PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp. Dhantoli Garden Main Gate, Bhivapurkar 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:	NA	NA
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
		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,		

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

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		(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**	**12,32,48,540**
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		**9,76,95,128 LOWER**
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		**9,76,95,128**
		(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**	**69,95,984**
	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**	**64,26,613**
		Sub-Total of Development Cost	**26,99,53,715**	**11,12,03,871**

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	13,58,76,391
4	% completion of Construction Work (as per Project Architect's Certificate)	60.03%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	46.12%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	13,58,76,391
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	5,78,99,379
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,79,77,013



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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)	**15,87,49,844**
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)	**7,57,44,510**
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	**6,006 sq.mts** **13,33,35,220**
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	**20,90,79,731**
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. 139681W Chartered Accountants

Dated – 29th Sept 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	A101	23.59	12,95,000	19,444	12,75,556
2	A103	22.80	12,95,000	46,296	12,48,704
3	B002	26.48	12,92,500	8,00,672	4,91,828
4	B003	26.48	12,95,000	10,18,519	2,76,481
5	B102	23.59	12,42,500	10,73,104	1,69,396
6	B103	23.59	12,42,500	3,17,225	9,25,275
7	B104	23.59	12,42,500	10,69,924	1,72,576
8	B105	23.59	13,45,000	19,444	13,25,556
9	B106	23.59	12,95,000	11,09,526	1,85,474
10	B107	23.08	12,75,000	1,13,888	11,61,112
11	B108	23.59	12,75,000	11,22,829	1,52,171
12	B202	23.59	11,92,500	73,212	11,19,288
13	B203	23.59	11,92,500	9,97,989	1,94,511
14	B204	23.59	11,92,500	8,21,971	3,70,529
15	B205	23.59	11,92,500	3,38,222	8,54,278
16	B206	23.59	11,92,500	8,70,941	3,21,559
17	B207	23.08	11,92,500	10,30,215	1,62,285
18	B208	23.59	12,42,500	8,32,615	4,09,885
19	B210	23.59	12,45,000	11,36,318	1,08,682
20	B303	23.59	11,92,500	2,09,052	9,83,448
21	B304	23.59	11,93,335	10,90,134	1,03,201
22	B305	23.59	11,92,500	9,42,500	2,50,000
23	B306	23.59	10,72,500	9,27,299	1,45,201
24	B403	23.59	11,70,000	2,91,607	8,78,393
25	B404	23.59	11,42,500	10,35,443	1,07,057
26	B405	23.59	11,42,500	94,018	10,48,482
27	B406	23.59	11,95,000	7,40,416	4,54,584
28	B407	23.08	11,95,000	19,444	11,75,556
29	B408	23.59	11,95,000	6,50,834	5,44,166
30	C105	35.45	19,07,500	17,48,122	1,59,378
31	C108	35.45	19,07,500	5,10,185	13,97,315
32	C203	23.59	11,92,500	7,94,332	3,98,168
33	C204	23.59	12,20,000	9,81,044	2,38,956
34	C206	23.59	11,92,500	10,04,821	1,87,679
35	C208	35.45	17,97,650	15,82,049	2,15,601
36	C303	23.59	12,95,000	18,518	12,76,482
37	C304	23.59	12,45,000	19,444	12,25,556
38	C305	35.45	16,20,750	9,31,296	6,89,454
39	C306	23.59	12,45,000	10,185	12,34,815
40	C308	35.45	18,32,500	1,66,565	16,65,935
41	C403	23.59	11,42,500	1,14,258	10,28,242
42	C404	23.59	11,70,000	1,78,571	9,91,429
43	C405	35.45	16,88,250	14,40,790	2,47,460
44	C406	23.59	11,42,500	5,84,112	5,58,388
45	C408	35.45	16,88,250	10,17,194	6,71,056
46	C409	23.59	11,42,500	6,27,463	5,15,037
47	D004	26.48	13,20,000	3,74,572	9,45,428
48	D101	23.59	12,42,500	7,08,268	5,34,233
49	D102	23.59	12,42,500	9,34,353	3,08,147
50	D103	23.59	12,42,500	8,57,139	3,85,361
51	D108	23.59	12,42,500	7,08,268	5,34,233
52	D202	23.59	12,45,000	3,39,735	9,05,265
53	D203	23.59	12,20,000	10,17,607	2,02,393
54	D204	23.59	12,20,000	99,108	11,20,892

