

FORM - 3

**CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Name of Real Estate Project : **SANDESH DAWA BAZAR**

Cost of Real Estate Project Maha RERA Registration Number – **P50500009347**

As on 31st March , 2019.

Sr. No.	Particulars	Amount Estimated (In Rs.)	Amount Incurred (In Rs.)
I. (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		14,58,16,022
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	1,22,00,880
b. Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	5,33,62,696	5,33,96,435
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	23,81,10,822



(Contd....3)

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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)	26,10,04,615
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%)	103.53%
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (Sr. No.2 * Sr. No.5)	26,10,04,615
7.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	26,10,04,615
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate (Refer Note 6)	20,59,085

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 on the basis of balance work done percentage as provided in the engineers certificate.

(4) The amount withdrawn during the year does not include amount repaid on cancellation of booking/allotment.

(5) The promotor is engaged in the business of construction of multiple projects which include both commercial and residential. Expenses incurred for various projects have been bifurcated project wise by them and the same has been relied upon.

(6) **Period : 22/08/2017 (RERA Registration Date) to 31/03/2019**

(A) Actual Expenses incurred during the period		1,40,08,085.00
Amount received during the period	1,70,70,000.00	
(B) Amount withdrawn (30%) as per RERA Act	(51,21,000.00)	1,19,49,000.00
(A-B) Net Amount which can be withdrawn from the Designated Bank Account		20,59,085.00

Yours Faithfully

Nagpur, dated the,
21 OCT 2019



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

S.R. Rasul

(SAJJAD RASUL)

Proprietor (M.No. 108933)

UDIN: 19108933AAAAHQ5154 (Contd...4)

(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)	-
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)	3,89,47,761
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)	38.50
	(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	26,96,348
4	Estimated receivables of ongoing project: Sum of 2 + 3 (ii)	4,16,44,109
5	Amount to be deposited in Designated Account - 70 % or 100%	2,91,50,876
		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.		

- (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) The carpet area has been taken from the Architect's certificate in lieu of non availability of the same in the deed of declaration.
- (3) The inventory/ no. of units of the project is as per Deed of Declaration/Correction.

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

S. Rasul

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

U.DIN: 19108933 AAAAHR5154

Nagpur, dated the,
 21 OCT 2019
 (Issued in Duplicate)



ANNEXURE A

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

SOLD INVENTORY

PROJECT NAME : SANDESH DAWA BAZAR

RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	-

PROJECT NAME : SANDESH DAWA BAZAR

RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	-
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	-



PROJECT NAME : SANDESH DAWA BAZAR

RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	-
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	-



PROJECT NAME : SANDESH DAWA BAZAR
RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	-
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	-



PROJECT NAME : SANDESH DAWA BAZAR

RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	-
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	-

PROJECT NAME : SANDESH DAWA BAZAR

RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	-
228	321	17.987	10,00,000	10,00,000	-
229	322	17.987	9,00,000	9,00,000	-
230	323	17.987	9,00,000	9,00,000	-
231	324	17.987	9,00,000	9,00,000	-
232	325	17.987	9,00,000	9,00,000	-
233	326	17.754	9,00,000	9,00,000	-
234	327	17.754	9,00,000	9,00,000	-
235	328	17.987	15,00,000	15,00,000	-
236	329	17.987	11,00,000	11,00,000	-
237	330	17.754	15,00,000	15,00,000	-
238	331	17.754	13,00,000	13,00,000	-
239	332	24.617	22,46,617	22,46,617	-
240	333	34.262	22,53,383	22,53,383	-
241	334	36.014	28,00,000	28,00,000	-
242	335	37.437	29,00,000	29,00,000	-
243	337	39.202	26,96,000	26,96,000	-
244	338	39.637	27,04,000	27,04,000	-
245	339	39.692	40,00,000	40,00,000	-
246	342	17.987	15,00,000	15,00,000	-



PROJECT NAME : SANDESH DAWA BAZAR

RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
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	13.320	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	20.885	22,00,000	22,00,000	-
267	363	21.160	18,00,000	18,00,000	-
268	364	21.160	16,00,000	16,00,000	-
269	365	21.160	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	21.160	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	-
275	371	20.885	17,00,000	17,00,000	-
276	372	23.976	26,00,000	26,00,000	-
Total A:		5,946.230	34,10,61,000	34,10,61,000	-

277	417	20.885	21,41,375	7,43,616	38,96,276
278	418	21.160	21,41,375		
279	427	17.987	18,25,000	1,91,386	16,33,614
280	433	17.987	18,25,000	8,35,860	28,14,140
281	449	17.987	18,25,000		
282	435	17.987	25,00,000	1,78,572	23,21,428
283	434	17.987	18,25,000	3,88,010	32,61,990
284	448	17.987	18,25,000		
285	450	17.987	36,50,000	7,73,483	65,26,517
286	451	17.754	36,50,000		



