SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

8-A, Sadgurukul,
Mankapur,
Nagpur - 440024
Phone - 2581424

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Name of Real Estate Project : SANDESH DAWA BAZAAR

Cost of Real Estate Project Maha RERA Registration Number – NOT AVAILABLE

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. 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	2,01,40,358/-	2,01,40,358/-
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	27,53,435/-	27,53,435/-
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 :	**2,28,93,793/-**	**2,28,93,793/-**
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION :				
a.	(i)	Estimated Cost of Construction as Certified by Engineer	13,78,79,439/-	
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA		13,36,83,949/-
	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.	1,12,77,868/-	85,30,255/-
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority		5,33,62,696/-	5,33,62,696/-

(Contd....3)

SAJJAD RASUL & CO.
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85-A, Sahajanand,
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Nagpur - 440029
Phone - 2581424

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 :	2,66,97,485/-	2,66,97,485/-
	Sub – Total of DEVELOPMENT COST :	**22,92,17,488/-**	**22,22,74,385/-**
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	25,21,11,281/-	
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii) of Incurred Column)**	24,51,68,178/-	
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%)	97.25%	
6.	Amount which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of Cost Incurred (Sr. No.2 * Sr. No.5)**	24,51,68,178/-	
7.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	24,51,68,178/-	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	**Nil**	

Note :

(1) This Certificate is being issued for RERA compliance for the company Sandesh Infrastructure Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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

(3) On site expenditure mentioned in 1(ii)(a)(iii) has been estimated to be on the basis of average monthly cost of last 15 months for the remaining expected time period to completion of the project. Such derived cost has then been added to the on-site cost already incurred to arrive at the total estimated on site expenditure of the project.

Yours Faithfully

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

SRasul

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

Nagpur, dated the,
1st July, 2017

(Issued in Duplicate)

(Contd...4)

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-A, Sadanand,
Manikpur,
Nagpur - 440034
Phone - 2681424

(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)	69,43,103/-
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)	3,28,61,254/-
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)	1,740.48
	(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	11,72,00,306/-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,00,61,560/-
5	Amount to be deposited in Designated Account - 70 % or 100%	10,50,43,092/- (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.		

This certificate is being issued for RERA compliance for the Company Sandesh Infrastructure Private Limited and is based on the records and documents (unaudited) produced before me and explanations provided to me by the management of the Company.

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

S Rasul

(SAJJAD RASUL)
Proprietor (M.No. 106933)

Nagpur, dated the,
1st July, 2017

(Issued in Duplicate)

NAGPUR

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

F-A, Ambamahal,
Mathapur
Nagpur - 440034
Phone : 2581424

PROJECT NAME : SANDESH DAWA BAZAAR

ANNEXURE A

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

SOLD INVENTORY

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
1	001	20.382	9,00,000	9,00,000	-
2	002	17.987	10,00,000	10,00,000	-
3	003	17.987	9,00,000	9,00,000	-
4	004	17.754	9,00,000	9,00,000	-
5	005	17.754	9,00,000	9,00,000	-
6	006	17.987	9,00,000	9,00,000	-
7	007	17.987	9,00,000	9,00,000	-
8	008	17.987	9,00,000	9,00,000	-
9	009	17.987	9,00,000	9,00,000	-
10	010	19.301	9,00,000	9,00,000	-
11	011	17.754	9,00,000	9,00,000	-
12	012	17.987	9,00,000	9,00,000	-
13	013	17.987	8,00,000	8,00,000	-
14	014	17.987	8,00,000	8,00,000	-
15	015	17.987	9,00,000	9,00,000	-
16	016	17.754	9,00,000	9,00,000	-
17	017	17.754	8,00,000	8,00,000	-
18	018	17.987	8,00,000	8,00,000	-
19	019	17.987	8,00,000	8,00,000	-
20	020	17.987	8,00,000	8,00,000	-
21	021	17.987	8,00,000	8,00,000	-
22	022	17.754	8,00,000	8,00,000	-
23	023	17.754	9,00,000	9,00,000	-
24	024	17.987	9,00,000	9,00,000	-
25	025	17.987	8,00,000	8,00,000	-
26	026	17.987	8,00,000	8,00,000	-
27	027	17.987	9,00,000	9,00,000	-
28	028	17.754	9,00,000	9,00,000	-
29	029	19.301	9,00,000	9,00,000	-
30	030	17.987	9,00,000	9,00,000	-
31	031	17.987	9,00,000	9,00,000	-
32	032	17.987	9,00,000	9,00,000	-
33	033	17.987	9,00,000	9,00,000	-
34	034	17.754	9,00,000	9,00,000	-
35	034A	13.320	13,00,000	13,00,000	-
36	035	17.754	9,00,000	9,00,000	-
37	036	17.987	9,00,000	9,00,000	-
38	037	17.987	10,00,000	10,00,000	-
39	038	20.382	9,00,000	9,00,000	-