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

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55	D205	23.59	11,92,500	1,81,275	10,11,225
56	D301	23.59	12,45,000	1,00,000	11,45,000
57	D302	23.59	12,45,000	1,00,000	11,45,000
58	D303	23.59	12,45,000	1,00,000	11,45,000
59	D304	23.59	12,45,000	1,00,000	11,45,000
60	D305	23.59	12,45,000	1,00,000	11,45,000
61	D306	23.59	12,45,000	1,00,000	11,45,000
62	D401	23.59	11,42,500	9,87,437	1,55,063
63	D402	23.59	11,42,500	9,87,326	1,55,174
64	D403	23.59	11,80,731	19,444	11,61,287
65	D404	23.59	11,80,731	1,62,962	10,17,769
66	D405	23.59	11,85,200	89,815	10,95,385
67	E008	26.48	13,20,000	5,53,287	7,66,713
68	E009	26.48	13,20,000	64,347	12,55,653
69	E101	23.59	12,70,000	6,68,824	6,01,176
70	E107	23.59	12,42,500	1,81,031	10,61,469
71	E108	23.59	12,95,000	8,02,144	4,92,856
72	E109	23.59	12,70,000	21,000	12,49,000
73	E112	23.59	12,75,000	23,796	12,51,204
74	E201	23.59	11,86,000	6,91,942	4,94,058
75	E207	23.59	11,92,500	6,62,610	5,29,890
76	E208	23.59	12,45,000	2,78,702	9,66,298
77	E209	23.59	12,30,000	7,10,418	5,19,582
78	E210	23.59	11,92,500	4,66,529	7,25,971
79	E212	23.59	12,20,000	73,313	11,46,687
80	E301	23.59	12,45,000	10,41,676	2,03,324
81	E302	23.59	12,95,000	47,222	12,47,778
82	E306	23.59	12,70,000	12,70,000	-
83	E307	23.59	11,92,500	5,53,689	6,38,811
84	E308	23.59	12,45,000	9,89,878	2,55,122
85	E311	23.59	12,45,000	10,02,632	2,42,368
86	E312	23.59	12,45,000	10,02,632	2,42,368
87	E401	23.59	11,42,500	11,42,500	-
88	E407	23.59	11,95,000	9,69,045	2,25,955
89	E408	23.59	11,70,000	54,895	11,15,105
90	E411	23.59	11,42,500	9,87,323	1,55,177
91	E412	23.59	12,45,000	19,445	12,25,555
92	F103	23.59	12,42,500	6,30,494	6,12,006
93	F104	23.59	12,42,500	3,69,270	8,73,230
94	F105	23.59	12,95,000	3,84,710	9,10,290
95	F108	23.59	13,45,000	4,71,919	8,73,081
96	F201	23.59	12,80,000	2,03,009	10,76,991
97	F202	23.59	12,95,000	2,38,202	10,56,798
98	F205	23.59	12,20,000	5,03,339	7,16,661
99	F206	23.59	12,20,000	4,97,447	7,22,553
100	F207	23.59	11,92,500	3,57,007	8,35,493
101	F302	23.59	12,45,000	19,445	12,25,555
102	F307	23.59	11,92,500	4,68,045	7,24,455
103	F308	23.59	12,20,000	18,250	12,01,750
104	F309	23.59	12,20,000	1,07,536	11,12,464
105	SH-1	18.30	16,45,000	3,02,332	13,42,668
106	DPST 1 a	11.70	11,45,000	10,14,643	1,30,357
Total		**2,578.48**	**13,42,18,397**	**5,84,73,887**	**7,57,44,510**

