PARESH JAIRAM TANK & Co.
CHARTERED ACCOUNTANTS

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FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number – TO BE APPLIED FOR

PROJECT NAME – SDPL PARADISE II

PROMOTERS NAME – M/S SANDEEP DWELLERS PRIVATE LIMITED

Sr. No.	Particulars		Amount (Rs.) Estimated	Incurred
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	91,79,875	91,79,875
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	NIL	NIL
	c.	Acquisition cost of TDR (if any)		
	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	**5,97,877**	**5,97,877**
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL

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	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	NIL	NIL
		(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,	NIL	NIL
		(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.	NIL	NIL
		Sub-Total of LAND COST	**97,77,752**	**97,77,752**
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	**5,22,78,750**	**2,63,42,350**
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		**2,61,39,375 Lower**
		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, consultants fees, site overheads, development works, cost of services	**94,81,250**	**50,00,000** **32,36,349 Lower**



		(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.		
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	**2,00,000**	**25,000**
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	**96,81,250**	**42,97,653**
		Sub-Total of Development Cost	**7,16,41,250**	**3,36,98,377**

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**8,14,19,002**
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**4,34,76,129**
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	**50.60%**
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	**53.40 %**
6.	**Amount Which can be withdrawn from the Designated Account** Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) **Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**4,34,76,129** **NIL**
7.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**4,34,76,129**

Rajesh Jairam Tank & Co. F. No. 139681W Chartered Accountants

This certificate is being issued for RERA compliance for Sandeep Dwellers Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank
(Partner)
(Membership Number - 103605)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	3,79,42,873
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)	NIL
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	2363 Sq.mts 6,14,34,516
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	6,14,34,516
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 of the balance receivables of ongoing project will be deposited in designated Account	70%



This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Paresh Jairam Tank & Co.
Chartered Accountants

26/10/17

Paresh Jairam Tank
(Partner)
(Membership Number - 103605)

Paresh Jairam Tank & Co. F. No. 139681W Chartered Accountants

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	NIL	NIL	NIL	NIL	NIL

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential /commercial premises Rs 26000 per sm.

Sr. No.	Flat No.	Carpet Area (Sq.mts.)	No. of units	Unsold area	Unit Consideration as per Ready Reckoner Rate (ASR)
1	101/ 301/ 501/ 701/ 901	58.87	5	353.20	91,83,096
2	302/ 502/ 702/ 902	52.47	4	251.88	65,48,755
3	303/ 503/ 703/ 903	52.65	4	252.73	65,71,094
4	104/ 304/ 504/ 704/ 904	53.97	5	323.80	84,18,696
5	201/ 401/ 601/ 801	58.87	4	282.56	73,46,477
6	202/ 402/ 602/ 802	52.47	4	251.88	65,48,755
7	203/ 403/ 603/ 803	52.65	4	252.73	65,71,094
8	204/ 404/ 604/ 804	53.97	4	259.04	67,34,957
9	102	56.19	1	67.42	17,53,003
10	103	56.37	1	67.64	17,58,588
Total			**36**	**2,362.87**	**6,14,34,516**

Paresh Jairam Tank & Co. F. No. 139681W Chartered Accountants