

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 30th September, 2020.

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) (Refer Note No. 6)	14,78,68,300	14,78,68,300
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	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).		
	(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 :		14,78,68,300	14,78,68,300



(Contd...2)

(2)

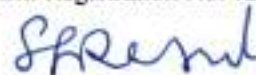
As on 30th September, 2020.

(ii) DEVELOPMENT COST / COST OF CONSTRUCTION :			
a.	Estimated Cost of Construction as Certified by Engineer	3,48,00,000	
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)		2,73,51,270
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.	Nil	Nil
d.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	16,78,020	39,80,586
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 ;	Nil	Nil
Sub - Total of DEVELOPMENT COST :		3,64,78,020	3,13,31,856
2	Total Cost of the Project (Estimated and Actual)	18,43,46,320	17,92,00,156
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost.	97.21%	
4	Amount which can be withdrawn from the Designated Account		17,92,00,156
5	Less : Amount withdrawn till date of this certificate from the Designated Account		13,55,24,327
6	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		4,36,75,829

Note :

- (1) This Certificate is being issued for RERA compliance for Ramdeo P. Agrawal and is based on the records and documents (unaudited) 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 separately as the same has been estimated to be included in the aforesaid clause 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.
- (6) 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. 17/08/2017 has been reckoned to be Rs.14,78,68,300/- as per certificate dated 01/09/2019 issued by Advocate Shri. Sandeep M. Khedkar.

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


(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN - 21108933AAAA6T3103
(Contd...3)



Nagpur, dated the,
30th November, 2020.

(Issued in Duplicate)

(3)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

As on 30th September, 2020.

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	51,46,164
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)	1,23,18,230
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)	3,963.94
	(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	2,16,03,475
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,39,21,705
5	Amount to be deposited in Designated Account - 70 % or 100%	2,37,45,194
		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 Ramdeo P. Agrawal, Nagpur and is based on the records and documents (unaudited) 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 Sanction Map.

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



Sajjad Rasul

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN - 21108933AAAA4T3403

Nagpur, dated the,
30th November, 2020.

(Issued in Duplicate)

ANNEXURE A**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project****SOLD INVENTORY****PROJECT NAME : SANDESH NAGARI****RERA NO. : P50500007397****As on 30th September, 2020.**

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Received	Balance Amount Receivable
1	3	126.65	6,81,630	6,81,630	-
2	4	126.65	6,81,630	6,81,630	-
3	5	126.65	6,50,000	6,50,000	-
4	6	126.65	7,15,712	7,15,712	-
5	7	126.65	6,81,630	6,81,630	-
6	8	250.32	11,85,553	11,85,553	-
7	9	253.28	14,99,465	14,99,465	-
8	10	256.50	15,18,528	15,18,528	-
9	11	256.50	15,18,528	15,18,528	-
10	12	256.50	15,18,528	15,18,528	-
11	13	256.50	15,18,528	15,18,528	-
12	14	253.28	14,99,465	14,99,465	-
13	15	274.08	16,22,593	16,22,593	-
14	16	280.00	15,06,946	15,06,946	-
15	17	280.00	16,57,656	16,57,656	-
16	18	280.00	16,57,656	16,57,656	-
17	20	280.00	16,57,656	16,57,656	-
18	21	272.28	16,11,951	16,11,951	-
19	22	264.28	14,22,355	14,22,355	-
20	23	256.32	19,31,314	19,31,314	-
21	24	260.32	15,41,144	15,41,144	-
22	25	238.35	14,11,075	14,11,075	-
23	26	238.35	12,82,800	12,82,800	-
24	27	269.78	14,49,057	14,49,057	-
25	28	272.93	15,01,220	15,01,220	-
26	29	150.00	8,87,700	8,87,700	-
27	30	150.00	8,47,665	8,47,665	-
28	31	150.00	8,88,030	8,88,030	-
29	32	150.00	8,88,022	8,88,022	-
30	33	150.00	8,87,700	8,87,700	-
31	34	150.00	8,55,738	8,55,738	-
32	35	150.00	8,71,884	8,71,884	-
33	36	150.00	9,28,050	9,28,050	-
34	37	280.58	17,81,894	17,81,894	-
35	41	126.00	7,45,943	7,45,943	-
36	42	126.00	7,32,376	7,32,376	-
37	44	126.00	6,91,688	6,91,688	-
38	45	126.00	6,77,990	6,77,990	-

PROJECT NAME : SANDESH NAGARI
RERA NO. : P50500007397

As on 30th September, 2020.

