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

SPDL Paradise II – C

To,
Sandeep Dwellers Private Limited
3C, Gulmohar, Temple Road, Civil Lines, Nagpur

Sub: Certificate of Financial Progress of Work of **SPDL Paradise II – C** having MahaRERA Registration Number – P50500006021 being developed by M/s. Sandeep Dwellers Pvt. Ltd.

Sir,
This certificate is being issued for RERA compliance for **SPDL Paradise II – C** having MahaRERA Registration Number - To be applied for being developed by M/s. 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.

SDPL Aashray Paradise -C

Sr No.		Particulars	Estimated Cost
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	91,79,875
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	c)	Estimated Acquisition cost of TDR (if any)	-
	d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	5,97,877
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
	f)	Under Rehabilitation scheme:	-
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
	ii)	Estimated 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-



	iii)	Estimated 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.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**97,77,752**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	5,22,78,750
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	94,81,250
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	2,00,000
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	96,81,250
		Sub Total of Development Cost	**7,16,41,250**
2		**Total Cost of the Project (Estimated)**	8,14,19,002

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr No.		Particulars	Amount Incurred
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	**91,79,875**
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	c)	Incurred Acquisition cost of TDR (if any)	-
	d)	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	5,97,877
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
	f)	Under Rehabilitation scheme:	-
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	-
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-

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		(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
	ii)	Incurred 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Incurred 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.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**97,77,752**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	4,66,27,711
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	4,66,27,711
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	4,76,22,651
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
	(iii)	Incurred expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	56,40,742
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	25,000
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	93,95,007
		Sub Total of Development Cost	**6,16,88,460**
3		Total Incurred Cost of the Project (Actual incurred)	7,14,66,212
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	88%
5		Amount which can be withdrawn from the Designated Account	7,14,66,212
6		Less: Amount withdrawn till date of this certificate from designated bank account	1,16,94,074

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7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,97,72,138

Table C

Sold Inventory - Statement for calculation of Receivables from the sales of the Real Estate Project

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement	Received Amount	Balance Receivable
1	C	203	57.61	39,21,363	16,92,988.20	22,28,375
2	C	602	57.59	41,97,079	37,64,588.20	4,32,491
3	C	702	57.59	38,77,871	26,94,988.20	11,82,883
4	C	703	57.61	38,80,150	35,41,509.20	3,38,641
		Total	230.40	1,58,76,463	1,16,94,074	41,82,389

Unsold Inventory Valuation

Sr. No.	Flat No.	Carpet Area (Sq.mts.)	No. of units	Unsold area	Unit Consideration as per Ready Reckoner Rate (ASR)
1	101/ 301/ 501/ 701/ 901	61.59	5	307.93	96,07,416
2	302/ 502	57.59	2	115.178	35,93,554
3	303/ 503/ 903	57.61	3	172.839	53,92,577
4	304/ 504/ 704/ 904	58.93	4	235.704	73,53,965
5	201/ 401/ 601/ 801	61.59	4	246.344	76,85,933
6	202/ 402	57.59	2	115.178	35,93,554
7	403/ 603/ 803	57.61	3	172.839	53,92,577
8	104/ 204/ 404/ 604/ 804	58.93	5	294.63	91,92,456
9	102	61.30	1	61.301	19,12,591
10	103	61.33	1	61.325	19,13,340
11	802 + 902	115.18	1	115.178	35,93,554
	Total		**31**	**1,898.45**	**5,92,31,515**

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	99,52,790
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	41,82,389
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	1,898.45

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	(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 Table C to this certificate.	5,92,31,515
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	6,34,13,904
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 balance receivables of ongoing project will be deposited in designated Account	70%

Table E - Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	1,16,94,074
3	Withdrawals	1,16,94,074
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that Ms. Sandeep Dwellers Pvt. Ltd. has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F - Means Of Finance

Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	1,54,25,701		5,97,72,138
2	Total Borrowed Funds (secured) - Drawdown availed till date	-		-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	3,00,00,000		-
4	Customer Receipts Used For The Project	3,59,93,301		1,16,94,074
5	Total Fund For The Project	8,14,19,002		7,14,66,212
6	Total Estimated Cost (As per Table A)	8,14,19,002		

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Table G

Sr.	Comments
1	Nil
2	Nil
3	Nil
4	Nil

Agreed and accepted by:	Yours Faithfully
Sandeep Dwellers Pvt. Ltd. Director For M/s. Sandeep Dwellers Pvt. Ltd. Gaurav Agarwala Dated – 07-07-2023	For Paresh Jairam Tank & Co. Chartered Accountants Paresh Jairam Tank & Co. F. No. 139681W Chartered Accountants Paresh Jairam Tank (Partner) Membership No. 103605 UDIN - 23103605BGXADU4062 UDIN Date – 11/07/2023