85-A, Siddiqabad,
Manikapur,
Nagpur - 440[illegible]
Phone - 2581434

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
40	039	20.885	12,75,000	12,75,000	-
41	040	21.160	12,75,000	12,75,000	-
42	041	20.885	10,50,000	10,50,000	-
43	041A	20.885	11,50,000	11,50,000	-
44	041B	21.160	8,00,000	8,00,000	-
45	041C	21.160	8,00,000	8,00,000	-
46	042	21.160	8,00,000	8,00,000	-
47	043	20.885	8,00,000	8,00,000	-
48	044	20.885	11,40,000	11,40,000	-
49	045	21.160	11,55,000	11,55,000	-
50	046	21.160	10,50,000	10,50,000	-
51	047	21.160	10,50,000	10,50,000	-
52	048	20.885	10,50,000	10,50,000	-
53	049	20.885	10,50,000	10,50,000	-
54	050	21.160	10,50,000	10,50,000	-
55	051	21.160	11,00,000	11,00,000	-
56	052	20.885	10,50,000	10,50,000	-
57	053	46.853	23,66,666	23,66,666	-
58	054	27.595	11,00,000	11,00,000	-
59	055	25.561	11,00,000	11,00,000	-
60	056	25.018	11,00,000	11,00,000	-
61	057	36.224	18,00,000	18,00,000	-
62	058	32.719	18,00,000	18,00,000	-
63	059	32.719	16,00,000	16,00,000	-
64	060	31.579	16,00,000	16,00,000	-
65	061	31.579	17,50,000	17,50,000	-
66	062	29.670	17,00,000	17,00,000	-
67	063	28.690	13,50,000	13,50,000	-
68	064	25.656	12,00,000	12,00,000	-
69	065	14.856	12,00,000	12,00,000	-
70	066	20.129	35,00,000	35,00,000	-
71	101	20.382	9,00,000	9,00,000	-
72	102	17.987	10,00,000	10,00,000	-
73	103	17.987	9,00,000	9,00,000	-
74	104	17.754	9,00,000	9,00,000	-
75	105	17.754	9,00,000	9,00,000	-
76	106	17.987	9,00,000	9,00,000	-
77	107	17.987	9,00,000	9,00,000	-
78	108	17.987	9,00,000	9,00,000	-
79	109	17.987	9,25,000	9,25,000	-
80	110	19.301	9,25,000	9,25,000	-
81	111	17.754	9,00,000	9,00,000	-
82	112	17.987	9,00,000	9,00,000	-
83	113	17.987	8,00,000	8,00,000	-
84	114	17.987	8,00,000	8,00,000	-
85	115	17.987	9,00,000	9,00,000	-
86	116	17.754	10,00,000	10,00,000	-

