

**PARESH JAIRAM TANK & CO**

CHARTERED ACCOUNTANTS

Off: 101, Laxminarayan Enclave, Opp. Dhanoli Carden Main Gate, Bhivapurkar Marg, Dhanoli 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	17,63,50,611
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		17,39,64,777
		Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	Lower	17,39,64,777
	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	89,73,109
	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	1,66,45,353
		Sub-Total of Development Cost	26,99,53,715	19,96,69,386

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	22,43,41,906
4	% completion of Construction Work (as per Project Architect's Certificate)	85.89%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	76%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	22,43,41,906
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	9,90,53,419
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	12,52,88,487

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)	7,02,79,329
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate	6,81,11,577
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	5,470 Sqm. 12,14,29,198
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	18,95,40,775
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 – 8th Apr 19

UDIN NO.- 19103605AAAAAH3597

Annexure A

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Amount received	Balance Receivable
1	A103	22.80	12,95,000	50,000	14,70,750
2	B002	26.48	12,92,500	12,92,500	-
3	B003	26.48	12,95,000	11,53,350	3,03,600
4	B102	23.59	12,42,500	12,42,500	-
5	B103	23.59	12,42,500	5,21,000	9,07,968
6	B104	23.59	12,42,500	12,42,500	-
7	B105	23.59	13,45,000	21,000	15,57,950
8	B106	23.59	12,95,000	12,95,000	-
9	B107	23.08	12,75,000	12,75,000	-
10	B108	23.59	12,75,000	12,75,000	-
11	B202	23.59	13,95,000	21,000	14,49,800
12	B203	23.59	11,92,500	11,23,500	1,89,418
13	B204	23.59	11,92,500	11,92,500	-
14	B205	23.59	11,92,500	11,92,500	-
15	B206	23.59	11,92,500	11,92,500	-
16	B207	23.08	11,92,500	11,92,500	-
17	B208	23.59	12,42,500	12,42,500	-
18	B210	23.59	12,45,000	12,45,000	-
19	B302	23.59	12,75,000	21,000	14,13,750
20	B303	23.59	11,92,500	8,26,617	4,86,301
21	B304	23.59	11,93,335	11,93,335	-
22	B305	23.59	11,92,500	11,92,500	-
23	B306	23.59	10,72,500	10,72,500	-
24	B307	23.08	13,00,000	12,33,800	2,92,700
25	B308	23.59	12,95,000	12,51,000	2,05,950
26	B402	23.59	11,95,000	11,83,600	1,61,950
27	B403	23.59	11,70,000	10,93,267	2,25,083
28	B404	23.59	11,42,500	11,42,500	-
29	B405	23.59	11,42,500	11,17,077	1,41,291
30	B406	23.59	11,95,000	11,95,000	-
31	B407	23.08	11,95,000	1,21,000	12,83,250
32	B408	23.59	11,95,000	8,50,000	5,43,250
33	C006	26.48	12,42,500	11,22,342	2,45,026
34	C105	35.45	19,07,500	19,07,500	-
35	C108	35.45	19,07,500	10,51,000	11,85,780
36	C109	23.59	12,45,000	1,21,000	12,80,250
37	C203	23.59	11,92,500	11,74,213	1,38,650
38	C204	23.59	12,20,000	12,20,000	-
39	C205	35.45	20,22,500	11,000	21,18,055



