



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	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
	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 :		
		(i) Estimated Cost of Construction as certified by Engineer	20,53,16,910	15,45,53,907
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		15,66,95,897
		Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	LOWER	15,45,53,907
	a.	(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	76,04,330
	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	1,10,71,479
		Sub-Total of Development Cost	26,99,53,715	17,33,15,863

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	294,626,235
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	197,988,383
4	% completion of Construction Work (as per Project Architect's Certificate)	75%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	67%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	197,988,383
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	72,336,770
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	125,651,613



(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)	9,66,37,852
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate	7,64,64,868
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 as per Annexure A to this certificate	5,755 Sqm. 12,77,70,968
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	20,42,35,835
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



Dated – ~~21 Dec 19~~

02/02/2019

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	10,55,302	2,37,198
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	4,00,559	8,41,941
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	12,56,801	18,199
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	8,92,990	2,99,510
15	B205	23.59	11,92,500	7,22,586	4,69,914
16	B206	23.59	11,92,500	7,11,701	4,80,799
17	B207	23.08	11,92,500	10,30,215	1,62,285
18	B208	23.59	12,42,500	12,22,836	19,664
19	B210	23.59	12,45,000	11,61,318	83,682
20	B302	23.59	12,75,000	19,444	12,55,556
21	B303	23.59	11,92,500	3,01,645	8,90,855
22	B304	23.59	11,93,335	10,90,134	1,03,201
23	B305	23.59	11,92,500	9,88,796	2,03,704
24	B306	23.59	10,72,500	9,27,299	1,45,201
25	B307	23.59	13,00,000	19,444	12,80,556
26	B308	23.59	12,95,000	19,444	12,75,556
27	B402	23.59	11,95,000	3,70,370	8,24,630
28	B403	23.59	11,70,000	7,10,310	4,59,690
29	B404	23.59	11,42,500	10,35,443	1,07,057
30	B405	23.59	11,42,500	1,21,795	10,20,705
31	B406	23.59	11,95,000	10,52,916	1,42,084
32	B407	23.08	11,95,000	19,444	11,75,556
33	B408	23.59	11,95,000	7,43,426	4,51,574
34	B409	23.59	13,45,000	19,444	13,25,556
35	C004	23.59	19,07,500	17,48,122	1,59,378
36	C105	35.45	19,07,500	3,44,505	15,62,995
37	C108	35.45	12,45,000	19,444	12,25,556
38	C109	23.59	11,92,500	8,92,861	2,99,639
39	C203	23.59	12,20,000	10,32,988	1,87,012
40	C204	23.59	17,63,250	1,97,146	15,66,104
41	C205	23.59	11,92,500	10,23,340	1,69,160
42	C206	35.45	17,97,650	15,82,049	2,15,601
43	C208	35.45	12,95,000	27,277	12,67,723
44	C303	23.59	12,74,250	19,444	12,54,806
45	C304	35.45	16,20,750	9,31,296	6,89,454
46	C305	23.59	12,50,000	10,185	12,39,815
47	C306	35.45	18,32,500	10,96,873	7,35,627
48	C308	35.45			



49	C403	23.59	11,42,500	1,14,258	10,28,242
50	C404	23.59	11,70,000	1,78,571	9,91,429
51	C405	35.45	16,88,250	14,40,790	2,47,460
52	C406	23.59	11,42,500	5,84,112	5,58,388
53	C408	35.45	16,88,250	10,17,194	6,71,056
54	C409	23.59	11,42,500	6,27,463	5,15,037
55	D004	26.48	13,20,000	4,20,867	8,99,133
56	D101	23.59	12,42,500	7,16,343	5,26,157
57	D102	23.59	12,42,500	12,37,653	4,847
58	D103	23.59	12,42,500	6,99,402	5,43,098
59	D108	23.59	12,42,500	7,16,343	5,26,157
60	D202	23.59	12,45,000	9,16,124	3,28,876
61	D203	23.59	12,20,000	10,82,422	1,37,578
62	D204	23.59	12,20,000	99,108	11,20,892
63	D205	23.59	11,92,500	1,81,275	10,11,225
64	D301	23.59	12,45,000	92,593	11,52,407
65	D302	23.59	12,45,000	92,593	11,52,407
66	D303	23.59	12,45,000	92,593	11,52,407
67	D304	23.59	12,45,000	92,593	11,52,407
68	D305	23.59	12,45,000	92,593	11,52,407
69	D306	23.59	12,45,000	92,593	11,52,407
70	D401	23.59	11,42,500	10,34,146	1,08,354
71	D402	23.59	11,42,500	9,87,326	1,55,174
72	D403	23.59	11,80,731	19,444	11,61,287
73	D404	23.59	11,80,731	1,62,962	10,17,769
74	D405	23.59	11,85,200	89,815	10,95,385
75	E008	26.48	13,20,000	5,53,287	7,66,713
76	E009	26.48	13,20,000	64,347	12,55,653
77	E101	23.59	12,70,000	7,97,454	4,72,546
78	E107	23.59	12,42,500	1,81,031	10,61,469
79	E108	23.59	12,95,000	6,61,196	6,33,804
80	E109	23.59	12,70,000	8,23,644	4,46,356
81	E112	23.59	12,75,000	35,648	12,39,352
82	E201	23.59	11,86,000	8,26,964	3,59,036
83	E207	23.59	11,92,500	10,29,805	1,62,695
84	E208	23.59	12,45,000	3,24,998	9,20,002
85	E209	23.59	12,30,000	8,73,381	3,56,619
86	E210	23.59	11,92,500	5,91,529	6,00,971
87	E212	23.59	12,20,000	73,313	11,46,687
88	E301	23.59	12,45,000	10,41,676	2,03,324
89	E302	23.59	12,95,000	11,39,908	1,55,092
90	E306	23.59	12,70,000	10,81,817	1,88,183
91	E307	23.59	11,92,500	10,27,711	1,64,789
92	E308	23.59	12,45,000	9,97,977	2,47,023
93	E311	23.59	12,45,000	10,97,481	1,47,519
94	E312	23.59	12,45,000	10,97,481	1,47,519
95	E401	23.59	11,47,500	11,44,570	2,930
96	E407	23.59	11,95,000	9,95,352	1,99,648
97	E408	23.59	11,70,000	73,414	10,96,586
98	E411	23.59	11,42,500	9,87,323	1,55,177
99	E412	23.59	12,45,000	19,445	12,25,555
100	F103	23.59	12,42,500	7,34,781	5,07,719
101	F104	23.59	12,42,500	7,39,640	5,02,860
102	F105	23.59	12,95,000	7,74,599	5,20,401
103	F108	23.59	13,45,000	8,13,020	5,31,980
104	F201	23.59	12,80,000	2,03,009	10,76,991
105	F202	23.59	12,95,000	8,02,176	4,92,824



