PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp. Dhantoli Garden Main Gate, Shivapurkar Marg, Dhantoli 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 – P50500014329

PROJECT NAME – SDPL AASHRAY, DABHA

PROMOTER'S NAME – SANDEEP DWELLERS PRIVATE LIMITED

Sr. No.	Particulars		Amount (Rs.) Estimated	Amount (Rs.) 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	2,29,55,020	2,29,55,020
	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	0	0
	c.	Acquisition cost of TDR (if any)	NA	NA
	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	17,17,500	17,17,500
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA

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		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,		
		(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.	NA	NA
		Sub-Total of LAND COST	**2,46,72,520**	**2,46,72,520**
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	**20,53,16,910**	**6,36,65,159**
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		**5,39,79,987**
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		**Lower 5,39,79,987**
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants 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.	**3,76,21,650**	**62,35,551**
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	**4,00,000**	**86,147**
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	**2,66,15,155**	**36,74,925**
		Sub-Total of Development Cost	**26,99,53,715**	**6,39,76,610**

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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	29,46,26,235
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	8,86,49,130
4	% completion of Construction Work (as per Project Architect's Certificate)	31.01%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	30.09%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)	8,86,49,130
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3,06,24,883
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,80,24,247

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.

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank
(Partner)
Membership No. 103605

Paresh Jairam Tank & Co. F. No. 139581 Chartered Accountants

Dated – 4th April 2018

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(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)	**20,59,77,105**
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)	**9,10,25,218**
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	**6061.45** **16,14,77,039**
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	**25,25,02,256**
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

Paresh Jairam Tank & Co. F. No. 139681 Chartered Accountants

Dated – 4th Apr 18

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Annexure A

Sold Inventory

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

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Amount received	Balance Receivable
1	B002	26.48	12,92,500	5,52,497	7,40,003
2	B003	26.48	12,95,000	1,00,000	11,95,000
3	B102	23.59	12,42,500	10,33,720	2,08,780
4	B103	23.59	12,45,000	1,61,000	10,84,000
5	B104	23.59	12,42,500	10,33,718	2,08,782
6	B105	23.59	13,45,000	21,000	13,24,000
7	B106	23.59	12,95,000	9,31,744	3,63,256
8	B107	23.08	25,50,000	1,00,000	24,50,000
9	B108	23.59	12,75,000	9,05,450	3,69,550
10	B201	23.59	11,92,500	1,00,000	10,92,500
11	B202	23.59	11,92,500	1,25,117	10,67,383
12	B203	23.59	11,92,500	3,11,000	8,81,500
13	B204	23.59	11,92,500	9,33,899	2,58,601
14	B205	23.59	11,92,500	5,38,000	6,54,500
15	B206	23.59	11,92,500	14,77,508	-2,85,008
16	B207	23.08	11,92,500	10,07,593	1,84,907
17	B208	23.59	12,42,500	10,33,718	2,08,782
18	B210	23.59	12,45,000	10,92,430	1,52,570
19	B303	23.59	11,92,500	1,75,117	10,17,383
20	B304	23.59	11,93,335	7,86,614	4,06,721
21	B305	23.59	11,92,500	4,83,547	7,08,953
22	B306	23.59	10,72,500	8,93,753	1,78,747
23	B307	23.08	12,20,000	51,000	11,69,000
24	B308	23.59	12,20,000	51,000	11,69,000
25	B402	23.59	11,70,000	56,000	11,14,000
26	B403	23.59	11,70,000	3,26,135	8,43,865
27	B404	23.59	11,42,500	6,73,169	4,69,331
28	B405	23.59	11,42,500	61,000	10,81,500
29	B406	23.59	11,95,000	1,51,000	10,44,000
30	B408	23.59	11,95,000	1,50,000	10,45,000
31	C004	26.48	13,45,000	21,000	13,24,000
32	C104	23.59	12,42,500	21,000	12,21,500
33	C105	35.45	19,07,500	13,19,630	5,87,870
34	C106	23.59	12,70,000	9,01,000	3,69,000
35	C202	23.59	12,20,000	2,75,000	9,45,000
36	C203	23.59	11,92,500	6,74,320	5,18,180
37	C204	23.59	12,20,000	8,06,900	4,13,100
38	C205	35.45	17,63,250	3,06,000	14,57,250
39	C206	23.59	11,92,500	1,45,117	10,47,383
40	C208	35.45	17,97,650	3,86,000	14,11,650
41	C303	23.59	12,95,000	20,000	12,75,000
42	C305	35.45	16,20,750	11,46,450	4,74,300