40	C206	23.59	11,92,500	11,67,607	1,45,311
41	C208	35.45	17,97,650	17,97,650	-
42	C303	23.59	12,95,000	40,000	14,16,950
43	C304	23.59	12,74,250	12,74,250	-
44	C305	35.45	16,20,750	11,46,450	7,15,752
45	C306	23.59	12,95,000	21,000	14,36,050
46	C308	35.45	18,32,500	18,32,500	-
47	C403	23.59	11,42,500	1,26,378	11,88,090
48	C404	23.59	11,70,000	11,70,000	-
49	C405	35.45	16,88,250	16,88,250	-
50	C406	23.59	12,15,000	20,000	13,47,850
51	C408	35.45	16,88,250	12,45,000	6,94,194
52	C409	23.59	11,42,500	9,19,300	3,95,168
53	D004	26.48	13,20,000	5,10,260	10,45,264
54	D101	23.59	12,42,500	7,65,510	6,62,958
55	D102	23.59	12,42,500	12,42,500	-
56	D103	23.59	12,42,500	7,67,438	6,00,000
57	D108	23.59	12,42,500	7,65,510	6,62,958
58	D202	23.59	12,45,000	11,00,165	4,12,085
59	D203	23.59	12,20,000	12,20,000	-
60	D204	23.59	12,20,000	12,11,442	1,65,822
61	D205	23.59	11,92,500	11,92,500	-
62	D301	23.59	12,45,000	1,00,000	13,62,450
63	D302	23.59	12,45,000	1,00,000	13,62,450
64	D303	23.59	12,45,000	1,00,000	13,62,450
65	D304	23.59	12,45,000	1,00,000	13,62,450
66	D305	23.59	12,45,000	1,00,000	13,62,450
67	D306	23.59	12,45,000	1,00,000	13,62,450
68	D401	23.59	11,42,500	11,42,500	-
69	D402	23.59	11,42,500	11,42,500	-
70	D403	23.59	11,80,731	6,87,000	6,43,000
71	D404	23.59	11,80,731	1,76,000	11,54,500
72	D405	23.59	11,85,200	11,57,000	1,77,576
73	E008	26.48	13,20,000	10,64,000	5,38,600
74	E009	26.48	13,20,000	1,41,000	13,96,600
75	E101	23.59	12,70,000	9,73,500	5,18,850
76	E108	23.59	12,95,000	7,26,000	7,94,750
77	E109	23.59	12,70,000	12,70,000	-
78	E112	23.59	12,75,000	79,500	13,55,150
79	E201	23.59	11,86,000	11,12,974	2,87,909
80	E207	23.59	11,92,500	11,55,034	1,57,884
81	E208	23.59	12,45,000	12,45,000	-
82	E209	23.59	12,30,000	12,30,000	-
83	E210	23.59	11,92,500	6,98,016	6,15,072
84	E212	23.59	12,20,000	91,000	13,44,121
85	E301	23.59	12,45,000	12,45,000	-
86	E302	23.59	12,95,000	12,95,000	-



87	E306	23.59	12,70,000	12,70,000	-
88	E307	23.59	11,92,500	11,61,390	2,10,128
89	E308	23.59	12,45,000	12,45,000	-
90	E311	23.59	12,45,000	12,45,000	-
91	E312	23.59	12,45,000	12,45,000	-
92	E401	23.59	11,42,500	11,42,500	-
93	E407	23.59	11,95,000	11,95,000	-
94	E408	23.59	11,70,000	11,45,000	1,73,314
95	E411	23.59	11,42,500	11,42,500	-
96	E412	23.59	12,45,000	21,000	13,81,050
97	F102	23.59	13,45,000	21,000	14,91,750
98	F103	23.59	12,42,500	11,51,359	2,77,109
99	F104	23.59	12,42,500	11,51,359	2,77,109
100	F105	23.59	12,95,000	9,59,310	5,61,940
101	F108	23.59	13,45,000	12,87,430	2,91,520
102	F201	23.59	12,80,000	2,20,000	12,20,950
103	F202	23.59	12,95,000	11,55,700	3,65,050
104	F205	23.59	12,20,000	12,20,000	-
105	F206	23.59	12,20,000	12,20,000	-
106	F207	23.59	11,92,500	9,89,093	3,78,925
107	F302	23.59	12,45,000	9,96,370	4,04,880
108	F307	23.59	11,92,500	11,09,861	2,62,152
109	F308	23.59	12,20,000	71,700	13,02,850
110	F309	23.59	12,20,000	10,66,536	3,11,585
111	F401 / 412	47.18	23,99,150	51,000	27,68,032
112	F405	23.59	12,20,000	21,000	13,52,300
113	MH109	39.87	16,72,699	-	16,72,699
114	MH111	39.87	16,72,699	8,00,000	10,06,515
115	MH206	26.48	11,13,945	-	11,13,945
116	MH214	39.87	16,56,506	2,86,651	15,02,375
117	MH302	39.87	16,56,506	-	16,56,506
118	MH307	26.48	11,13,945	-	11,13,945
119	MH311	39.87	16,56,506	12,91,721	5,63,375
120	MH313	39.87	16,56,506	13,92,721	4,62,375
121	MH407	26.48	11,13,945	7,46,395	5,03,706
122	MH415	26.48	11,13,945	6,21,395	6,28,706
123	MH416	21.53	9,23,336	-	9,23,336
124	SH-1	18.30	16,45,000	16,45,000	-
125	DPST 1 a	11.70	11,45,000	11,45,000	-
126	DPST 1 b	12.46	12,40,795	12,14,487	2,85,513
	Total		16,31,65,630	10,89,72,313	6,81,11,577