106	F205	23.59	12,20,000	7,57,303	4,62,697
107	F206	23.59	12,20,000	7,51,410	4,68,590
108	F207	23.59	11,92,500	5,87,672	6,04,828
109	F302	23.59	12,45,000	1,44,676	11,00,324
110	F307	23.59	11,92,500	6,99,743	4,92,757
111	F308	23.59	12,20,000	18,250	12,01,750
112	F309	23.59	12,20,000	1,07,536	11,12,464
113	F406	23.59	10,40,425	9,722	10,30,703
114	F407	23.59	10,40,425	9,722	10,30,703
115	S-1-1	18.30	16,45,000	5,08,126	11,36,874
116	DPST 1 a	11.70	11,45,000	10,14,643	1,30,357
		2,814.38	14,69,51,747	7,04,86,879	7,64,64,868

(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	B309	23.59	5,23,698
13	B310	23.08	5,12,438
14	B401	23.59	5,23,698
15	B410	23.59	5,23,698
16	C002	26.48	5,87,801
17	C003	26.48	5,87,801
18	C005	39.87	8,85,158
19	C006	26.48	5,87,801
20	C101	23.59	5,23,698
21	C102	23.59	5,23,698
22	C103	23.59	5,23,698
23	C104	23.59	5,23,698
24	C106	23.59	5,23,698
25	C107	23.59	5,23,698
26	C110	23.59	5,23,698
27	C201	23.59	5,23,698
28	C202	23.59	5,23,698
29	C207	23.59	5,23,698
30	C209	23.59	5,23,698
31	C210	23.59	5,23,698
32	C301	23.59	5,23,698
33	C302	23.59	5,23,698



Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
34	C307	23.59	5,23,698
35	C309	23.59	5,23,698
36	C310	23.59	5,23,698
37	C401	23.59	5,23,698
38	C402	23.59	5,23,698
39	C407	23.59	5,23,698
40	C410	23.59	5,23,698
41	D005	26.48	5,87,801
42	D104	23.59	5,23,698
43	D105	23.59	5,23,698
44	D106	23.59	5,23,698
45	D107	23.59	5,23,698
46	D201	23.59	5,23,698
47	D206	23.59	5,23,698
48	D207	23.59	5,23,698
49	D208	23.59	5,23,698
50	D307	23.59	5,23,698
51	D308	23.59	5,23,698
52	D406	23.59	5,23,698
53	D407	23.59	5,23,698
54	D408	23.59	5,23,698
55	E005	26.48	5,87,801
56	E006	26.48	5,87,801
57	E007	26.48	5,87,856
58	E010	26.48	5,87,801
59	E102	23.59	5,23,698
60	E103	23.59	5,23,698
61	E104	23.59	5,23,698
62	E105	23.59	5,23,698
63	E106	23.59	5,23,698
64	E110	23.59	5,23,698
65	E111	23.59	5,23,698
66	E202	23.59	5,23,698
67	E203	23.59	5,23,698
68	E204	23.59	5,23,698
69	E205	23.59	5,23,698
70	E206	23.59	5,23,698
71	E211	23.59	5,23,698
72	E303	23.59	5,23,698
73	E304	23.59	5,23,698
74	E305	23.59	5,23,698
75	E309	23.59	5,23,698
76	E310	23.59	5,23,698
77	E402	23.59	5,23,698
78	E403	23.59	5,23,698
79	E404	23.59	5,23,698
80	E405	23.59	5,23,698
81	E406	23.59	5,23,698
82	E409	23.59	5,23,698
83	E410	23.59	5,23,698
84	F005	26.48	5,87,801
85	F006	26.48	5,87,801



Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
86	F007	26.48	5,87,801
87	F008	26.48	5,87,801
88	F009	26.48	5,87,801
89	F010	26.48	5,87,801
90	F101	23.59	5,23,698
91	F102	23.59	5,23,698
92	F106	23.59	5,23,698
93	F107	23.59	5,23,698
94	F109	23.59	5,23,698
95	F110	23.59	5,23,698
96	F111	23.59	5,23,698
97	F112	23.59	5,23,698
98	F203	23.59	5,23,698
99	F204	23.59	5,23,698
100	F208	23.59	5,23,698
101	F209	23.59	5,23,698
102	F210	23.59	5,23,698
103	F211	23.59	5,23,698
104	F212	23.59	5,23,698
105	F301	23.59	5,23,698
106	F303	23.59	5,23,698
107	F304	23.59	5,23,698
108	F305	23.59	5,23,698
109	F306	23.59	5,23,698
110	F310	23.59	5,23,698
111	F311	23.59	5,23,698
112	F312	23.59	5,23,698
113	F401	23.59	5,23,698
114	F402	23.59	5,23,698
115	F403	23.59	5,23,698
116	F404	23.59	5,23,698
117	F405	23.59	5,23,698
118	F408	23.59	5,23,698
119	F409	23.59	5,23,698
120	F410	23.59	5,23,698
121	F411	23.59	5,23,698
122	F412	23.59	5,23,698
123	DPST 1 b	12.46	2,76,612
124	DPST 1 c	12.46	2,76,612
125	DPST 1 d	13.53	3,00,322
126	DPST 2 a	19.05	4,22,821
127	DPST 2 b	12.46	2,76,612
128	DPST 2 c	13.53	3,00,322
129	ATM	3.78	83,809
130	MH101	39.87	8,85,158
131	MH102	39.87	8,85,158
132	MH103	39.87	8,85,158
133	MH104	39.87	8,85,158
134	MH105	39.87	8,85,158
135	MH106	26.48	5,87,812
136	MH107	26.48	5,87,812
137	MH108	39.87	8,85,158



Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Road Reckoner Rate(ASR)
138	MH109	39.87	8,85,158
139	MH110	39.87	8,85,158
140	MH111	39.87	8,85,158
141	MH112	39.87	8,85,158
142	MH113	39.87	8,85,158
143	MH114	39.87	8,85,158
144	MH118	39.87	8,85,158
145	MH119	39.87	8,85,158
146	MH201	39.87	8,85,158
147	MH202	39.87	8,85,158
148	MH203	39.87	8,85,158
149	MH204	39.87	8,85,158
150	MH205	39.87	8,85,158
151	MH206	26.48	5,87,812
152	MH207	26.48	5,87,812
153	MH208	39.87	8,85,158
154	MH209	39.87	8,85,158
155	MH210	39.87	8,85,158
156	MH211	39.87	8,85,158
157	MH212	39.87	8,85,158
158	MH213	39.87	8,85,158
159	MH214	39.87	8,85,158
160	MH215	26.48	5,87,812
161	MH216	21.53	4,77,877
162	MH217	22.23	4,93,550
163	MH218	39.87	8,85,158
164	MH219	39.87	8,85,158
165	MH301	39.87	8,85,158
166	MH302	39.87	8,85,158
167	MH303	39.87	8,85,158
168	MH304	39.87	8,85,158
169	MH305	39.87	8,85,158
170	MH306	26.48	5,87,812
171	MH307	26.48	5,87,812
172	MH308	39.87	8,85,158
173	MH309	39.87	8,85,158
174	MH310	39.87	8,85,158
175	MH311	39.87	8,85,158
176	MH312	39.87	8,85,158
177	MH313	39.87	8,85,158
178	MH314	39.87	8,85,158
179	MH315	26.48	5,87,812
180	MH316	21.53	4,77,877
181	MH317	22.23	4,93,550
182	MH318	39.87	8,85,158
183	MH319	39.87	8,85,158
184	MH401	39.87	8,85,158
185	MH402	39.87	8,85,158
186	MH403	39.87	8,85,158
187	MH404	39.87	8,85,158
188	MH405	39.87	8,85,158
189	MH406	26.48	5,87,812



Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
190	MH407	26.48	5,87,812
191	MH408	39.87	8,85,158
192	MH409	39.87	8,85,158
193	MH410	39.87	8,85,158
194	MH411	39.87	8,85,158
195	MH412	39.87	8,85,158
196	MH413	39.87	8,85,158
197	MH414	39.87	8,85,158
198	MH415	26.48	5,87,812
199	MH416	21.53	4,77,877
200	MH417	22.23	4,93,550
201	MH418	39.87	8,85,158
202	MH419	39.87	8,85,158
Total		5,755	12,77,70,968