85-A, Indraprastha,
Manikpur,
Nagpur - 440029.
Phone - 258 1424

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
87	117	17.754	8,00,000	8,00,000	-
88	118	17.987	8,00,000	8,00,000	-
89	119	17.987	8,00,000	8,00,000	-
90	120	17.987	8,00,000	8,00,000	-
91	121	17.987	8,00,000	8,00,000	-
92	122	17.754	8,00,000	8,00,000	-
93	123	17.754	9,00,000	9,00,000	-
94	124	17.987	9,00,000	9,00,000	-
95	125	17.987	9,00,000	9,00,000	-
96	126	17.987	9,00,000	9,00,000	-
97	127	17.987	9,00,000	9,00,000	-
98	128	17.754	9,00,000	9,00,000	-
99	129	19.301	10,00,000	10,00,000	-
100	130	17.987	9,00,000	9,00,000	-
101	131	17.987	9,00,000	9,00,000	-
102	132	17.987	9,00,000	9,00,000	-
103	133	17.987	9,00,000	9,00,000	-
104	134	17.754	9,00,000	9,00,000	-
105	134A	13.320	13,00,000	13,00,000	-
106	135	17.754	10,00,000	10,00,000	-
107	136	17.987	9,00,000	9,00,000	-
108	137	17.987	9,00,000	9,00,000	-
109	138	20.382	9,00,000	9,00,000	-
110	139	20.885	12,75,000	12,75,000	-
111	140	21.160	12,75,000	12,75,000	-
112	141	20.885	10,50,000	10,50,000	-
113	141A	20.885	10,50,000	10,50,000	-
114	141B	21.160	8,00,000	8,00,000	-
115	141C	21.160	8,00,000	8,00,000	-
116	142	21.160	10,50,000	10,50,000	-
117	143	20.885	10,50,000	10,50,000	-
118	144	20.885	11,55,000	11,55,000	-
119	145	21.160	10,50,000	10,50,000	-
120	146	21.160	10,50,000	10,50,000	-
121	147	21.160	11,00,000	11,00,000	-
122	148	20.885	10,50,000	10,50,000	-
123	149	20.885	11,50,000	11,50,000	-
124	150	21.160	10,50,000	10,50,000	-
125	151	21.160	11,00,000	11,00,000	-
126	152	20.885	10,50,000	10,50,000	-
127	153	46.853	23,66,667	23,66,667	-
128	154	27.595	11,00,000	11,00,000	-
129	155	25.561	11,00,000	11,00,000	-
130	156	25.018	11,00,000	11,00,000	-
131	157	43.617	31,50,000	31,50,000	-
132	158	39.692	20,00,000	20,00,000	-
133	159	39.637	19,00,000	19,00,000	-

F-A, Indramatal
Mankapur
Nagpur - 440030
Phone : 2581424

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
134	160	39.202	21,00,000	21,00,000	-
135	161	38.500	18,00,000	18,00,000	-
136	162	37.437	17,00,000	17,00,000	-
137	163	36.014	15,00,000	15,00,000	-
138	164	34.262	17,00,000	17,00,000	-
139	165	24.617	12,00,000	12,00,000	-
140	166	20.129	40,00,000	40,00,000	-
141	201	20.382	9,00,000	9,00,000	-
142	202	17.987	9,00,000	9,00,000	-
143	203	17.987	9,00,000	9,00,000	-
144	204	17.754	9,00,000	9,00,000	-
145	205	17.754	9,00,000	9,00,000	-
146	206	17.987	9,00,000	9,00,000	-
147	207	17.987	9,00,000	9,00,000	-
148	208	17.987	9,00,000	9,00,000	-
149	209	17.987	9,00,000	9,00,000	-
150	210	19.301	10,00,000	10,00,000	-
151	211	17.754	11,50,000	11,50,000	-
152	212	17.987	9,00,000	9,00,000	-
153	213	17.987	8,00,000	8,00,000	-
154	214	17.987	8,00,000	8,00,000	-
155	215	17.987	8,00,000	8,00,000	-
156	216	17.754	9,00,000	9,00,000	-
157	217	17.754	9,00,000	9,00,000	-
158	218	17.987	9,00,000	9,00,000	-
159	219	17.987	9,00,000	9,00,000	-
160	220	17.987	9,00,000	9,00,000	-
161	221	17.987	9,00,000	9,00,000	-
162	222	17.754	9,00,000	9,00,000	-
163	223	17.754	9,00,000	9,00,000	-
164	224	17.987	8,00,000	8,00,000	-
165	225	17.987	8,00,000	8,00,000	-
166	226	17.987	9,00,000	9,00,000	-
167	227	17.987	9,00,000	9,00,000	-
168	228	17.754	11,50,000	11,50,000	-
169	229	19.301	10,00,000	10,00,000	-
170	230	17.987	10,50,000	10,50,000	-
171	231	17.987	10,50,000	10,50,000	-
172	232	17.987	9,00,000	9,00,000	-
173	233	17.987	22,00,000	22,00,000	-
174	234	17.754	11,00,000	11,00,000	-
175	234A	13.320	25,00,000	25,00,000	-
176	235	17.754	9,00,000	9,00,000	-
177	236	17.987	9,00,000	9,00,000	-
178	237	17.987	9,00,000	9,00,000	-
179	238	20.382	9,00,000	9,00,000	-
180	239	20.885	11,50,000	11,50,000	-