Unsold Inventory

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	A101	23.59	5,23,698
5	A102	22.21	4,93,051
6	B004	54.77	12,15,894
7	B101	23.59	5,23,698
8	B109	23.59	5,23,698
9	B110	23.59	5,23,698
10	B201	23.59	5,23,698
11	B209	23.59	5,23,698
12	B301	23.59	5,23,698
13	B309	23.59	5,23,698
14	B310	23.59	5,23,698
15	B401	23.59	5,23,698
16	B409	23.59	5,23,698
17	B410	23.59	5,23,698
18	C002	26.48	5,87,801
19	C003	26.48	5,87,801
20	C004	26.48	5,87,801
21	C005	39.87	8,85,158
22	C101	23.59	5,23,698
23	C102	23.59	5,23,698
24	C103	23.59	5,23,698
25	C104	23.59	5,23,698
26	C106	23.59	5,23,698
27	C107	23.59	5,23,698
28	C110	23.59	5,23,698
29	C201	23.59	5,23,698
30	C202	23.59	5,23,698
31	C207	23.59	5,23,698
32	C209	23.59	5,23,698
33	C210	23.59	5,23,698
34	C301	23.59	5,23,698
35	C302	23.59	5,23,698
36	C307	23.59	5,23,698
37	C309	23.59	5,23,698
38	C310	23.59	5,23,698
39	C401	23.59	5,23,698



40	C402	23.59	5,23,698
41	C407	23.59	5,23,698
42	C410	23.59	5,23,698
43	D005	26.48	5,87,801
44	D104	23.59	5,23,698
45	D105	23.59	5,23,698
46	D106	23.59	5,23,698
47	D107	23.59	5,23,698
48	D201	23.59	5,23,698
49	D206	23.59	5,23,698
50	D207	23.59	5,23,698
51	D208	23.59	5,23,698
52	D307	23.59	5,23,698
53	D308	23.59	5,23,698
54	D406	23.59	5,23,698
55	D407	23.59	5,23,698
56	D408	23.59	5,23,698
57	DPST 2 a	19.05	4,22,821
58	DPST 2 b	12.46	2,76,612
59	DPST 2 c	13.53	3,00,322
60	ATM	3.78	83,809
61	DPST 1 c	12.46	2,76,612
62	DPST 1 d	13.53	3,00,322
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	E107	23.59	5,23,698
73	E110	23.59	5,23,698
74	E111	23.59	5,23,698
75	E202	23.59	5,23,698
76	E203	23.59	5,23,698
77	E204	23.59	5,23,698
78	E205	23.59	5,23,698
79	E206	23.59	5,23,698
80	E211	23.59	5,23,698
81	E303	23.59	5,23,698
82	E304	23.59	5,23,698
83	E305	23.59	5,23,698
84	E309	23.59	5,23,698
85	E310	23.59	5,23,698
86	E402	23.59	5,23,698



