



PARESH JAIRAM TANK & CO

CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp. Dhanoli Garden Main Gate, Bhilvapurkar Marg, Dhanoli Nagpur-440012

Tel : 0712-2447602,

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 - P50500006021

PROJECT NAME – SDPL PARADISE II
PROMOTER NAME – SANDEEP DWELLERS PVT LTD

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
	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



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	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr.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 number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	4,34,76,129 NIL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	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,34,76,129

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.

(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


Paresh Jairam Tank
(Partner)
Membership No. 103605

Dated ~~21 Dec 18~~
02/02/2019

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