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43	C306	23.59	12,45,000	11,000	12,34,000
44	C402	23.59	11,42,500	2,97,844	8,44,656
45	C403	23.59	11,42,500	1,26,378	10,16,122
46	C404	23.59	11,70,000	2,00,000	9,70,000
47	C405	35.45	16,88,250	9,82,484	7,05,766
48	C406	23.59	11,42,500	5,14,539	6,27,961
49	C408	35.45	16,88,250	6,83,000	10,05,250
50	C409	23.59	11,42,500	6,05,170	5,37,330
51	D004	26.48	13,20,000	2,10,260	11,09,740
52	D101	23.59	12,42,500	10,46,803	1,95,697
53	D102	23.59	12,42,500	6,18,522	6,23,978
54	D103	23.59	12,42,500	12,56,512	-14,012
55	D108	23.59	12,42,500	10,46,804	1,95,696
56	D202	23.59	12,45,000	1,50,000	10,95,000
57	D203	23.59	12,20,000	1,25,000	10,95,000
58	D204	23.59	12,20,000	1,11,000	11,09,000
59	D205	23.59	11,92,500	1,95,117	9,97,383
60	D206	23.59	12,20,000	21,000	11,99,000
61	D207	23.59	12,20,000	21,000	11,99,000
62	D401	23.59	11,42,500	7,05,800	4,36,700
63	D402	23.59	11,42,500	9,51,368	1,91,132
64	D403	23.59	11,80,731	21,000	11,59,731
65	D404	23.59	11,80,731	21,000	11,59,731
66	D405	23.59	11,95,000	21,000	11,74,000
67	E008	26.48	13,20,000	3,71,000	9,49,000
68	E009	26.48	13,20,000	71,000	12,49,000
69	E101	23.59	12,70,000	1,16,000	11,54,000
70	E107	23.59	12,42,500	1,80,342	10,62,158
71	E112	23.59	12,75,000	21,000	12,54,000
72	E201	23.59	11,86,000	3,00,000	8,86,000
73	E205	23.59	12,20,000	21,000	11,99,000
74	E206	23.59	11,92,500	20,000	11,72,500
75	E207	23.59	11,92,500	1,81,000	10,11,500
76	E208	23.59	12,45,000	1,51,000	10,94,000
77	E209	23.59	12,30,000	21,000	12,09,000
78	E210	23.59	11,92,500	5,48,016	6,44,484
79	E212	23.59	12,20,000	51,000	11,69,000
80	E301	23.59	12,45,000	8,55,278	3,89,722
81	E306	23.59	12,70,000	95,000	11,75,000
82	E307	23.59	11,92,500	1,65,000	10,27,500
83	E308	23.59	12,45,000	51,000	11,94,000
84	E311	23.59	12,45,000	1,50,000	10,95,000
85	E312	23.59	12,45,000	1,50,000	10,95,000
86	E401	23.59	11,42,500	18,72,500	-7,30,000
87	E402	23.59	11,80,731	21,000	11,59,731
88	E408	23.59	11,70,000	40,000	11,30,000
89	E411	23.59	11,42,500	6,53,200	4,89,300
90	F103	23.59	12,42,500	3,94,752	8,47,748
91	F104	23.59	12,42,500	3,94,752	8,47,748
92	F107	23.59	12,95,000	21,000	12,74,000

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93	F108	23.59	13,45,000	51,000	12,94,000
94	F201	23.59	12,80,000	1,50,000	11,30,000
95	F205	23.59	12,20,000	5,22,120	6,97,880
96	F206	23.59	12,20,000	5,22,120	6,97,880
97	F207	23.59	11,92,500	4,87,357	7,05,143
98	F208	23.59	12,20,000	21,000	11,99,000
99	F209	23.59	12,20,000	21,000	11,99,000
100	F307	23.59	11,92,500	4,84,276	7,08,224
101	F308	23.59	12,20,000	21,000	11,99,000
102	F309	23.59	12,20,000	1,21,000	10,99,000
103	SH-1	18.30	16,45,000	21,000	16,24,000
104	DPST 1 a	11.70	11,45,000	40,000	11,05,000
Total		**2,523.12**	**13,16,84,678**	**4,06,59,460**	**9,10,25,218**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 22,200 per sm / built up area {1.2 times of carpet area}

