CA. B. C. BHARTIA

CHARTERED ACCOUNTANT

"SADODAY" 77, CENTRAL AVENUE, NEAR GANDHI PUTLA,
NAGPUR - 440032. PH : 0712-2771436, 2762262 (M) 9422101317
e-mail : bcbhartia@gmail.com

FORM 5[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
M/s. Sandeep Dwellers Pvt. Ltd.
3C, Gulmohar, Temple Road,
Civil Lines – Nagpur - 440001

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s. Sandeep Dwellers Pvt. Ltd. for –

Period - 1st Apr 18 to 31st Mar 19
Project Name – SDPL Paradise - II
MahaRERA No. - P50500006021

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of M/s. Sandeep Dwellers Pvt. Ltd. for the period ended 31st Mar 19 and hereby certify that:
   i. M/s. Sandeep Dwellers Pvt. Ltd. have completed 50.60% of the project titled SDPL Paradise - II, MahaRERA Regn. No. P50500006021 located at Kh. No. 53/2, 54, 58, 59/3, City Survey No. 295, Mouza Dabha, Nagpur - 440023
   ii. Amount collected during the year for this project is Rs. 5,00,000/- and amounts collected till date is Rs. 5,00,000/- NIL
   iii. Amount withdrawn during the year for this project is Rs. 5,00,000/- NIL and amount withdrawn till date is Rs. 5,00,000/- NIL
4. I/We certify that the M/s. Sandeep Dwellers Pvt. Ltd. has not withdrawn any amount collected for SDPL Paradise - II project.

B. C. BHARTIA
Place : Nagpur
Date : 18.09.2019
CHARTERED ACCOUNTANTS

B.C. Bhartia
Chartered Accountant
Membership No.: 035691
UDIN: 19035691AAAABU3581

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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 - P50500006021

PROJECT NAME – SDPL PARADISE II
PROMOTER NAME – SANDEEP DWELLERS PVT LTD

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	91,79,875	91,79,875
	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	NIL	NIL
	c.	Acquisition cost of TDR (if any)		
	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	5,97,877	5,97,877
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
		(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)**	NIL	NIL

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

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		(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.	NIL	NIL
		(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	NIL	NIL
		Sub-Total of LAND COST	**97,77,752**	**97,77,752**
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	5,22,78,750	2,63,42,350
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		2,61,39,375
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	**LOWER**	**2,61,39,375**
		(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.	84,81,250	32,36,349
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	2,00,000	25,000
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	96,81,250	42,97,653

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**8,14,19,002**
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**4,34,76,129**
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	**50.60%**
5.	**Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	**53.40 %**

Paresh Jakasaniya & Co. Chartered Accountants F. No. 139681

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6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	4,34,76,129 5,00,000
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,29,76,129

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)	3,79,42,873
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)	36,82,000
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	2070 Sq.mts 6,45,81,629
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	6,82,63,629
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 – 8th Apr 19
UDIN - 19103605AAAAAJ5122

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Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount	Balance Receivable
1	104	58.926	41,82,000	5,00,000	36,82,000

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 26000 per sm.

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/ 702	57.59	3	172.767	53,90,330
3	303/ 503/ 703/ 903	57.61	4	230.452	71,90,102
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/ 602	57.59	3	172.767	53,90,330
7	203/ 403/ 603/ 803	57.61	4	230.452	71,90,102
8	204/ 404/ 604/ 804	58.93	4	235.704	73,53,965
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		34	2,069.92	6,45,81,629



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