SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

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

As on 31st March, 2018.

Sr. No.	Particulars	Amount Estimated (In Rs.)	Amount 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		1,16,66,927
	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
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**	**1,33,44,947**

(Contd....3)

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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)**	4,70,86,066
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%)	67.06%
6.	Amount which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of Cost incurred (Sr. No.2 * Sr. No.5)**	4,70,86,066
7.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	4,70,86,066
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	-

Note :

(1) This Certificate is being issued for RERA compliance for Ramdeo P. Agrawal and is based on the records and documents produced before me and explanations provided to me by the Promotor of the project.

(2) Estimated cost of Construction in 1(ii)(a)(i) is as certified by Engineer.

(3) No On-site expenses have been estimated separetly as the same has been estimated to be included in the aforesaid clasue 1(ii)(a)(i) of this 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.

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

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

Nagpur, dated the,
12th June, 2018.

(Issued in Duplicate)

SAJJAD RASUL & CO. NAGPUR CHARTERED ACCOUNTANTS

(Contd...4)

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

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

(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)~~	2,31,33,073
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)	4,68,51,225
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)	3,739.11
	(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	1,86,95,550
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	6,55,46,775
5	Amount to be deposited in Designated Account - 70 % or 100%	4,58,82,743
		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.		

(1) This Certificate is being issued for RERA compliance for Ramdeo P. Agrawal, Nagpur as on 31st March, 2018 and is based on the records and documents produced before me and explanations provided to me by the Promotor of the project.

(2) The inventory/ no. of units of the project is as per Deed of Declaration/Correction.

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

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

Nagpur, dated the,
12th June, 2018.

(Issued in Duplicate)

PROJECT NAME : SANDESH NAGARI
RERA NO. : P50500007397

ANNEXURE A

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

SOLD INVENTORY

As on 31st March, 2018.

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount Receiveable
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	-

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount Receiveable
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	-
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	52	215.46	12,75,565	12,75,565	-
51	015	274.08	16,22,593	15,82,723	39,870
52	001	250.32	14,14,570	5,11,000	9,03,570
53	002	126.65	7,49,786	2,00,000	5,49,786
54	003	126.65	6,81,624	2,11,000	4,70,624
55	006	126.65	7,15,705	4,16,000	2,99,705
56	014	253.28	14,99,454	6,94,500	8,04,954
57	016	280.00	15,06,946	12,02,085	3,04,861
58	019	280.00	15,82,293	5,10,000	10,72,293
59	020	280.00	16,57,641	13,11,000	3,46,641
60	023	256.32	19,31,314	11,94,000	7,37,314
61	025	238.35	14,11,067	9,40,718	4,70,349
62	027	269.78	14,49,039	12,00,000	2,49,039
63	028	272.93	15,01,211	12,10,000	2,91,211
64	032	150.00	8,88,022	4,39,500	4,48,522
65	039	126.00	7,45,938	1,59,000	5,86,938
66	040	126.00	7,45,938	11,000	7,34,938
67	041	126.00	7,45,938	6,46,474	99,464
68	042	126.00	7,32,376	1,81,000	5,51,376
69	043	126.00	7,12,032	1,90,000	5,22,032
70	044	126.00	6,91,688	4,75,000	2,16,688
71	046	126.00	6,78,126	5,06,299	1,71,828
72	048	251.28	13,52,376	12,63,216	89,160
73	051	215.46	13,33,534	4,25,000	9,08,534
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	5,04,000	3,24,820

