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	Amount (Rs.) 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,		

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		(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 :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	**20,53,16,910**	**19,02,77,502**
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		**19,83,52,643**
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	**Lower**	**19,02,77,502**
		(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**	**1,11,02,322**
	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**	**2,17,57,188**
		Sub-Total of Development Cost	**26,99,53,715**	**22,32,23,159**

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	**24,78,95,679**
4	% completion of Construction Work (as per Project Architect's Certificate)	**92.68%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**84%**
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	**24,78,95,679**
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	**11,33,57,038**
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**13,45,38,641**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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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)	**4,67,30,556**
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate	**5,80,29,607**
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	**5,170 Sqm.** **11,47,70,142**
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	**17,27,99,749**
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 – 10th Jul 19

UDIN NO. : 19103605AAAACC6790

Annexure A

Sold Inventory

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

Wing	new flat no.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Amount received	Balance Receivable
A	A103	22.80	12,95,000	50,000	12,45,000
B	B002	26.48	12,92,500	12,92,500	-
B	B003	26.48	12,95,000	12,95,000	-
B	B102	23.59	12,42,500	12,42,500	-
B	B103	23.59	12,42,500	5,21,000	7,21,500
B	B104	23.59	12,42,500	12,42,500	-
B	B105	23.59	13,45,000	21,000	13,24,000
B	B106	23.59	12,95,000	12,95,000	-
B	B107	23.08	12,75,000	12,75,000	-
B	B108	23.59	12,75,000	12,75,000	-
B	B202	23.59	13,95,000	13,95,000	-
B	B203	23.59	11,92,500	11,68,918	23,582
B	B204	23.59	11,92,500	11,92,500	-
B	B205	23.59	11,92,500	11,92,500	-
B	B206	23.59	11,92,500	11,92,500	-
B	B207	23.08	11,92,500	11,92,500	-
B	B208	23.59	12,42,500	12,42,500	-
B	B209	23.59	13,20,000	21,000	12,99,000
B	B210	23.59	12,45,000	12,45,000	-
	B302	23.59	12,75,000	21,000	12,54,000
B	B303	23.59	11,92,500	8,26,617	3,65,883
B	B304	23.59	11,93,335	11,93,335	-
B	B305	23.59	11,92,500	11,92,500	



B	B306	23.59	10,72,500	10,72,500	-
B	B307	23.08	13,00,000	13,00,000	-
B	B308	23.59	12,95,000	12,95,000	-
B	B402	23.59	11,95,000	11,83,600	11,400
B	B403	23.59	11,70,000	11,27,267	42,733
B	B404	23.59	11,42,500	11,42,500	-
B	B405	23.59	11,42,500	11,17,077	25,423
B	B406	23.59	11,95,000	11,95,000	-
B	B407	23.08	12,94,000	11,000	12,83,000
B	B408	23.59	11,95,000	8,50,000	3,45,000
C	C006	26.48	12,42,500	11,22,342	1,20,158
C	C104	23.59	13,70,000	13,70,000	-
C	C105	35.45	19,07,500	19,07,500	-
C	C108	35.45	19,07,500	19,07,500	-
C	C109	23.59	12,45,000	1,56,000	10,89,000
C	C203	23.59	11,92,500	11,92,500	-
C	C204	23.59	12,20,000	12,20,000	-
C	C205	35.45	20,22,500	11,000	20,11,500
C	C206	23.59	11,92,500	11,92,500	-
C	C208	35.45	17,97,650	17,97,650	-
C	C302	23.59	13,20,000	92,000	12,28,000
C	C303	23.59	12,95,000	40,000	12,55,000
C	C304	23.59	12,74,250	12,74,250	-
C	C305	35.45	16,20,750	13,41,450	2,79,300
C	C306	23.59	12,95,000	21,000	12,74,000
C	C308	35.45	18,32,500	18,32,500	-
C	C403	23.59	11,42,500	1,26,378	10,16,122



C	C404	23.59	11,70,000	11,70,000	-
C	C405	35.45	16,88,250	16,88,250	-
C	C406	23.59	12,15,000	20,000	11,95,000
C	C408	35.45	16,88,250	14,05,000	2,83,250
C	C409	23.59	11,42,500	9,19,300	2,23,200
D	D004	26.48	13,20,000	5,10,260	8,09,740
D	D101	23.59	12,42,500	9,84,774	2,57,726
D	D102	23.59	12,42,500	12,42,500	-
D	D103	23.59	12,42,500	7,67,438	4,75,062
D	D108	23.59	12,42,500	9,84,774	2,57,726
D	D202	23.59	12,45,000	12,00,165	44,835
D	D203	23.59	12,20,000	12,20,000	-
D	D204	23.59	12,20,000	12,11,442	8,558
D	D205	23.59	11,92,500	11,92,500	-
D	D207	23.59	13,20,000	3,41,000	9,79,000
D	D401	23.59	11,42,500	11,42,500	-
D	D402	23.59	11,42,500	11,42,500	-
D	D403	23.59	11,80,731	7,57,000	4,23,731
D	D404	23.59	11,80,731	8,16,000	3,64,731
D	D405	23.59	11,85,200	11,57,000	28,200
B Comm	DPST 1 a	11.70	11,45,000	11,45,000	-
B Comm	DPST 1 b	12.46	12,40,795	12,40,795	-
B Comm	SH-1	18.30	16,45,000	16,45,000	-
B Comm	DPST 1 c	12.46	12,01,589	21,000	11,80,589
E	E007	26.48	14,20,000	11,31,000	2,89,000
E	E008	26.48	13,20,000	10,64,000	2,56,000
E	E009	26.48	13,20,000	10,41,000	2,79,000