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Received	Balance Amount Receivable
39	46	126.00	6,78,132	6,78,132	-
40	47	258.28	14,31,766	14,31,766	-
41	48	251.28	13,52,376	13,52,376	-
42	49	215.46	13,33,545	13,33,545	-
43	51	215.46	13,33,425	13,33,425	-
44	52	215.46	12,75,565	12,75,565	-
45	53	251.28	14,33,532	14,33,532	-
46	54	269.62	15,23,649	15,23,649	-
47	55	154.00	8,45,405	8,45,405	-
48	56	154.00	8,47,070	8,47,070	-
49	57	154.00	8,47,070	8,47,070	-
50	58	154.00	8,28,828	8,28,828	-
51	59	154.00	9,78,013	9,78,013	-
52	60	154.00	8,30,485	8,30,485	-
53	63	150.00	7,91,154	7,91,154	-
54	64	150.00	9,84,906	9,84,906	-
55	65	150.00	7,52,000	7,52,000	-
56	67	150.00	8,07,300	8,07,300	-
57	69	279.08	14,71,965	14,71,965	-
58	70	250.28	15,49,044	15,49,044	-
59	72	240.60	17,48,120	17,48,120	-
60	74	240.60	12,04,265	12,04,265	-
61	76	252.32	12,62,000	12,62,000	-
62	78	147.00	7,91,147	7,91,147	-
63	79	147.00	7,60,000	7,60,000	-
64	80	147.00	8,00,000	8,00,000	-
65	82	147.00	7,91,150	7,91,150	-
66	87	201.66	10,09,375	10,09,375	-
67	88	271.28	14,60,000	14,60,000	-
68	90	126.33	6,80,000	6,80,000	-
69	91	126.33	7,47,895	7,47,895	-
70	92	126.33	7,34,294	7,34,294	-
71	94	267.92	20,18,723	20,18,723	-
72	95	139.50	6,97,500	6,97,500	-
73	97	263.53	15,00,000	15,00,000	-
74	98	271.28	16,79,018	16,79,018	-
75	99	188.79	10,16,065	10,16,065	-
76	100	188.72	10,66,475	10,66,475	-
77	103	264.28	17,35,267	17,35,267	-
78	104	256.28	13,79,798	13,79,798	-
79	105	140.33	7,93,000	7,93,000	-
80	106	140.33	7,55,202	7,55,202	-
81	107	140.33	8,76,089	8,76,089	-

PROJECT NAME : SANDESH NAGARI**RERA NO. : P50500007397****As on 30th September, 2020.**