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

83-A, Sadanandnagar,
Manikpur,
Nagpur - 440009
Phone : 2581428

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
181	240	21.160	10,50,000	10,50,000	-
182	241	20.885	10,50,000	10,50,000	-
183	241A	20.885	10,50,000	10,50,000	-
184	241B	21.160	8,00,000	8,00,000	-
185	241C	21.160	8,00,000	8,00,000	-
186	242	21.160	10,50,000	10,50,000	-
187	243	20.885	10,50,000	10,50,000	-
188	244	20.885	11,50,000	11,50,000	-
189	245	21.160	11,50,000	11,50,000	-
190	246	21.160	10,50,000	10,50,000	-
191	247	21.160	10,50,000	10,50,000	-
192	248	20.885	11,00,000	11,00,000	-
193	249	20.885	10,50,000	10,50,000	-
194	250	21.160	10,50,000	10,50,000	-
195	251	21.160	10,50,000	10,50,000	-
196	252	20.885	10,50,000	10,50,000	-
197	253	46.853	23,66,667	23,66,667	-
198	254	27.595	13,00,000	13,00,000	-
199	255	25.561	13,00,000	13,00,000	-
200	256	25.018	13,00,000	13,00,000	-
201	257	43.617	31,50,000	31,50,000	-
202	258	39.692	17,00,000	17,00,000	-
203	259	39.637	17,00,000	17,00,000	-
204	260	39.202	21,00,000	21,00,000	-
205	261	38.500	18,00,000	18,00,000	-
206	262	37.437	17,00,000	17,00,000	-
207	263	36.014	15,50,000	15,50,000	-
208	264	34.262	16,00,000	16,00,000	-
209	265	24.617	13,00,000	13,00,000	-
210	266	20.129	34,00,000	34,00,000	-
211	301	20.885	11,50,000	11,50,000	-
212	302	21.160	10,50,000	10,50,000	-
213	303	21.160	10,50,000	10,50,000	-
214	304	21.160	10,50,000	10,50,000	-
215	305	20.885	10,50,000	10,50,000	-
216	306	20.885	10,50,000	10,50,000	-
217	307	21.160	10,50,000	10,50,000	-
218	308	21.160	9,00,000	9,00,000	-
219	309	20.885	10,50,000	10,50,000	-
220	310	46.853	37,00,000	37,00,000	-
221	314	17.987	11,00,000	11,00,000	-
222	315	17.987	15,00,000	15,00,000	-
223	316	17.754	9,00,000	9,00,000	-
224	317	17.754	9,00,000	9,00,000	-
225	318	17.987	9,00,000	9,00,000	-
226	319	17.987	9,05,500	9,05,500	-
227	320	17.987	9,05,500	9,05,500	-