PROJECT NAME : SANDESH DAWA BAZAR
RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq.mt.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount (Rs.)	Balance Receivable (Rs.)
287	453	17.987	60,00,000	53,58,886	6,41,114
288	429	17.987			
289	430	19.301			
290	452	19.301			
291	464	39.637	30,00,000	54,95,774	5,04,226
292	465	39.202	30,00,000		
293	447	17.987	19,50,000	1,78,572	17,71,428
294	468	36.014	34,77,800	5,79,710	28,98,090
295	471	20.885	20,88,500	1,91,388	18,97,112
296	340	43.617	60,00,000	51,62,100	8,37,900
297	341	19.301	22,00,000	18,35,559	3,64,441
298	407	21.160	21,23,529	7,74,483	13,49,046
299	408	21.160			
300	409	21.160			
301	410	20.885			
302	420	20.382	36,50,000	3,88,010	32,61,990
303	421	17.987	36,50,000	3,88,010	32,61,990
304	456	17.987	18,50,000	1,43,541	17,06,459
Total B:		617.648	6,21,97,579	2,36,06,960	3,89,47,761
Total A+B		6,563.88	40,32,58,579	36,46,67,960	3,89,47,761



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

Ready Recknor rate as on the date of Certificate of the Commercial Premises

Floor	ASR Rate (Per Sq. Meter)
Ground Floor	85,800.00
1st to 4th Floor	66,700.00
5th Floor & Above	70,035.00

PROJECT NAME : SANDESH DAWA BAZAR**RERA NO. : P50500009347****As on 31st March, 2019.**

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	401	46.853	66,700.00	31,25,095.00
6	402	20.885	66,700.00	13,93,030.00
7	403	21.160	66,700.00	14,11,372.00
8	404	21.160	66,700.00	14,11,372.00
9	405	20.885	66,700.00	13,93,030.00
10	406	20.885	66,700.00	13,93,030.00
11	411	20.129	66,700.00	13,42,604.00
12	412	20.885	66,700.00	13,93,030.00
13	413	21.160	66,700.00	14,11,372.00
14	414	21.160	66,700.00	14,11,372.00
15	415	21.160	66,700.00	14,11,372.00
16	416	20.885	66,700.00	13,93,030.00
17	419	20.885	66,700.00	13,93,030.00
18	422	17.987	66,700.00	11,99,733.00
19	423	17.754	66,700.00	11,84,192.00
20	424	13.320	66,700.00	8,88,444.00
21	425	17.754	66,700.00	11,84,192.00
22	426	17.987	66,700.00	11,99,733.00
23	428	17.987	66,700.00	11,99,733.00
24	431	17.754	66,700.00	11,84,192.00
25	432	17.987	66,700.00	11,99,733.00
26	436	17.754	66,700.00	11,84,192.00
27	437	17.754	66,700.00	11,84,192.00
28	438	17.987	66,700.00	11,99,733.00
29	439	17.987	66,700.00	11,99,733.00
30	440	27.595	66,700.00	18,40,587.00

PROJECT NAME : SANDESH DAWA BAZAR
RERA NO. : P50500009347

As on 31st March, 2019.

Sr. No.	Shop No.	Carpet Area (in Sq. Mt.)	Rate of ASR	Unit Consideration as per Ready Recknor Rate (ASR)
31	441	25.561	66,700.00	17,04,919.00
32	442	25.018	66,700.00	16,68,701.00
33	443	17.987	66,700.00	11,99,733.00
34	444	17.987	66,700.00	11,99,733.00
35	445	17.754	66,700.00	11,84,192.00
36	446	17.754	66,700.00	11,84,192.00
37	454	17.987	66,700.00	11,99,733.00
38	455	17.987	66,700.00	11,99,733.00
39	457	17.754	66,700.00	11,84,192.00
40	458	17.754	66,700.00	11,84,192.00
41	459	17.987	66,700.00	11,99,733.00
42	460	17.987	66,700.00	11,99,733.00
43	461	20.382	66,700.00	13,59,479.00
44	462	43.617	66,700.00	29,09,254.00
45	463	39.692	66,700.00	26,47,456.00
46	466	38.500	66,700.00	25,67,950.00
47	467	37.437	66,700.00	24,97,048.00
48	469	34.262	66,700.00	22,85,275.00
49	470	24.617	66,700.00	16,41,954.00
50	472	23.976	66,700.00	15,99,199.00
51	501	43.617	70,035.00	30,54,717.00
52	502	39.692	70,035.00	27,79,829.00
53	503	39.637	70,035.00	27,75,977.00
54	504	39.202	70,035.00	27,45,512.00
55	505	38.500	70,035.00	26,96,348.00
56	506	37.437	70,035.00	26,21,900.00
57	507	36.014	70,035.00	25,22,240.00
58	508	34.262	70,035.00	23,99,539.00
59	509	24.617	70,035.00	17,24,052.00
TOTAL :		1,477.3510		9,96,49,800.00

