

M/S G A D & ASSOCIATES	
Shop no. 19, Upper Ground Floor, Mahaveer Market, Shyam Square, Amravati - 444601	
Mob. No. +91 7020387041	email id - cagadassociates@gmail.com, caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) (1st Floor, Mohata Nikunj, Canal Road, Ramdaspath, Opp. Shriram Bhavan, Nagpur-440010)

Sub:- Certificate of Financial Progress of Work of Sandesh City Apartment 1 MahaRERA Registration Number P50500006822 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)

Sir,

This certificate is being issued for RERA compliance for the Sandesh City Apartment 1 having MahaRERA Registration Number P50500006822 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) and is based on the records and documents produced before me and explanations provided to me by the Management of the company.

For Quarter Ending 30th June 2024

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
	Estimated Cost	
	(At the time of Registration of project)	
1	Land Cost	
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	25,55,55,500
b)	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	12,70,675
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	34,00,916
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment 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 lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
(iii)	Estimated Cost of ASR lined premium, fees, charges and security deposits of 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	26,02,27,091
	Development Cost/ Cost of Construction of Building:	
(a)	Estimated Cost of Construction as certified by Engineer	38,51,80,740
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
(c)	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	3,75,47,721
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	20,31,686
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	9,11,60,710
	Sub-Total of DEVELOPMENT COST	51,59,20,857
	Total Cost of The project (Estimated)	77,61,47,948



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

Sr. No.	Particulars	Amount in Rs.
	Incurred	
1	Land Cost	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	25,55,55,500
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	12,70,675
	c) Incurred Expenditure for 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	34,00,916
	e) Land Premium paid for redevelopment 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 rehab building including site development and infrastructure for the same as certified by Engineer.	
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	(ii) Incurred Expenditure 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towards 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	26,02,27,091
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the Estimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	38,43,96,659
	(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 (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	3,72,72,606
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	25,31,686
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	9,11,60,710
	Sub-Total of DEVELOPMENT COST	51,53,61,661
3	Total Cost of The project (Actual incurred as on date of certificate)	77,55,88,752
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	99.93
5	Amount which can be withdrawn from the Designated Account.	77,55,88,752
6	Less: Amount withdrawn till date of this certificate from the Designated Account	45,21,89,939
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	32,33,98,813

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



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CA. Ankit Talreja
Nagpur
02 July 2024
UDIN :24177608BKBJEP8624

Date:- 02-07-2024
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	5,59,196
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)	1,49,67,718
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	206.08
	(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	60,58,752
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,10,26,470
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)	1,47,18,529

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	45,21,90,427
3	Withdrawals	45,21,89,939
4	Closing Balance	488

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 M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures 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.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