B1-A, Sadanand
Mankapur,
Nagpur - 440030
Phone - 2581424

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
228	321	17.987	10,00,000	10,00,000	-
229	331	17.754	13,00,000	13,00,000	-
230	330	17.754	15,00,000	15,00,000	-
231	322	17.987	9,00,000	9,00,000	-
232	323	17.987	9,00,000	9,00,000	-
233	324	17.987	9,00,000	9,00,000	-
234	325	17.987	9,00,000	9,00,000	-
235	326	17.754	9,00,000	9,00,000	-
236	327	17.754	9,00,000	9,00,000	-
237	328	17.987	15,00,000	15,00,000	-
238	329	17.987	11,00,000	11,00,000	-
239	332	24.617	18,81,426	18,81,426	-
240	333	34.262	26,18,574	26,18,574	-
241	334	36.014	28,00,000	28,00,000	-
242	335	37.437	29,00,000	29,00,000	-
243	337	39.202	26,85,103	26,85,103	-
244	338	39.637	27,14,897	27,14,897	-
245	339	39.692	40,00,000	40,00,000	-
246	342	17.987	15,00,000	15,00,000	-
247	343	17.987	15,00,000	15,00,000	-
248	344	17.987	15,00,000	15,00,000	-
249	345	17.987	15,00,000	15,00,000	-
250	346	17.754	15,00,000	15,00,000	-
251	347	17.754	15,00,000	15,00,000	-
252	348	17.987	15,00,000	15,00,000	-
253	349	17.987	14,05,123	14,05,123	-
254	350	20.382	15,94,877	15,94,877	-
255	351	19.301	15,00,000	15,00,000	-
256	352	17.987	15,00,000	15,00,000	-
257	353	17.987	15,00,000	15,00,000	-
258	354	17.987	15,00,000	15,00,000	-
259	355	17.987	18,00,000	18,00,000	-
260	356	17.754	15,00,000	15,00,000	-
261	357	13.32	12,00,000	12,00,000	-
262	358	17.754	15,00,000	15,00,000	-
263	359	17.987	15,00,000	15,00,000	-
264	360	17.987	15,00,000	15,00,000	-
265	361	20.382	15,00,000	15,00,000	-
266	362	20.685	22,00,000	22,00,000	-
267	363	21.16	18,00,000	18,00,000	-
268	364	21.16	16,00,000	16,00,000	-
269	365	21.16	16,00,000	16,00,000	-
270	366	20.885	16,00,000	16,00,000	-
271	367	20.885	16,00,000	16,00,000	-
272	368	21.16	16,00,000	16,00,000	-
273	369	20.885	16,00,000	16,00,000	-
274	370	20.129	34,00,000	34,00,000	-

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

15-A, Siddiqui Hall
Maskasa
Nagpur - 440018
Phone : 2381424

Sr. No	Shop No.	Carpet Area (in Sq. Mt.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable
275	371	20.885	17,00,000	17,00,000	-
276	372	23.976	26,00,000	26,00,000	-
		Total A.	**34,10,61,000**	**34,10,61,000**	-
277	417	20.885	21,41,375	3,86,474	38,96,276
278	418	21.16	21,41,375		
279	427	17.987	18,25,000	1,91,386	16,33,614
280	428	17.987	18,25,000	7,46,020	29,03,980
281	429	17.987	18,25,000		
282	433	17.987	18,25,000	96,502	17,28,498
283	434	17.987	18,25,000	1,94,005	16,30,995
284	448	17.987	18,25,000	1,94,005	16,30,995
285	449	17.987	18,25,000	96,502	17,28,498
286	450	17.987	36,50,000	7,73,483	65,26,517
287	451	17.754	36,50,000		
288	453	17.987	18,25,000	7,46,020	29,03,980
289	454	17.987	18,25,000		
290	464	39.637	32,64,069	11,48,326	53,79,811
291	465	39.202	32,64,068		
292	468	36.014	34,77,800	5,79,710	28,98,090
		Total B.	**3,80,13,687**	**51,52,433**	**3,28,61,254**
		Total A + B.	**37,90,74,687**	**34,62,13,433**	**3,28,61,254**

SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

[illegible]
Mankapur
Nagpur - 440030
Phone - 2581424

PROJECT NAME :SANDESH DAWA BAZAAR

ANNEXURE A (CONTD.)

