

M/S G A D & ASSOCIATES	
Shop no. 19, Upper Ground Floor, Mahaveer Market, Shyam Square, Amravati - 444601	
Mob. No. +91 7020387041	email id - cadassociates@gmail.com , caankittalreja@gmail.com

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,
R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) (1st Floor, Mohata Nikunj, Canal Road, Ramdaspeth, Opp. Shriram Bhavan, Nagpur-440010)

Sub:- Certificate of Financial Progress of Work of Sandesh City Apartments 3 MahaRERA Registration Number P50500012459 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)

Sir,
This certificate is being issued for RERA compliance for the Sandesh City Apartments 3 having MahaRERA Registration Number P50500012459 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures 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 Quarter Ending 30th June 2021

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
	Estimated Cost	
	(At the time of Registration of project)	
1	Land Cost	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,70,16,170
b)	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	25,07,686
c)	Estimated Acquisition cost of TDR (if any)	-
d)	Estimated 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	2,66,132
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-
f)	Under Rehabilitation Scheme:	
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-
(ii)	Estimated 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
(iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	2,97,89,988
	Development Cost/ Cost of Construction of Building:	
(a)	Estimated Cost of Construction as certified by Engineer	5,63,81,262
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
(c)	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	84,96,538
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,39,047
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction:-	35,01,389
	Sub-Total of DEVELOPMENT COST	6,85,18,236
	Total Cost of The project (Estimated)	9,83,08,224

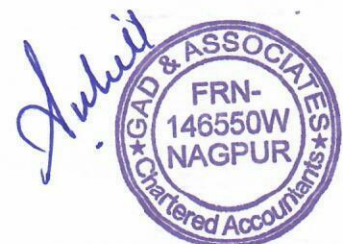


Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	Land Cost	2,70,16,170
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	20,75,067
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	d) Amounts paid 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	2,66,132
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	
	(i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	-
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	(ii) Incurred Expenditure 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towards 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.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	2,93,57,369
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the Estimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	4,46,35,639
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	54,90,748
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	35,01,389
	Sub-Total of DEVELOPMENT COST	5,36,27,776
3	Total Cost of The project (Actual incurred as on date of certificate)	8,29,85,145
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	84.41
5	Amount which can be withdrawn from the Designated Account.	8,29,85,145
6	Less: Amount withdrawn till date of this certificate from the Designated Account	4,05,19,922
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,24,65,223

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit Talreja

CA. Ankit Talreja
Nagpur
04th December 2023
UDIN :23177608BGSML2058



Date:- 04/12/2023
Place:- Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,53,23,079
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	2,01,99,659
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	349.36
	(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 Table C to this certificate	1,36,28,184
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,38,27,843
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 balance receivables of ongoing project will be deposited in designated Account)	2,36,79,490

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	4,40,90,022
3	Withdrawals	4,05,19,922
4	Closing Balance	35,70,100

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit Talreja

CA. Ankit Talreja
Nagpur
04th December 2023
UDIN :23177608BGSML2058



Date:- 04/12/2023
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Bungalow No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	1.00	87.340	44,00,000	39,53,048	4,46,952
2	2.00	87.340	46,00,000	40,28,575	5,71,425
3	3.00	87.340	39,00,000	33,38,094	5,61,906
4	4.00	87.340	42,00,000	37,62,856	4,37,144
5	5.00	87.340	42,85,715	38,66,397	4,19,318
6	6.00	87.340	43,30,000	35,24,764	8,05,236
7	7.00	87.340	42,84,100	21,90,474	20,93,626
8	8.00	87.340	45,50,000	42,38,096	3,11,904
9	9.00	87.340	45,50,000	42,38,096	3,11,904
10	10.00	87.340	43,00,000	39,59,263	3,40,737
11	11.00	87.340	39,61,250	13,83,169	25,78,081
12	12.00	87.340	45,00,000	39,99,048	5,00,952
13	14.00	87.340	48,00,000	34,31,238	13,68,762
14	15.00	87.340	45,86,250	42,62,856	3,23,394
15	16.00	87.340	42,84,100	41,88,892	95,208
16	17.00	87.340	47,00,000	43,66,666	3,33,334
17	18.00	87.340	46,00,000	7,52,382	38,47,618
18	20.00	87.340	43,24,000	48,572	42,75,428
19	23.00	87.340	40,29,990	34,53,260	5,76,730
TOTAL		1,659.46	8,31,85,405	6,29,85,746	2,01,99,659

Unsold Inventory

Sr. No.	Bungalow No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	13.00	87.340	3407046
2	19.00	87.340	3407046
3	21.00	87.340	3407046
4	22.00	87.340	3407046
Total		349.36	1,36,28,184.00