Ankit

CA. Ankit Talreja
Nagpur
02 July 2024
UDIN :24177608BKBJEP8624

Date:- 02-07-2024
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	4-102	36.490	13,20,000	13,20,000	-
2	4-105	36.490	9,50,000	9,50,000	-
3	4-112	36.490	15,30,000	15,30,000	-
4	4-201	36.490	9,00,000	8,43,903	56,097
5	4-202	36.490	16,00,000	16,00,000	-
6	4-204	36.490	8,10,000	8,10,000	-
7	4-205	36.490	13,76,000	13,76,000	-
8	4-206	36.490	12,50,700	12,50,700	-
9	4-207	36.490	12,16,000	12,16,000	-
10	4-208	36.490	12,16,000	12,16,000	-
11	4-209	36.490	12,16,000	11,57,397	58,603
12	4-210	36.490	12,16,000	11,57,397	58,603
13	4-211	36.490	16,00,000	16,00,000	-
14	4-212	36.490	9,75,000	9,49,656	25,344
15	4-303	36.490	12,12,000	12,12,000	-
16	4-307	36.490	16,50,000	16,50,000	-
17	4-310	36.490	12,50,000	11,88,343	61,657
18	4-311	36.490	14,55,120	14,55,120	-
19	4-312	36.490	12,12,000	12,12,000	-
20	4-401	36.490	8,65,000	8,65,000	-
21	4-403	36.490	15,30,800	15,30,800	-
22	4-406	36.490	14,59,248	14,59,248	-
23	4-410	36.490	15,49,200	15,49,200	-
24	4-411	36.490	13,24,000	13,24,000	-
25	4-412	36.490	13,24,000	13,24,000	-
26	4-504	36.490	16,67,700	16,67,700	-
27	4-507	36.490	8,50,000	8,50,000	-
28	4-509	36.490	12,87,750	12,87,750	-
29	4-510	36.490	12,87,750	12,87,750	-
30	4-511	36.490	12,87,750	12,87,750	-
31	4-512	36.490	12,87,750	12,87,750	-
32	4-605	36.490	14,53,600	14,53,600	-
33	4-606	36.490	14,94,000	14,49,218	44,782
34	4-607	36.490	15,78,700	15,78,700	-
35	4-608	36.490	15,00,000	15,00,000	-
36	4-609	36.490	16,02,300	16,02,300	-
37	4-612	36.490	15,00,000	15,00,000	-
38	4-701	36.490	15,00,000	10,99,010	4,00,990
39	4-702	36.490	14,50,000	14,50,000	-
40	4-703	36.490	17,00,000	17,00,000	-
41	4-705	36.490	16,00,000	16,00,000	-
42	4-706	36.490	15,00,000	15,00,000	-
43	4-707	36.490	15,25,000	15,25,000	-
44	4-708	36.490	17,50,000	17,50,000	-
45	4-710	36.490	15,00,000	14,34,040	65,960
46	1-101	56.530	16,56,943	16,56,943	-
47	1-105	56.530	16,00,000	16,00,000	-
48	1-108	56.530	17,45,000	17,45,000	-
49	1-109	56.530	17,16,750	17,16,750	-
50	1-110	56.530	16,92,139	16,92,139	-
51	1-113	56.530	13,00,000	11,35,469	1,64,531
52	1-114	56.530	20,00,000	20,00,000	-
53	1-117	56.530	17,32,150	17,32,150	-
54	1-118	56.530	19,30,200	19,30,200	-
55	1-119	56.530	18,80,620	18,80,620	-
56	1-120	56.530	17,01,134	15,34,425	1,66,709
57	1-121	56.530	21,77,560	21,77,560	-
58	1-122	56.530	23,28,500	22,05,000	1,23,500
59	1-123	56.530	17,15,000	17,15,000	-
60	1-124	56.530	21,28,070	21,28,070	-
61	1-125	56.530	17,81,640	17,81,640	-
62	1-126	56.530	17,81,640	17,81,640	-
63	1-127	56.530	22,34,400	20,45,232	1,89,168
64	1-128	56.530	22,25,000	22,25,000	-
65	1-201	56.530	16,65,600	16,65,600	-
66	1-203	56.530	13,77,540	12,80,630	96,910
67	1-217	56.530	17,17,000	17,17,000	-
68	1-218	56.530	20,80,000	20,80,000	-
69	1-220	56.530	17,16,766	17,16,766	-
70	1-221	56.530	17,64,000	17,64,000	-
71	1-222	56.530	17,81,640	17,81,640	-
72	1-223	56.530	17,81,640	17,81,640	-




73	1-224	56.530	18,06,385	18,06,385	-
74	1-225	56.530	21,50,000	21,50,000	-
75	1-226	56.530	20,58,000	20,58,000	-
76	1-227	56.530	17,81,000	17,81,000	-
77	1-228	56.530	22,76,540	22,76,540	-
78	1-309	56.530	21,77,560	21,77,560	-
79	1-313	56.530	20,19,200	20,19,200	-
80	1-317	56.530	17,00,000	17,00,000	-
81	1-318	56.530	17,16,315	17,16,315	-
82	1-319	56.530	17,16,315	17,16,315	-
83	1-320	56.530	18,31,130	18,31,130	-
84	1-322	56.530	20,71,510	20,71,510	-
85	1-323	56.530	18,80,620	16,17,875	2,62,745
86	1-324	56.530	17,81,640	17,81,640	-
87	1-325	56.530	18,80,620	18,80,620	-
88	1-326	56.530	18,31,130	18,31,130	-
89	1-327	56.530	18,31,130	18,31,130	-
90	1-328	56.530	22,76,540	22,76,540	-
91	1-402	56.530	16,00,000	16,00,000	-
92	1-403	56.530	17,00,000	17,00,000	-
93	1-404	56.530	16,37,210	16,37,210	-
94	1-406	56.530	16,00,000	16,00,000	-
95	1-408	56.530	17,25,000	17,04,572	20,428
96	1-411	56.530	21,87,500	21,87,500	-
97	1-413	56.530	20,37,280	20,37,280	-
98	1-414	56.530	23,64,000	23,64,000	-
99	1-417	56.530	18,31,130	18,31,130	-
100	1-418	56.530	20,78,580	13,05,380	7,73,200
101	1-419	56.530	19,69,500	18,44,020	1,25,480
102	1-420	56.530	19,44,250	19,44,250	-
103	1-421	56.530	17,34,000	17,34,000	-
104	1-422	56.530	22,00,000	22,00,000	-
105	1-423	56.530	21,50,000	21,50,000	-
106	1-424	56.530	20,00,000	20,00,000	-
107	1-425	56.530	23,00,000	23,00,000	-
108	1-426	56.530	20,29,000	20,29,000	-
109	1-427	56.530	18,31,130	18,31,130	-
110	1-428	56.530	17,81,500	17,81,500	-
111	1-511	56.530	15,94,600	15,94,600	-
112	1-512	56.530	15,94,600	5,83,860	10,10,740
113	1-513	56.530	22,37,200	22,37,200	-
114	1-514	56.530	25,00,000	25,00,000	-
115	1-515	56.530	18,26,000	18,26,000	-
116	1-516	56.530	26,50,000	26,50,000	-
117	1-517	56.530	14,31,130	14,31,130	-
118	1-519	56.530	21,77,560	21,77,560	-
119	1-520	56.530	18,31,130	12,10,665	6,20,465
120	1-521	56.530	19,79,600	19,79,600	-
121	1-522	56.530	21,50,000	21,50,000	-
122	1-523	56.530	19,79,600	19,79,600	-
123	1-524	56.530	18,31,130	18,31,130	-
124	1-525	56.530	17,50,000	17,50,000	-
125	1-526	56.530	19,19,000	13,49,027	5,69,973
126	1-527	56.530	22,58,000	22,58,000	-
127	1-528	56.530	22,26,560	22,26,560	-
128	1-601	56.530	12,85,000	12,85,000	-
129	1-603	56.530	16,61,450	16,61,450	-
130	1-605	56.530	22,11,500	22,11,500	-
131	1-606	56.530	20,50,000	20,50,000	-
132	1-609	56.530	17,81,640	17,81,640	-
133	1-611	56.530	19,94,500	19,94,500	-
134	1-612	56.530	19,94,500	19,94,500	-
135	1-614	56.530	19,94,500	19,94,500	-
136	1-615	56.530	20,01,000	20,01,000	-
137	1-616	56.530	19,99,200	19,50,000	49,200
138	1-617	56.530	22,50,000	22,50,000	-
139	1-618	56.530	17,81,640	17,81,640	-
140	1-619	56.530	17,81,640	17,81,640	-
141	1-620	56.530	22,05,000	22,05,000	-
142	1-621	56.530	20,53,835	20,53,835	-
143	1-622	56.530	19,94,500	19,94,500	-
144	1-623	56.530	19,94,500	19,94,500	-
145	1-624	56.530	17,32,150	17,32,150	-
146	1-625	56.530	19,94,500	18,72,202	1,22,298
147	1-626	56.530	19,94,500	19,94,500	-
148	1-627	56.530	17,32,150	17,32,150	-
149	1-628	56.530	20,09,000	20,09,000	-
150	1-703	56.530	21,15,344	21,15,344	-
151	1-707	56.530	22,65,000	22,65,000	-
152	1-708	56.530	26,46,000	26,46,000	-
153	1-710	56.530	21,28,100	21,28,100	-

