



CA. B. C. BHARTIA

CHARTERED ACCOUNTANT

"SADODAY" 77, CENTRAL AVENUE, NEAR GANDHI PUTLA,
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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 – SDPL Aashray, Dabha
Maha RERA No. - P50500014329

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 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 hereby confirm that I 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 85.89% of the project titled SDPL Aashray, Dabha, MahaRERA Reg. No. P50500014329 located at Kh. No. 18/3, City Survey No. 260, Mouza Dabha, Nagpur - 440023
 - ii. Amount collected during the year 2018-19 for this project is Rs. 6,84,28,536/- and amounts collected till 31st Mar 19 is Rs. Rs. 9,90,53,419/-
 - iii. Amount withdrawn during the year 2018-19 for this project is Rs. 6,84,28,536/- and amount withdrawn till 31st Mar 19 is Rs. Rs. 3,06,24,883/-
4. I certify that the M/s. Sandeep Dwellers Pvt. Ltd. has utilized the amounts collected for SDPL Aashray, Dabha project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.



B.C. Bhartia
Chartered Accountant
Membership No.: 035691
UDIN: 19035691AAAABT9865



PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off: 101, Laxminarayan Enclave, Opp. Dhantoli Garden Main Gate, Bhilwarpur 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	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,		



		(iv) Cost of ABR 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	17,63,60,611
		(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.	(ii) 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 ;	2,66,15,165	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	6,470 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