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

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(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	8,85,158
2	A002	39.87	8,85,158
3	A003	39.87	8,85,158
4	A102	22.21	4,93,051
5	B004	54.77	12,15,894
6	B101	23.59	5,23,698
7	B109	23.59	5,23,698
8	B110	23.59	5,23,698
9	B201	23.59	5,23,698
10	B209	23.59	5,23,698
11	B301	23.59	5,23,698
12	B302	23.59	5,23,698
13	B307	23.08	5,12,438
14	B308	23.59	5,23,698
15	B309	23.59	5,23,698
16	B310	23.59	5,23,698
17	B401	23.59	5,23,698
18	B402	23.59	5,23,698
19	B409	23.59	5,23,698
20	B410	23.59	5,23,698
21	C002	26.48	5,87,801
22	C003	26.48	5,87,801
23	C004	26.48	5,87,801
24	C005	39.87	8,85,158
25	C006	26.48	5,87,801
26	C101	23.59	5,23,698
27	C102	23.59	5,23,698
28	C103	23.59	5,23,698
29	C104	23.59	5,23,698
30	C106	23.59	5,23,698
31	C107	23.59	5,23,698
32	C109	23.59	5,23,698
33	C110	23.59	5,23,698
34	C201	23.59	5,23,698
35	C202	23.59	5,23,698
36	C205	35.45	7,86,923
37	C207	23.59	5,23,698
38	C209	23.59	5,23,698
39	C210	23.59	5,23,698
40	C301	23.59	5,23,698
41	C302	23.59	5,23,698
42	C307	23.59	5,23,698
43	C309	23.59	5,23,698
44	C310	23.59	5,23,698
45	C401	23.59	5,23,698
46	C402	23.59	5,23,698
47	C407	23.59	5,23,698
48	C410	23.59	5,23,698
49	D005	26.48	5,87,801
50	D104	23.59	5,23,698
51	D105	23.59	5,23,698

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

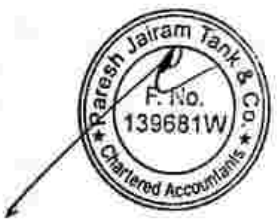
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Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
52	D106	23.59	5,23,698
53	D107	23.59	5,23,698
54	D201	23.59	5,23,698
55	D206	23.59	5,23,698
56	D207	23.59	5,23,698
57	D208	23.59	5,23,698
58	D307	23.59	5,23,698
59	D308	23.59	5,23,698
60	D406	23.59	5,23,698
61	D407	23.59	5,23,698
62	D408	23.59	5,23,698
63	E005	26.48	5,87,801
64	E006	26.48	5,87,801
65	E007	26.48	5,87,801
66	E010	26.48	5,87,801
67	E102	23.59	5,23,698
68	E103	23.59	5,23,698
69	E104	23.59	5,23,698
70	E105	23.59	5,23,698
71	E106	23.59	5,23,698
72	E110	23.59	5,23,698
73	E111	23.59	5,23,698
74	E202	23.59	5,23,698
75	E203	23.59	5,23,698
76	E204	23.59	5,23,698
77	E205	23.59	5,23,698
78	E206	23.59	5,23,698
79	E211	23.59	5,23,698
80	E303	23.59	5,23,698
81	E304	23.59	5,23,698
82	E305	23.59	5,23,698
83	E309	23.59	5,23,698
84	E310	23.59	5,23,698
85	E402	23.59	5,23,698
86	E403	23.59	5,23,698
87	E404	23.59	5,23,698
88	E405	23.59	5,23,698
89	E406	23.59	5,23,698
90	E409	23.59	5,23,698
91	E410	23.59	5,23,698
92	F005	26.48	5,87,801
93	F006	26.48	5,87,801
94	F007	26.48	5,87,801
95	F008	26.48	5,87,801
96	F009	26.48	5,87,801
97	F010	26.48	5,87,801
98	F101	23.59	5,23,698
99	F102	23.59	5,23,698
100	F106	23.59	5,23,698
101	F107	23.59	5,23,698
102	F109	23.59	5,23,698
103	F110	23.59	5,23,698
104	F111	23.59	5,23,698
105	F112	23.59	5,23,698
106	F203	23.59	5,23,698
107	F204	23.59	5,23,698