Unsold Inventory Valuation

Ready Recknor rate as on the date of Certificate of the Commercial Premises Rs.85,800/- per Sq. Meters

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Rate of ASR	Unit Consideration as per Ready Recknor Rate (ASR)
1	311	27.595	66,700.00	18,40,587.00
2	312	25.561	66,700.00	17,04,919.00
3	313	25.018	66,700.00	16,68,701.00
4	336	38.500	66,700.00	25,67,950.00
5	340	43.617	66,700.00	29,09,254.00
6	341	19.301	66,700.00	12,87,377.00
7	401	46.853	66,700.00	31,25,095.00
8	402	20.885	66,700.00	13,93,030.00
9	403	21.160	66,700.00	14,11,372.00
10	404	21.160	66,700.00	14,11,372.00
11	405	20.885	66,700.00	13,93,030.00
12	406	20.885	66,700.00	13,93,030.00
13	407	21.160	66,700.00	14,11,372.00
14	408	21.160	66,700.00	14,11,372.00
15	409	21.160	66,700.00	14,11,372.00
16	410	20.885	66,700.00	13,93,030.00
17	411	20.129	66,700.00	13,42,604.00
18	412	20.885	66,700.00	13,93,030.00
19	413	21.160	66,700.00	14,11,372.00
20	414	21.160	66,700.00	14,11,372.00
21	415	21.160	66,700.00	14,11,372.00
22	416	20.885	66,700.00	13,93,030.00
23	419	20.885	66,700.00	13,93,030.00
24	420	20.382	66,700.00	13,59,479.00
25	421	17.987	66,700.00	11,99,733.00
26	422	17.987	66,700.00	11,99,733.00
27	423	17.754	66,700.00	11,84,192.00
28	424	13.320	66,700.00	8,88,444.00
29	425	17.754	66,700.00	11,84,192.00
30	426	17.987	66,700.00	11,99,733.00
31	430	19.301	66,700.00	12,87,377.00
32	431	17.754	66,700.00	11,84,192.00
33	432	17.987	66,700.00	11,99,733.00
34	435	17.987	66,700.00	11,99,733.00

[illegible]
Bhaskarpur
Nagpur - 440033
Phone - 2581424

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Rate of ASR	Unit Consideration as per Ready Recknor Rate (ASR)
35	436	17.754	66,700.00	11,84,192.00
36	437	17.754	66,700.00	11,84,192.00
37	438	17.987	66,700.00	11,99,733.00
38	439	17.987	66,700.00	11,99,733.00
39	440	27.595	66,700.00	18,40,587.00
40	441	25.561	66,700.00	17,04,919.00
41	442	25.018	66,700.00	16,68,701.00
42	443	17.987	66,700.00	11,99,733.00
43	444	17.987	66,700.00	11,99,733.00
44	445	17.754	66,700.00	11,84,192.00
45	446	17.754	66,700.00	11,84,192.00
46	447	17.987	66,700.00	11,99,733.00
47	452	19.301	66,700.00	12,87,377.00
48	455	17.987	66,700.00	11,99,733.00
49	456	17.987	66,700.00	11,99,733.00
50	457	17.754	66,700.00	11,84,192.00
51	458	17.754	66,700.00	11,84,192.00
52	459	17.987	66,700.00	11,99,733.00
53	460	17.987	66,700.00	11,99,733.00
54	461	20.382	66,700.00	13,59,479.00
55	462	43.617	66,700.00	29,09,254.00
56	463	39.692	66,700.00	26,47,456.00
57	466	38.500	66,700.00	25,67,950.00
58	467	37.437	66,700.00	24,97,048.00
59	469	34.262	66,700.00	22,85,275.00
60	470	24.617	66,700.00	16,41,954.00
61	471	20.885	66,700.00	13,93,030.00
62	472	23.976	66,700.00	15,99,199.00
63	501	43.617	70,035.00	30,54,717.00
64	502	39.692	70,035.00	27,79,829.00
65	503	39.637	70,035.00	27,75,977.00
66	504	39.202	70,035.00	27,45,512.00
67	505	38.500	70,035.00	26,96,348.00
68	506	37.437	70,035.00	26,21,900.00
69	507	36.014	70,035.00	25,22,240.00
70	508	34.262	70,035.00	23,99,539.00
71	509	24.617	70,035.00	17,24,052.00
	TOTAL :	1,740.48		11,72,00,306.00