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Received	Balance Amount Receivable
82	109	145.12	10,15,345	10,15,345	-
83	110	145.12	8,98,150	8,98,150	-
84	111	145.12	7,81,000	7,81,000	-
85	112	145.12	8,27,890	8,27,890	-
86	114	264.28	14,50,000	14,50,000	-
87	115	139.20	7,86,633	7,86,633	-
88	118	251.28	12,71,250	12,71,250	-
89	120	154.88	8,33,565	8,33,565	-
90	121	154.88	9,58,600	9,58,600	-
91	122	154.88	8,83,574	8,83,574	-
92	126	159.68	8,93,773	8,93,773	-
93	127	159.68	8,93,773	8,93,773	-
94	128	251.48	14,21,175	14,21,175	-
95	129	251.33	12,71,495	12,71,495	-
96	132	140.00	9,04,176	9,04,176	-
97	133	264.28	20,62,190	20,62,190	-
98	135	165.28	8,89,850	8,89,850	-
99	136	165.28	9,07,500	9,07,500	-
100	141	170.24	9,52,880	9,52,880	-
101	142	170.24	9,16,230	9,16,230	-
102	143	256.28	15,44,814	15,44,814	-
103	144	264.28	14,93,467	14,93,467	-
104	145	159.04	9,75,787	9,75,787	-
105	146	159.05	9,75,846	9,75,846	-
106	147	354.54	19,08,130	19,08,130	-
107	149	256.49	16,28,901	16,28,901	-
Total (a)		21,205.39	12,23,53,907	12,23,53,907	-
108	1	250.32	14,14,570	5,11,000	9,03,570
109	2	126.65	7,49,786	2,00,000	5,49,786
110	19	280.00	19,74,118	6,94,824	12,79,294
111	43	126.00	6,88,000	5,000	6,83,000
112	50	215.46	16,81,427	7,70,000	9,11,427
113	66	150.00	7,51,993	3,43,000	4,08,993
114	68	150.00	8,07,293	5,46,000	2,61,293
115	71	240.60	16,83,376	1,68,337	15,15,039
116	73	240.60	14,89,140	9,16,000	5,73,140
117	75	250.28	12,64,289	10,81,000	1,83,289
118	77	147.00	7,35,775	5,95,000	1,40,775
119	81	147.00	8,00,000	1,00,000	7,00,000
120	86	201.66	10,41,911	5,50,000	4,91,911
121	89	251.13	13,51,569	13,30,000	21,569
122	96	139.50	7,13,243	6,00,000	1,13,243
123	102	160.32	8,28,321	5,60,163	2,68,158

PROJECT NAME : SANDESH NAGARI
RERA NO. : P50500007397

As on 30th September, 2020.

Sr. No.	Plot No.	Area in Sq. Mtr	Selling Price	Total Received	Balance Amount Receivable
124	113	256.28	12,82,750	9,85,000	2,97,750
125	119	251.48	12,85,780	5,00,000	7,85,780
126	124	159.68	9,10,959	91,096	8,19,863
127	125	159.68	8,93,765	6,55,000	2,38,765
128	137	165.28	11,56,387	7,00,000	4,56,387
129	138	165.28	10,49,644	8,60,000	1,89,644
130	139	170.24	9,34,554	4,09,000	5,25,554
Total (b)		4,404.44	2,54,88,650	1,31,70,420	1,23,18,230
Total (a+b)		25,609.83	14,78,42,557	13,55,24,327	1,23,18,230



ANNEXURE A (CONTD.)**UNSOLD INVENTORY VALUATION**

Ready Recknor rate as on the date of Certificate of the Commercial Premises Rs. 5,450/- per
Sq. Meters

PROJECT NAME : SANDESH NAGARI

RERA NO. : P50500007397

As on 30th September, 2020.

Sr. No.	Plot No.	Carpet Area (In Sq. Mtrs)	Rate of ASR	Unit consideration as per Ready Recknor Rate (ASR)
1	038	266.42	5,450	14,51,989
2	039	126.00	5,450	6,86,700
3	040	126.00	5,450	6,86,700
4	061	277.34	5,450	15,11,503
5	062	286.95	5,450	15,63,878
6	083	260.48	5,450	14,19,616
7	084	277.40	5,450	15,11,830
8	085	286.54	5,450	15,61,643
9	093	126.33	5,450	6,88,499
10	101	160.32	5,450	8,73,744
11	108	140.32	5,450	7,64,744
12	116	139.17	5,450	7,58,477
13	117	250.56	5,450	13,65,552
14	123	154.88	5,450	8,44,096
15	130	253.77	5,450	13,83,047
16	131	140.00	5,450	7,63,000
17	134	256.28	5,450	13,96,726
18	140	170.24	5,450	9,27,808
19	148	264.94	5,450	14,43,923
TOTAL :		3,963.94		2,16,03,475

*ASR Rate as provided by Management.