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Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
108	F208	23.59	5,23,698
109	F209	23.59	5,23,698
110	F210	23.59	5,23,698
111	F211	23.59	5,23,698
112	F212	23.59	5,23,698
113	F301	23.59	5,23,698
114	F303	23.59	5,23,698
115	F304	23.59	5,23,698
116	F305	23.59	5,23,698
117	F306	23.59	5,23,698
118	F310	23.59	5,23,698
119	F311	23.59	5,23,698
120	F312	23.59	5,23,698
121	F401	23.59	5,23,698
122	F402	23.59	5,23,698
123	F403	23.59	5,23,698
124	F404	23.59	5,23,698
125	F405	23.59	5,23,698
126	F406	23.59	5,23,698
127	F407	23.59	5,23,698
128	F408	23.59	5,23,698
129	F409	23.59	5,23,698
130	F410	23.59	5,23,698
131	F411	23.59	5,23,698
132	F412	23.59	5,23,698
133	DPST 1 b	12.46	2,76,612
134	DPST 1 c	12.46	2,76,612
135	DPST 1 d	13.53	3,00,322
136	DPST 2 a	19.05	4,22,821
137	DPST 2 b	12.46	2,76,612
138	DPST 2 c	13.53	3,00,322
139	ATM	3.78	83,809
140	MH101	39.87	8,85,158
141	MH102	39.87	8,85,158
142	MH103	39.87	8,85,158
143	MH104	39.87	8,85,158
144	MH105	39.87	8,85,158
145	MH106	26.48	5,87,812
146	MH107	26.48	5,87,812
147	MH108	39.87	8,85,158
148	MH109	39.87	8,85,158
149	MH110	39.87	8,85,158
150	MH111	39.87	8,85,158
151	MH112	39.87	8,85,158
152	MH113	39.87	8,85,158
153	MH114	39.87	8,85,158
154	MH118	39.87	8,85,158
155	MH119	39.87	8,85,158
156	MH201	39.87	8,85,158
157	MH202	39.87	8,85,158
158	MH203	39.87	8,85,158
159	MH204	39.87	8,85,158
160	MH205	39.87	8,85,158
161	MH206	26.48	5,87,812
162	MH207	26.48	5,87,812
163	MH208	39.87	8,85,158



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Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
164	MH209	39.87	8,85,158
165	MH210	39.87	8,85,158
166	MH211	39.87	8,85,158
167	MH212	39.87	8,85,158
168	MH213	39.87	8,85,158
169	MH214	39.87	8,85,158
170	MH215	26.48	5,87,812
171	MH216	21.53	4,77,877
172	MH217	22.23	4,93,550
173	MH218	39.87	8,85,158
174	MH219	39.87	8,85,158
175	MH301	39.87	8,85,158
176	MH302	39.87	8,85,158
177	MH303	39.87	8,85,158
178	MH304	39.87	8,85,158
179	MH305	39.87	8,85,158
180	MH306	26.48	5,87,812
181	MH307	26.48	5,87,812
182	MH308	39.87	8,85,158
183	MH309	39.87	8,85,158
184	MH310	39.87	8,85,158
185	MH311	39.87	8,85,158
186	MH312	39.87	8,85,158
187	MH313	39.87	8,85,158
188	MH314	39.87	8,85,158
189	MH315	26.48	5,87,812
190	MH316	21.53	4,77,877
191	MH317	22.23	4,93,550
192	MH318	39.87	8,85,158
193	MH319	39.87	8,85,158
194	MH401	39.87	8,85,158
195	MH402	39.87	8,85,158
196	MH403	39.87	8,85,158
197	MH404	39.87	8,85,158
198	MH405	39.87	8,85,158
199	MH406	26.48	5,87,812
200	MH407	26.48	5,87,812
201	MH408	39.87	8,85,158
202	MH409	39.87	8,85,158
203	MH410	39.87	8,85,158
204	MH411	39.87	8,85,158
205	MH412	39.87	8,85,158
206	MH413	39.87	8,85,158
207	MH414	39.87	8,85,158
208	MH415	26.48	5,87,812
209	MH416	21.53	4,77,877
210	MH417	22.23	4,93,550
211	MH418	39.87	8,85,158
212	MH419	39.87	8,85,158
Total		**6,006**	**13,33,35,220**

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

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