E	E101	23.59	12,70,000	10,23,500	2,46,500
E	E108	23.59	12,95,000	7,26,000	5,69,000
E	E109	23.59	12,70,000	12,70,000	-
E	E201	23.59	11,86,000	11,86,000	-
E	E207	23.59	11,92,500	11,55,034	37,466
E	E208	23.59	12,45,000	12,45,000	-
E	E209	23.59	12,30,000	12,30,000	-
E	E210	23.59	11,92,500	7,63,016	4,29,484
E	E211	23.59	13,20,000	20,000	13,00,000
E	E212	23.59	12,20,000	81,000	11,39,000
E	E301	23.59	12,45,000	12,45,000	-
E	E302	23.59	12,95,000	12,95,000	-
E	E306	23.59	12,70,000	12,70,000	-
E	E307	23.59	11,92,500	11,61,390	31,110
E	E308	23.59	12,45,000	12,45,000	-
E	E311	23.59	12,45,000	12,45,000	-
E	E312	23.59	12,45,000	12,45,000	-
E	E401	23.59	11,42,500	11,42,500	-
E	E407	23.59	11,95,000	11,95,000	-
E	E408	23.59	11,70,000	11,65,000	5,000
E	E410	23.59	12,85,000	21,000	12,64,000
E	E411	23.59	11,42,500	11,42,500	-
E	E412	23.59	12,45,000	21,000	12,24,000
F	F102	23.59	13,45,000	21,000	13,24,000
F	F103	23.59	12,42,500	11,51,359	91,141
F	F104	23.59	12,42,500	11,51,359	91,141
F	F105	23.59	12,95,000	12,04,940	90,060



F	F108	23.59	13,45,000	12,87,430	57,570
F	F201	23.59	12,80,000	2,20,000	10,60,000
F	F202	23.59	12,95,000	11,55,700	1,39,300
F	F205	23.59	12,20,000	12,20,000	-
F	F206	23.59	12,20,000	12,20,000	-
F	F207	23.59	11,92,500	9,89,093	2,03,407
F	F210	23.59	13,20,000	21,000	12,99,000
F	F211	23.59	13,26,733	70,000	12,56,733
F	F212	23.59	13,26,733	63,000	12,63,733
F	F302	23.59	12,45,000	9,96,370	2,48,630
F	F304	23.59	13,45,000	21,000	13,24,000
F	F307	23.59	11,92,500	11,09,861	82,639
F	F308	23.59	12,20,000	71,700	11,48,300
F	F309	23.59	12,20,000	10,66,536	1,53,464
F	F310	23.59	13,20,000	21,000	12,99,000
F	F401 / 412	47.18	23,99,150	51,000	23,48,150
F	F402	23.59	12,70,000	66,000	12,04,000
F	F405	23.59	12,70,000	9,21,000	3,49,000
F	F411	23.59	12,70,000	20,000	12,50,000
A	MH111	39.87	16,72,699	9,77,270	6,95,429
A	MH214	39.87	16,56,506	14,97,294	1,59,212
A	MH311	39.87	16,56,506	15,65,399	91,107
A	MH313	39.87	16,56,506	13,92,721	2,63,785
A	MH415	26.48	11,13,945	6,21,394	4,92,551
A	MH416	21.53	9,23,336	92,334	8,31,002
M	MH109	39.87	16,72,699	1,67,270	15,05,429
M	MH205	39.87	16,56,506	1,65,650	14,90,856

M	MH206	26.48	11,13,945	1,11,394	10,02,551
M	MH302	39.87	16,56,506	4,81,721	11,74,785
M	MH307	26.48	11,13,945	1,11,395	10,02,550
M	MH317	22.23	9,49,912	94,991	8,54,921
M	MH407	26.48	11,13,945	7,51,394	3,62,551
M	MH306	26.48	11,13,945	1,11,395	10,02,551
M	MH315	26.48	11,13,945	1,11,395	10,02,551
	Total	**3,480**	**17,91,38,993**	**12,11,09,386**	**5,80,29,607**