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	A001	39.87	10,62,190
2	A002	39.87	10,62,190
3	A003	39.87	10,62,190
4	A101	23.59	6,28,438
5	A102	22.21	5,91,661
6	A103	22.80	6,07,389
7	B004	54.77	14,59,073
8	B101	23.59	6,28,438
9	B109	23.59	6,28,438
10	B110	23.59	6,28,438
11	B209	23.59	6,28,438
12	B301	23.59	6,28,438
13	B302	23.59	6,28,438
14	B309	23.59	6,28,438
15	B310	23.59	6,28,438
16	B401	23.59	6,28,438
17	B407	23.08	6,14,926
18	B409	23.59	6,28,438
19	B410	23.59	6,28,438
20	C002	26.48	7,05,361
21	C003	26.48	7,05,361
22	C005	39.87	10,62,190
23	C006	26.48	7,05,361
24	C101	23.59	6,28,438
25	C102	23.59	6,28,438
26	C103	23.59	6,28,438
27	C107	23.59	6,28,438
28	C108	35.45	9,44,308
29	C109	23.59	6,28,438

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30	C110	23.59	6,28,438
31	C201	23.59	6,28,438
32	C207	23.59	6,28,438
33	C209	23.59	6,28,438
34	C210	23.59	6,28,438
35	C301	23.59	6,28,438
36	C302	23.59	6,28,438
37	C304	23.59	6,28,438
38	C307	23.59	6,28,438
39	C308	35.45	9,44,308
40	C309	23.59	6,28,438
41	C310	23.59	6,28,438
42	C401	23.59	6,28,438
43	C407	23.59	6,28,438
44	C410	23.59	6,28,438
45	D005	26.48	7,05,361
46	D104	23.59	6,28,438
47	D105	23.59	6,28,438
48	D106	23.59	6,28,438
49	D107	23.59	6,28,438
50	D201	23.59	6,28,438
51	D208	23.59	6,28,438
52	D301	23.59	6,28,438
53	D302	23.59	6,28,438
54	D303	23.59	6,28,438
55	D304	23.59	6,28,438
56	D305	23.59	6,28,438
57	D306	23.59	6,28,438
58	D307	23.59	6,28,438
59	D308	23.59	6,28,438
60	D406	23.59	6,28,438
61	D407	23.59	6,28,438
62	D408	23.59	6,28,438
63	E005	26.48	7,05,361
64	E006	26.48	7,05,361
65	E007	26.48	7,05,361
66	E010	26.48	7,05,361
67	E102	23.59	6,28,438
68	E103	23.59	6,28,438
69	E104	23.59	6,28,438
70	E105	23.59	6,28,438
71	E106	23.59	6,28,438
72	E108	23.59	6,28,438
73	E109	23.59	6,28,438
74	E110	23.59	6,28,438
75	E111	23.59	6,28,438
76	E202	23.59	6,28,438
77	E203	23.59	6,28,438
78	E204	23.59	6,28,438
79	E211	23.59	6,28,438

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80	E302	23.59	6,28,438
81	E303	23.59	6,28,438
82	E304	23.59	6,28,438
83	E305	23.59	6,28,438
84	E309	23.59	6,28,438
85	E310	23.59	6,28,438
86	E403	23.59	6,28,438
87	E404	23.59	6,28,438
88	E405	23.59	6,28,438
89	E406	23.59	6,28,438
90	E407	23.59	6,28,438
91	E409	23.59	6,28,438
92	E410	23.59	6,28,438
93	E412	23.59	6,28,438
94	F005	26.48	7,05,361
95	F006	26.48	7,05,361
96	F007	26.48	7,05,361
97	F008	26.48	7,05,361
98	F009	26.48	7,05,361
99	F010	26.48	7,05,361
100	F101	23.59	6,28,438
101	F102	23.59	6,28,438
102	F105	23.59	6,28,438
103	F106	23.59	6,28,438
104	F109	23.59	6,28,438
105	F110	23.59	6,28,438
106	F111	23.59	6,28,438
107	F112	23.59	6,28,438
108	F202	23.59	6,28,438
109	F203	23.59	6,28,438
110	F204	23.59	6,28,438
111	F210	23.59	6,28,438
112	F211	23.59	6,28,438
113	F212	23.59	6,28,438
114	F301	23.59	6,28,438
115	F302	23.59	6,28,438
116	F303	23.59	6,28,438
117	F304	23.59	6,28,438
118	F305	23.59	6,28,438
119	F306	23.59	6,28,438
120	F310	23.59	6,28,438
121	F311	23.59	6,28,438
122	F312	23.59	6,28,438
123	F401	23.59	6,28,438
124	F402	23.59	6,28,438
125	F403	23.59	6,28,438
126	F404	23.59	6,28,438
127	F405	23.59	6,28,438
128	F406	23.59	6,28,438
129	F407	23.59	6,28,438



