



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.			
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		NA	NA
	(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	20,53,16,910
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		24,86,21,983
		Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	Lower	20,53,16,910
	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	1,52,08,660
	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	92,70,305
		Sub-Total of Development Cost	26,99,53,715	22,98,82,022

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	25,45,54,542
4	% completion of Construction Work (as per Project Architect's Certificate)	100%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	86%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	25,45,54,542
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	13,30,11,529
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	12,15,43,013



(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)	NIL (As Occupancy Certificate received)
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate	6,83,76,865
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	4,513 Sqm. 10,01,95,375
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	16,85,72,240
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	NIL (As Occupancy Certificate received)

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 – 27th Sept 19
UDIN NO: 19103605AAAACZ8671

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	Amount received	Balance Receivable
1	A001	39.87	20,99,198	3,50,000	17,49,198
2	A103	22.80	12,95,000	50,000	12,45,000
3	B002	26.48	12,92,500	12,92,500	-
4	B003	26.48	12,95,000	12,95,000	-
5	B102	23.59	12,42,500	12,42,500	-
6	B103	23.59	12,42,500	5,21,000	7,21,500
7	B104	23.59	12,42,500	12,42,500	-
8	B105	23.59	13,45,000	21,000	13,24,000
9	B106	23.59	12,95,000	12,95,000	-
10	B107	23.08	12,75,000	12,75,000	-
11	B108	23.59	12,75,000	12,75,000	-
12	B202	23.59	13,95,000	13,95,000	-
13	B203	23.59	11,92,500	11,92,500	-
14	B204	23.59	11,92,500	11,92,500	-
15	B205	23.59	11,92,500	11,92,500	-
16	B206	23.59	11,92,500	11,92,500	-
17	B207	23.08	11,92,500	11,92,500	-
18	B208	23.59	12,42,500	12,42,500	-
19	B209	23.59	13,20,000	21,000	12,99,000
20	B210	23.59	12,45,000	12,45,000	-
21	B302	23.59	12,75,000	21,000	12,54,000
22	B303	23.59	11,92,500	10,64,418	1,28,082
23	B304	23.59	11,93,335	11,93,335	-
24	B305	23.59	11,92,500	11,92,500	-
25	B306	23.59	10,72,500	10,72,500	-
26	B307	23.08	13,00,000	13,00,000	-
27	B308	23.59	12,95,000	12,95,000	-
28	B402	23.59	11,95,000	11,83,600	11,400
29	B403	23.59	11,70,000	11,70,000	-
30	B404	23.59	11,42,500	11,42,500	-
31	B405	23.59	11,42,500	11,17,077	25,423
32	B406	23.59	11,95,000	11,95,000	-
33	B407	23.08	12,94,000	11,000	12,83,000
34	B408	23.59	11,95,000	11,95,000	-
35	B409	23.59	12,78,990	1,00,000	11,78,990
36	C002	26.48	14,45,000	25,000	14,20,000
37	C003	26.48	14,45,000	25,000	14,20,000
38	C006	26.48	12,42,500	12,12,342	30,158
39	C103	23.59	13,94,663	21,000	13,73,663
40	C104	23.59	13,70,000	13,70,000	-
41	C105	35.45	19,07,500	19,07,500	-
42	C106	23.59	14,22,406	21,000	14,01,406
43	C108	35.45	19,07,500	19,07,500	-
44	C109	23.59	12,45,000	12,45,000	-
45	C203	23.59	11,92,500	11,92,500	-
46	C204	23.59	12,20,000	12,20,000	-
47	C205	35.45	20,62,270	21,000	20,41,270