(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	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	B301	23.59	5,23,698
12	B309	23.59	5,23,698
13	B310	23.59	5,23,698
14	B401	23.59	5,23,698
15	B409	23.59	5,23,698
16	B410	23.59	5,23,698
17	C002	26.48	5,87,801
18	C003	26.48	5,87,801
19	C004	26.48	5,87,801
20	C005	39.87	8,85,158
21	C101	23.59	5,23,698
22	C102	23.59	5,23,698
23	C103	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	C307	23.59	5,23,698
34	C309	23.59	5,23,698
35	C310	23.59	5,23,698
36	C401	23.59	5,23,698
37	C402	23.59	5,23,698
38	C407	23.59	5,23,698
39	C410	23.59	5,23,698
40	D005	26.48	5,87,801
41	D104	23.59	5,23,698
42	D105	23.59	5,23,698
43	D106	23.59	5,23,698
44	D107	23.59	5,23,698
45	D201	23.59	5,23,698
46	D206	23.59	5,23,698
47	D208	23.59	5,23,698
48	D307	23.59	5,23,698
49	D308	23.59	5,23,698
50	D406	23.59	5,23,698
51	D407	23.59	5,23,698
52	D408	23.59	5,23,698
53	DPST 2 a	19.05	4,22,821
54	DPST 2 b	12.46	2,76,612
55	DPST 2 c	13.53	3,00,322
56	ATM	3.78	83,809
57	DPST 1 d	13.53	3,00,322
58	E005	26.48	5,87,801
59	E006	26.48	5,87,801
60	E010	26.48	5,87,801
61	E102	23.59	5,23,698
62	E103	23.59	5,23,698
63	E104	23.59	5,23,698
64	E105	23.59	5,23,698
65	E106	23.59	5,23,698
66	E107	23.59	5,23,698
67	E110	23.59	5,23,698
68	E111	23.59	5,23,698
69	E202	23.59	5,23,698
70	E203	23.59	5,23,698
71	E204	23.59	5,23,698
72	E205	23.59	5,23,698
73	E206	23.59	5,23,698



74	E303	23.59	5,23,698
75	E304	23.59	5,23,698
76	E305	23.59	5,23,698
77	E309	23.59	5,23,698
78	E310	23.59	5,23,698
79	E402	23.59	5,23,698
80	E403	23.59	5,23,698
81	E404	23.59	5,23,698
82	E405	23.59	5,23,698
83	E406	23.59	5,23,698
84	E409	23.59	5,23,698
85	F005	26.48	5,87,801
86	F006 / 007	52.96	11,75,712
87	F008 / 009	52.96	11,75,712
88	F010	26.48	5,87,801
89	F101 / 112	52.96	11,75,712
90	F106 / 107	52.96	11,75,712
91	F109 / 110	52.96	11,75,712
92	F111	23.59	5,23,698
93	F203 / 204	52.96	11,75,712
94	F208 / 209	52.96	11,75,712
95	F211 / 212	52.96	11,75,712
96	F301 / 312	52.96	11,75,712
97	F303 / 304	52.96	11,75,712
98	F305 / 306	52.96	11,75,712
99	F311	23.59	5,23,698
100	F402 / 403	52.96	11,75,712
101	F404	23.59	5,23,698
102	F406 / 407	52.96	11,75,712
103	F408 / 409	52.96	11,75,712
104	F410	23.59	5,23,698
105	MH112	39.87	8,85,158
106	MH113	39.87	8,85,158
107	MH114	39.87	8,85,158
108	MH118	39.87	8,85,158
109	MH119	39.87	8,85,158



110	MH211	39.87	8,85,158
111	MH212	39.87	8,85,158
112	MH213	39.87	8,85,158
113	MH215	26.48	5,87,812
114	MH216	21.53	4,77,877
115	MH217	22.23	4,93,550
116	MH218	39.87	8,85,158
117	MH219	39.87	8,85,158
118	MH312	39.87	8,85,158
119	MH314	39.87	8,85,158
120	MH316	21.53	4,77,877
121	MH318	39.87	8,85,158
122	MH319	39.87	8,85,158
123	MH411	39.87	8,85,158
124	MH412	39.87	8,85,158
125	MH413	39.87	8,85,158
126	MH414	39.87	8,85,158
127	MH417	22.23	4,93,550
128	MH418	39.87	8,85,158
129	MH419	39.87	8,85,158
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
138	MH110	39.87	8,85,158
139	MH201	39.87	8,85,158
140	MH202	39.87	8,85,158
141	MH203	39.87	8,85,158
142	MH204	39.87	8,85,158
143	MH205	39.87	8,85,158
144	MH207	26.48	5,87,812
145	MH208	39.87	8,85,158
146	MH209	39.87	8,85,158
147	MH210	39.87	8,85,158
148	MH301	39.87	8,85,158
149	MH303	39.87	8,85,158
150	MH304	39.87	8,85,158
151	MH305	39.87	8,85,158
152	MH306	26.48	5,87,812
153	MH308	39.87	8,85,158
154	MH309	39.87	8,85,158
155	MH310	39.87	8,85,158
156	MH401	39.87	8,85,158



157	MH402	39.87	8,85,158
158	MH403	39.87	8,85,158
159	MH404	39.87	8,85,158
160	MH405	39.87	8,85,158
161	MH406	26.48	5,87,812
162	MH408	39.87	8,85,158
163	MH409	39.87	8,85,158
164	MH410	39.87	8,85,158
	Total	**5,169.83**	**11,47,70,142**