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount Receiveable
77	059	154.00	9,78,008	5,60,000	4,18,008
78	063	150.00	7,91,147	1,19,000	6,72,147
79	064	150.00	8,47,657	9,000	8,38,657
80	066	150.00	7,51,993	3,43,000	4,08,993
81	068	150.00	8,07,293	4,96,000	3,11,293
82	069	279.08	14,71,955	7,86,000	6,85,955
83	071	240.60	16,83,376	1,68,337	15,15,039
84	073	240.60	14,89,140	9,16,000	5,73,140
85	074	240.60	12,04,265	2,75,000	9,29,265
86	075	250.28	12,64,289	10,81,000	1,83,289
87	077	147.00	7,35,775	2,75,000	4,60,775
88	078	147.00	7,91,147	1,97,788	5,93,359
89	080	147.00	7,99,992	2,00,000	5,99,992
90	081	147.00	7,91,147	1,49,000	6,42,147
91	082	147.00	7,91,147	5,11,000	2,80,147
92	086	201.66	10,41,911	4,00,000	6,41,911
93	087	201.66	10,09,375	8,40,000	1,69,375
94	089	251.13	13,51,569	8,50,000	5,01,569
95	091	126.33	7,47,892	2,81,000	4,66,892
96	092	126.33	7,34,294	2,00,000	5,34,294
97	093	126.33	8,29,619	1,10,000	7,19,619
98	094	267.92	18,11,000	4,61,000	13,50,000
99	096	139.50	7,13,243	5,50,000	1,63,243
100	098	271.28	16,79,018	12,31,000	4,48,018
101	099	188.79	10,09,125	6,61,000	3,48,125
102	102	160.32	8,28,321	4,60,163	3,68,158
103	103	264.28	17,35,257	1,75,000	15,60,257
104	104	256.28	13,79,286	12,90,500	88,786
105	105	140.33	7,93,011	6,25,000	1,68,011
106	107	140.33	8,76,089	2,55,000	6,21,089
107	108	140.32	9,00,000	-	9,00,000
108	109	145.12	7,81,029	11,000	7,70,029
109	110	145.12	8,98,150	8,00,000	98,150
110	112	145.12	8,27,890	5,70,000	2,57,890
111	113	256.28	12,82,750	4,85,000	7,97,750
112	114	264.28	14,50,000	6,62,500	7,87,500
113	115	139.20	7,86,626	3,50,000	4,36,626
114	119	251.48	12,85,780	5,00,000	7,85,780
115	122	154.88	9,00,000	2,00,100	6,99,900
116	124	159.68	9,45,329	1,45,000	8,00,329
117	125	159.68	8,93,765	6,55,000	2,38,765
118	126	159.68	8,93,773	6,55,000	2,38,773
119	132	140.00	9,04,168	5,00,000	4,04,168
120	134	256.28	15,17,395	11,000	15,06,395

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Amount Received till date	Balance Amount Receiveable
121	135	165.28	8,89,529	3,10,000	5,79,529
122	136	165.28	9,07,319	2,10,000	6,97,319
123	137	165.28	11,56,387	6,60,000	4,96,387
124	138	165.28	10,49,644	6,60,000	3,89,644
125	139	170.24	9,34,554	4,09,000	5,25,554
126	140	170.24	8,52,000	55,000	7,97,000
127	142	170.24	9,16,230	2,49,500	6,66,730
128	143	256.28	15,44,814	8,00,000	7,44,814
129	144	264.28	14,93,453	6,27,040	8,66,413
130	145	159.04	9,00,000	9,00,000	-
131	146	159.05	8,75,848	8,50,000	25,848
132	147	354.54	19,08,130	3,80,813	15,27,317
133	149	256.49	16,28,891	1,05,000	15,23,891
		25,834.66		**10,00,01,524**	**4,68,51,225**

PROJECT NAME : SANDESH NAGARI
RERA NO. : P50500007397

ANNEXURE A (CONTD.)

UNSOLD INVENTORY VALUATION

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

As on 31st March, 2018.

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	072	240.60	5,000.00	12,03,000.00
6	083	260.48	5,000.00	13,02,400.00
7	084	277.40	5,000.00	13,87,000.00
8	085	286.54	5,000.00	14,32,700.00
9	101	160.32	5,000.00	8,01,600.00
10	116	139.17	5,000.00	6,95,850.00
11	117	250.56	5,000.00	12,52,800.00
12	123	154.88	5,000.00	7,74,400.00
13	130	253.77	5,000.00	12,68,850.00
14	131	140.00	5,000.00	7,00,000.00
15	133	264.28	5,000.00	13,21,400.00
16	148	264.94	5,000.00	13,24,700.00
	TOTAL:	**3,739.11**		**1,86,95,550.00**

***ASR Rate as provided by Management.**