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130	F408	23.59	6,28,438
131	F409	23.59	6,28,438
132	F410	23.59	6,28,438
133	F411	23.59	6,28,438
134	F412	23.59	6,28,438
135	DPST 1 b	12.46	3,31,934
136	DPST 1 c	12.46	3,31,934
137	DPST 1 d	13.53	3,60,386
138	DPST 2 a	19.05	5,07,385
139	DPST 2 b	12.46	3,31,934
140	DPST 2 c	13.53	3,60,386
141	ATM	3.78	1,00,571
142	MH101	39.87	10,62,190
143	MH102	39.87	10,62,190
144	MH103	39.87	10,62,190
145	MH104	39.87	10,62,190
146	MH105	39.87	10,62,190
147	MH106	26.48	7,05,374
148	MH107	26.48	7,05,374
149	MH108	39.87	10,62,190
150	MH109	39.87	10,62,190
151	MH110	39.87	10,62,190
152	MH111	39.87	10,62,190
153	MH112	39.87	10,62,190
154	MH113	39.87	10,62,190
155	MH114	39.87	10,62,190
156	MH118	39.87	10,62,190
157	MH119	39.87	10,62,190
158	MH201	39.87	10,62,190
159	MH202	39.87	10,62,190
160	MH203	39.87	10,62,190
161	MH204	39.87	10,62,190
162	MH205	39.87	10,62,190
163	MH206	26.48	7,05,374
164	MH207	26.48	7,05,374
165	MH208	39.87	10,62,190
166	MH209	39.87	10,62,190
167	MH210	39.87	10,62,190
168	MH211	39.87	10,62,190
169	MH212	39.87	10,62,190
170	MH213	39.87	10,62,190
171	MH214	39.87	10,62,190
172	MH215	26.48	7,05,374
173	MH216	21.53	5,73,453
174	MH217	22.23	5,92,260
175	MH218	39.87	10,62,190
176	MH219	39.87	10,62,190
177	MH301	39.87	10,62,190
178	MH302	39.87	10,62,190
179	MH303	39.87	10,62,190

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180	MH304	39.87	10,62,190
181	MH305	39.87	10,62,190
182	MH306	26.48	7,05,374
183	MH307	26.48	7,05,374
184	MH308	39.87	10,62,190
185	MH309	39.87	10,62,190
186	MH310	39.87	10,62,190
187	MH311	39.87	10,62,190
188	MH312	39.87	10,62,190
189	MH313	39.87	10,62,190
190	MH314	39.87	10,62,190
191	MH315	26.48	7,05,374
192	MH316	21.53	5,73,453
193	MH317	22.23	5,92,260
194	MH318	39.87	10,62,190
195	MH319	39.87	10,62,190
196	MH401	39.87	10,62,190
197	MH402	39.87	10,62,190
198	MH403	39.87	10,62,190
199	MH404	39.87	10,62,190
200	MH405	39.87	10,62,190
201	MH406	26.48	7,05,374
202	MH407	26.48	7,05,374
203	MH408	39.87	10,62,190
204	MH409	39.87	10,62,190
205	MH410	39.87	10,62,190
206	MH411	39.87	10,62,190
207	MH412	39.87	10,62,190
208	MH413	39.87	10,62,190
209	MH414	39.87	10,62,190
210	MH415	26.48	7,05,374
211	MH416	21.53	5,73,453
212	MH417	22.23	5,92,260
213	MH418	39.87	10,62,190
214	MH419	39.87	10,62,190
Total		**6,061.45**	**16,14,77,039**

Paresh Jairam Tank & Co. F. No. 139681 Chartered Accountants

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