48	C206	23.59	11,92,500	11,92,500	-
49	C208	35.45	17,97,650	17,97,650	-
50	C302	23.59	13,20,000	10,42,000	2,78,000
51	C303	23.59	12,95,000	30,000	12,65,000
52	C304	23.59	12,74,250	12,74,250	-
53	C305	35.45	16,20,750	16,20,750	-
54	C306	23.59	12,95,000	21,000	12,74,000
55	C308	35.45	18,32,500	18,32,500	-
56	C402	23.59	13,45,000	11,000	13,34,000
57	C403	23.59	11,42,500	1,26,378	10,16,122
58	C404	23.59	11,70,000	11,70,000	-
59	C405	35.45	16,88,250	16,88,250	-
60	C408	35.45	16,88,250	14,05,000	2,83,250
61	C409	23.59	11,42,500	9,19,300	2,23,200
62	D004	26.48	13,20,000	6,60,260	6,59,740
63	D101	23.59	12,42,500	9,84,774	2,57,726
64	D102	23.59	12,42,500	12,42,500	-
65	D103	23.59	12,42,500	12,42,500	-
66	D104	23.59	13,93,782	21,000	13,72,782
67	D108	23.59	12,42,500	9,84,774	2,57,726
68	D201	23.59	13,70,000	21,000	13,49,000
69	D202	23.59	12,45,000	12,45,000	-
70	D203	23.59	12,20,000	12,20,000	-
71	D204	23.59	12,20,000	12,20,000	-
72	D205	23.59	11,92,500	11,92,500	-
73	D207	23.59	13,20,000	3,92,940	9,27,060
74	D305	23.59	45,000	21,000	24,000
75	D401	23.59	11,42,500	11,42,500	-
76	D402	23.59	11,42,500	11,42,500	-
77	D403	23.59	11,80,731	10,60,500	1,20,231
78	D404	23.59	11,80,731	10,60,500	1,20,231
79	D405	23.59	11,85,200	11,57,000	28,200
80	D408	23.59	12,95,000	12,95,000	-
81	DPST 2 c	13.53	12,55,571	21,000	12,34,571
82	DPST 1 a	11.70	11,45,000	11,45,000	-
83	DPST 1 b	12.46	12,40,795	12,40,795	-
84	SH-1	18.30	16,45,000	16,45,000	-
85	DPST 1 c	12.46	12,01,589	12,01,589	-
86	DPST 1 d	13.53	13,10,000	21,000	12,89,000
87	E007	26.48	14,20,000	11,31,000	2,89,000
88	E008	26.48	13,20,000	13,20,000	-
89	E009	26.48	13,20,000	11,61,000	1,59,000
90	E101	23.59	12,70,000	10,73,500	1,96,500
91	E108	47.18	12,95,000	9,26,000	3,69,000
92	E109	23.59	12,70,000	12,70,000	-
93	E201	23.59	11,86,000	11,86,000	-
94	E207	23.59	11,92,500	11,55,034	37,466
95	E208	23.59	12,45,000	12,45,000	-
96	E209	23.59	12,30,000	12,30,000	-
97	E210	23.59	11,92,500	7,63,016	4,29,484
98	E212	23.59	12,20,000	81,000	11,39,000
99	E301	23.59	12,45,000	12,45,000	-
100	E302	23.59	12,95,000	12,95,000	-
101	E306	23.59	12,70,000	12,70,000	-
102	E307	23.59	11,92,500	11,61,390	31,110

