	120	154.88	8,33,565	8,33,565	-
48	127	159.68	8,93,773	8,93,773	-
49	128	251.48	14,21,175	14,21,175	-
50	015	274.08	16,22,593	15,82,723	39,870
51	001	250.32	14,14,570	5,11,000	9,03,570
52	002	126.65	7,49,786	2,00,000	5,49,786
53	003	126.65	6,81,624	2,11,000	4,70,624
54	006	126.65	7,15,705	4,16,000	2,99,705
55	014	253.28	14,99,454	6,94,500	8,04,954
56	016	280.00	15,06,946	11,02,085	4,04,861
57	019	280.00	15,82,293	5,10,000	10,72,293
58	020	280.00	16,57,641	13,11,000	3,46,641
59	023	256.32	19,31,314	1,94,000	12,72,452
60	025	238.35	14,11,067	9,40,718	4,70,349
61	027	269.78	14,49,039	12,00,000	2,49,039
62	028	272.93	15,01,211	12,10,000	2,91,211
63	032	150.00	8,88,022	4,39,500	4,48,522
64	039	126.00	7,45,938	1,59,000	5,86,938
65	040	126.00	7,45,938	11,000	7,34,938
66	041	126.00	7,45,938	6,46,474	99,464
67	042	126.00	7,32,376	1,81,000	5,51,376
68	043	126.00	7,12,032	1,90,000	5,22,032
69	044	126.00	6,91,688	4,75,000	2,16,688
70	046	126.00	6,78,126	5,06,299	1,71,828
71	048	251.28	13,52,376	12,63,216	89,160
72	051	215.46	13,33,534	4,25,000	9,08,534
73	052	215.46	12,75,554	5,51,000	7,24,554
74	053	251.28	14,33,519	7,50,000	6,83,519
75	054	269.62	15,23,635	13,74,500	1,49,135
76	058	154.00	8,28,820	4,70,000	3,58,820
77	059	154.00	9,78,008	4,60,000	5,18,008
78	063	150.00	7,91,147	1,19,000	6,72,147
79	064	150.00	8,47,657	11,000	8,36,657
80	066	150.00	7,51,993	3,43,000	4,08,993
81	068	150.00	8,07,293	4,46,000	3,61,293
82	069	279.08	14,71,955	7,86,000	6,85,955



Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount
83	073	240.60	14,89,140	9,16,000	5,73,140
84	074	240.60	12,04,265	2,75,000	9,29,265
85	075	250.28	12,64,289	10,81,000	1,83,289
86	077	147.00	7,35,775	2,25,000	5,10,775
87	078	147.00	7,91,147	1,97,788	5,93,359
88	080	147.00	7,99,992	2,00,000	5,99,992
89	081	147.00	7,91,147	1,49,000	6,42,147
90	082	147.00	7,91,147	5,11,000	2,80,147
91	086	201.66	10,41,911	4,00,000	6,41,911
92	087	201.66	10,09,375	8,40,000	1,69,375
93	089	251.13	13,51,569	7,60,000	5,91,569
94	091	126.33	7,47,892	1,81,000	5,66,892
95	092	126.33	7,34,294	2,00,000	5,34,294
96	093	126.33	8,29,619	1,10,000	7,19,619
97	094	267.92	18,11,000	4,52,000	13,59,000
98	096	139.50	7,13,243	5,00,000	2,13,243
99	098	271.28	16,79,018	12,31,000	4,48,018
100	099	188.79	10,09,125	6,61,000	3,48,125
101	102	160.32	8,28,321	4,60,163	3,68,158
102	103	264.28	17,35,257	1,75,000	15,60,257
103	104	256.28	13,79,286	12,90,500	88,786
104	105	140.33	7,93,011	6,25,000	1,68,011
105	107	140.33	8,76,089	2,55,000	6,21,089
106	108	140.32	9,00,000	1,80,100	7,19,900
107	109	145.12	7,81,029	11,000	7,70,029
108	110	145.12	8,98,150	8,00,000	98,150
109	112	145.12	8,27,890	5,70,000	2,57,890
110	113	256.28	12,82,750	4,85,000	7,97,750
111	114	264.28	14,50,000	6,62,500	7,87,500
112	115	139.20	7,86,626	3,50,000	4,36,626
113	119	251.48	12,85,780	5,00,000	7,85,780
114	124	159.68	9,45,329	1,45,000	8,00,329
115	125	159.68	8,93,765	6,55,000	2,38,765
116	126	159.68	8,93,773	6,55,000	2,38,773
117	132	140.00	9,04,168	5,00,000	4,04,168
118	134	256.28	15,17,395	11,000	15,06,395
119	135	165.28	8,89,529	3,10,000	5,79,529
120	136	165.28	9,07,319	2,10,000	6,97,319
121	137	165.28	11,56,387	4,60,000	6,96,387
122	138	165.28	10,49,644	5,60,000	4,89,644
123	139	170.24	9,34,554	4,09,000	5,25,554
124	140	170.24	8,52,000	55,000	7,97,000
125	142	170.24	9,16,230	2,49,500	6,66,730
126	143	256.28	15,44,814	8,00,000	7,44,814
127	144	264.28	14,93,453	6,27,040	8,66,413
128	145	159.04	8,75,787	8,00,000	75,787
129	146	159.05	8,75,848	7,00,000	1,75,848



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Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount
130	149	256.49	16,28,891	1,05,000	15,23,891
		25,084.64		9,65,76,809	4,52,95,348



PROJECT NAME : SANDESH NAGARI

ANNEXURE A (CONTD.)

Unsold Inventory Valuation

**Ready Recknor rate as on the date of Certificate of the Commercial
Premises Rs.5000/- per Sq. Meters**

Sr. No.	PLOT NO.	CARPET AREA (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
1	038	266.42	5,000.00	13,32,100.00
2	050	215.46	5,000.00	10,77,300.00
3	061	277.34	5,000.00	13,86,700.00
4	062	286.95	5,000.00	14,34,750.00
5	071	240.60	5,000.00	12,03,000.00
6	072	240.60	5,000.00	12,03,000.00
7	083	260.48	5,000.00	13,02,400.00
8	084	277.40	5,000.00	13,87,000.00
9	085	286.54	5,000.00	14,32,700.00
10	101	160.32	5,000.00	8,01,600.00
11	116	139.17	5,000.00	6,95,850.00
12	117	250.56	5,000.00	12,52,800.00
13	122	154.88	5,000.00	7,74,400.00
14	123	154.88	5,000.00	7,74,400.00
15	130	253.77	5,000.00	12,68,850.00
16	131	140.00	5,000.00	7,00,000.00
17	133	264.28	5,000.00	13,21,400.00
18	147	354.54	5,000.00	17,72,700.00
19	148	264.94	5,000.00	13,24,700.00
	TOTAL:	4489.13		2,24,45,650