87	E403	23.59	5,23,698
88	E404	23.59	5,23,698
89	E405	23.59	5,23,698
90	E406	23.59	5,23,698
91	E409	23.59	5,23,698
92	E410	23.59	5,23,698
93	F005	26.48	5,87,801
94	F006 / 007	52.96	11,75,712
95	F008 / 009	52.96	11,75,712
96	F010	26.48	5,87,801
97	F101 / 112	52.96	11,75,712
98	F106 / 107	52.96	11,75,712
99	F109 / 110	52.96	11,75,712
100	F111	23.59	5,23,698
101	F203 / 204	52.96	11,75,712
102	F208 / 209	52.96	11,75,712
103	F210	23.59	5,23,698
104	F211 / 212	52.96	11,75,712
105	F301 / 312	52.96	11,75,712
106	F303 / 304	52.96	11,75,712
107	F305 / 306	52.96	11,75,712
108	F310	23.59	5,23,698
109	F311	23.59	5,23,698
110	F402 / 403	52.96	11,75,712
111	F404	23.59	5,23,698
112	F406 / 407	52.96	11,75,712
113	F408 / 409	52.96	11,75,712
114	F410	23.59	5,23,698
115	F411	23.59	5,23,698
116	MH112	39.87	8,85,158
117	MH113	39.87	8,85,158
118	MH114	39.87	8,85,158
119	MH118	39.87	8,85,158
120	MH119	39.87	8,85,158
121	MH211	39.87	8,85,158
122	MH212	39.87	8,85,158
123	MH213	39.87	8,85,158
124	MH215	26.48	5,87,812
125	MH216	21.53	4,77,877
126	MH217	22.23	4,93,550
127	MH218	39.87	8,85,158
128	MH219	39.87	8,85,158
129	MH312	39.87	8,85,158
130	MH314	39.87	8,85,158
131	MH315	26.48	5,87,812
132	MH316	21.53	4,77,877
133	MH317	22.23	4,93,550



134	MH318	39.87	8,85,158
135	MH319	39.87	8,85,158
136	MH411	39.87	8,85,158
137	MH412	39.87	8,85,158
138	MH413	39.87	8,85,158
139	MH414	39.87	8,85,158
140	MH417	22.23	4,93,550
141	MH418	39.87	8,85,158
142	MH419	39.87	8,85,158
143	MH101	39.87	8,85,158
144	MH102	39.87	8,85,158
145	MH103	39.87	8,85,158
146	MH104	39.87	8,85,158
147	MH105	39.87	8,85,158
148	MH106	26.48	5,87,812
149	MH107	26.48	5,87,812
150	MH108	39.87	8,85,158
151	MH110	39.87	8,85,158
152	MH201	39.87	8,85,158
153	MH202	39.87	8,85,158
154	MH203	39.87	8,85,158
155	MH204	39.87	8,85,158
156	MH205	39.87	8,85,158
157	MH207	26.48	5,87,812
158	MH208	39.87	8,85,158
159	MH209	39.87	8,85,158
160	MH210	39.87	8,85,158
161	MH301	39.87	8,85,158
162	MH303	39.87	8,85,158
163	MH304	39.87	8,85,158
164	MH305	39.87	8,85,158
165	MH306	26.48	5,87,812
166	MH308	39.87	8,85,158
167	MH309	39.87	8,85,158
168	MH310	39.87	8,85,158
169	MH401	39.87	8,85,158
170	MH402	39.87	8,85,158
171	MH403	39.87	8,85,158
172	MH404	39.87	8,85,158
173	MH405	39.87	8,85,158
174	MH406	26.48	5,87,812
175	MH408	39.87	8,85,158
176	MH409	39.87	8,85,158
177	MH410	39.87	8,85,158
	Total	5,469.78	12,14,29,198