103	E308	23.59	12,45,000	12,45,000	-
104	E311	23.59	12,45,000	12,45,000	-
105	E312	23.59	12,45,000	12,45,000	-
106	E401	23.59	11,42,500	11,42,500	-
107	E404	23.59	13,55,140	20,000	13,35,140
108	E407	23.59	11,95,000	11,95,000	-
109	E408	23.59	11,70,000	11,70,000	-
110	E409	23.59	-	-	-
111	E410	23.59	12,85,000	12,85,000	-
112	E411	23.59	11,42,500	11,42,500	-
113	F102	23.59	13,45,000	21,000	13,24,000
114	F103	23.59	12,42,500	11,51,360	91,140
115	F104	23.59	12,42,500	11,51,360	91,140
116	F105	23.59	12,95,000	12,79,690	15,310
117	F108	23.59	13,45,000	12,87,430	57,570
118	F201	23.59	12,80,000	2,20,000	10,60,000
119	F202	23.59	12,95,000	11,55,700	1,39,300
120	F203	47.18	45,000	45,000	-
121	F205	23.59	12,20,000	12,20,000	-
122	F206	23.59	12,20,000	12,20,000	-
123	F207	23.59	11,92,500	9,89,093	2,03,407
124	F210	23.59	13,20,000	21,000	12,99,000
125	F211	23.59	13,26,733	11,83,875	1,42,858
126	F212	23.59	13,26,733	11,76,875	1,49,858
127	F302	23.59	12,45,000	9,96,370	2,48,630
128	F303	23.59	13,95,000	21,000	13,74,000
129	F307	23.59	11,92,500	11,92,500	-
130	F308	23.59	12,20,000	9,48,900	2,71,100
131	F309	23.59	12,20,000	10,66,536	1,53,464
132	F310	23.59	13,20,000	68,000	12,52,000
133	F401 / 412	47.18	23,99,150	51,000	23,48,150
134	F 402	47.18	13,26,733	13,26,733	-
135	F404	23.59	45,000	21,000	24,000
136	F405	23.59	10,70,000	10,70,000	-
137	F406	23.59	13,40,005	25,500	13,14,505
138	F407	23.59	13,40,005	25,500	13,14,505
139	F408 / 409	47.18	12,80,000	74,000	12,06,000
140	F411	23.59	12,70,000	20,000	12,50,000
141	MH111	39.87	16,72,699	9,77,270	6,95,429
142	MH118	39.87	16,72,699	1,67,270	15,05,429
143	MH119	39.87	16,72,699	1,67,270	15,05,429
144	MH214	39.87	16,56,506	14,97,294	1,59,212
145	MH218	39.87	16,56,506	1,65,651	14,90,855
146	MH311	39.87	16,56,506	15,75,399	81,107
147	MH313	39.87	16,56,506	11,61,000	4,95,506
148	MH415	26.48	11,13,945	6,26,394	4,87,551
149	MH416	21.53	9,23,336	92,334	8,31,002
150	MH101	39.87	16,72,699	1,67,270	15,05,429
151	MH103	39.87	16,72,699	1,67,270	15,05,429
152	MH107	26.48	11,19,610	1,11,961	10,07,649
153	MH108	39.87	16,72,699	1,67,270	15,05,429
154	MH205	39.87	16,56,506	1,75,650	14,80,856
155	MH206	26.48	11,13,945	1,16,394	9,97,551
156	MH207	26.48	11,13,945	1,11,395	10,02,550
157	MH302	39.87	16,56,506	13,41,721	3,14,785

158	MH306	26.48	11,13,945	1,06,395	10,07,550
159	MH407	26.48	11,13,945	8,51,394	2,62,551
	Total	4,154.15	20,52,13,311	13,68,36,446	6,83,76,865

(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.	Area	Unit Consideration as per Read Reckoner Rate(ASR)
1	A002	39.87	8,85,158
2	A003	39.87	8,85,158
3	A101	23.59	5,23,698
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	B301	23.59	5,23,698
11	B309	23.59	5,23,698
12	B310	23.59	5,23,698
13	B401	23.59	5,23,698
14	B410	23.59	5,23,698
15	C004	26.48	5,87,801
16	C005	39.87	8,85,158
17	C101	23.59	5,23,698
18	C102	23.59	5,23,698
19	C107	23.59	5,23,698
20	C110	23.59	5,23,698
21	C201	23.59	5,23,698
22	C202	23.59	5,23,698
23	C207	23.59	5,23,698
24	C209	23.59	5,23,698
25	C210	23.59	5,23,698
26	C301	23.59	5,23,698
27	C307	23.59	5,23,698
28	C309	23.59	5,23,698
29	C310	23.59	5,23,698
30	C401	23.59	5,23,698
31	C406	23.59	5,23,698
32	C407	23.59	5,23,698
33	C410	23.59	5,23,698
34	D005	26.48	5,87,801
35	D105	23.59	5,23,698
36	D106	23.59	5,23,698
37	D107	23.59	5,23,698
38	D206	23.59	5,23,698
39	D208	23.59	5,23,698
40	D301	23.59	5,23,698
41	D302	23.59	5,23,698
42	D303	23.59	5,23,698
43	D304	23.59	5,23,698

44	D306	23.59	5,23,698
45	D307	23.59	5,23,698
46	D308	23.59	5,23,698
47	D406	23.59	5,23,698
48	D407	23.59	5,23,698
49	DPST 2 a	19.05	4,22,821
50	DPST 2 b	12.46	2,76,612
51	ATM	3.78	83,809
52	E005	26.48	5,87,801
53	E006	26.48	5,87,801
54	E010	26.48	5,87,801
55	E102	23.59	5,23,698
56	E103	23.59	5,23,698
57	E104	23.59	5,23,698
58	E105	23.59	5,23,698
59	E106	23.59	5,23,698
60	E107	23.59	5,23,698
61	E110	23.59	5,23,698
62	E111	23.59	5,23,698
63	E112	23.59	5,23,698
64	E202	23.59	5,23,698
65	E203	23.59	5,23,698
66	E204	23.59	5,23,698
67	E205	23.59	5,23,698
68	E206	23.59	5,23,698
69	E211	23.59	5,23,698
70	E303	23.59	5,23,698
71	E304	23.59	5,23,698
72	E305	23.59	5,23,698
73	E309	23.59	5,23,698
74	E310	23.59	5,23,698
75	E402	23.59	5,23,698
76	E403	23.59	5,23,698
77	E405	23.59	5,23,698
78	E406	23.59	5,23,698
79	E412	23.59	5,23,698
80	F005	26.48	5,87,801
81	F006 / 007	47.19	10,47,618
82	F008 / 009	47.19	10,47,618
83	F010	26.48	5,87,801
84	F101 / 112	47.19	10,47,618
85	F106 / 107	47.19	10,47,618
86	F 109	47.19	10,47,618
87	F110	23.59	5,23,698
88	F111	23.59	5,23,698
89	F204	23.59	5,23,698
90	F208 / 209	47.19	10,47,618
91	F301 / 312	47.19	10,47,618
92	F304	23.59	5,23,698
93	F305	23.59	5,23,698
94	F306	23.59	5,23,698
95	F311	23.59	5,23,698
96	F403	23.59	5,23,698
97	F410	23.59	5,23,698
98	MH112	39.87	8,85,158

99	MH113	39.87	8,85,158
100	MH114	39.87	8,85,158
101	MH211	39.87	8,85,158
102	MH212	39.87	8,85,158
103	MH213	39.87	8,85,158
104	MH215	26.48	5,87,812
105	MH216	21.53	4,77,877
106	MH217	22.23	4,93,550
107	MH219	39.87	8,85,158
108	MH312	39.87	8,85,158
109	MH314	39.87	8,85,158
110	MH315	26.48	5,87,812
111	MH316	21.53	4,77,877
112	MH317	22.23	4,93,550
113	MH318	39.87	8,85,158
114	MH319	39.87	8,85,158
115	MH411	39.87	8,85,158
116	MH412	39.87	8,85,158
117	MH413	39.87	8,85,158
118	MH414	39.87	8,85,158
119	MH417	22.23	4,93,550
120	MH418	39.87	8,85,158
121	MH419	39.87	8,85,158
122	MH102	39.87	8,85,158
123	MH104	39.87	8,85,158
124	MH105	39.87	8,85,158
125	MH106	26.48	5,87,812
126	MH109	39.87	8,85,158
127	MH110	39.87	8,85,158
128	MH201	39.87	8,85,158
129	MH202	39.87	8,85,158
130	MH203	39.87	8,85,158
131	MH204	39.87	8,85,158
132	MH208	39.87	8,85,158
133	MH209	39.87	8,85,158
134	MH210	39.87	8,85,158
135	MH301	39.87	8,85,158
136	MH303	39.87	8,85,158
137	MH304	39.87	8,85,158
138	MH305	39.87	8,85,158
139	MH307	26.48	5,87,812
140	MH308	39.87	8,85,158
141	MH309	39.87	8,85,158
142	MH310	39.87	8,85,158
143	MH401	39.87	8,85,158
144	MH402	39.87	8,85,158
145	MH403	39.87	8,85,158
146	MH404	39.87	8,85,158
147	MH405	39.87	8,85,158
148	MH406	26.48	5,87,812
149	MH408	39.87	8,85,158
150	MH409	39.87	8,85,158
151	MH410	39.87	8,85,158
	Total	4,513.31	10,01,95,375