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154	1-711	56.530	20,00,000	20,00,000	-
155	1-712	56.530	20,50,000	20,50,000	-
156	1-714	56.530	20,05,000	20,05,000	-
157	1-717	56.530	25,50,000	25,50,000	-
158	1-718	56.530	25,00,000	25,00,000	-
159	1-719	56.530	21,30,000	21,30,000	-
160	1-720	56.530	20,50,000	20,50,000	-
161	1-722	56.530	20,50,000	20,50,000	-
162	1-723	56.530	20,00,000	18,91,088	1,08,912
163	1-724	56.530	29,00,000	29,00,000	-
164	1-725	56.530	19,30,682	19,30,682	-
165	1-726	56.530	19,94,500	18,75,744	1,18,756
166	1-727	56.530	19,50,000	19,50,000	-
167	1-728	56.530	22,50,000	22,50,000	-
168	2-101	56.530	19,04,000	19,04,000	-
169	2-102	56.530	20,57,200	20,57,200	-
170	2-103	56.530	19,23,000	19,23,000	-
171	2-104	56.530	19,23,000	19,23,000	-
172	2-105	56.530	21,65,800	21,65,800	-
173	2-106	56.530	19,23,100	19,23,100	-
174	2-201	56.530	22,11,496	22,11,496	-
175	2-202	56.530	19,23,100	19,23,100	-
176	2-203	56.530	21,92,680	21,92,680	-
177	2-204	56.530	20,67,000	20,67,000	-
178	2-205	56.530	20,67,300	18,59,100	2,08,200
179	2-206	56.530	22,11,500	22,11,500	-
180	2-301	56.530	21,89,600	21,89,600	-
181	2-303	56.530	19,00,000	18,68,538	31,462
182	2-305	56.530	19,50,000	19,50,000	-
183	2-306	56.530	19,99,200	19,99,200	-
184	2-401	56.530	20,94,400	20,94,400	-
185	2-402	56.530	19,04,000	19,04,000	-
186	2-403	56.530	19,04,000	19,04,000	-
187	2-404	56.530	20,67,300	20,67,300	-
188	2-406	56.530	19,23,000	19,23,000	-
189	2-501	56.530	19,99,200	19,99,200	-
190	2-502	56.530	23,07,648	10,04,881	13,02,767
191	2-503	56.530	21,00,000	21,00,000	-
192	2-504	56.530	20,50,000	20,50,000	-
193	2-505	56.530	21,63,420	21,63,420	-
194	2-506	56.530	23,03,000	23,03,000	-
195	2-601	56.530	21,47,800	21,47,800	-
196	2-602	56.530	20,67,000	20,67,000	-
197	2-603	56.530	20,90,592	20,90,592	-
198	2-604	56.530	20,90,592	20,90,592	-
199	2-605	56.530	20,46,800	20,46,800	-
200	2-606	56.530	19,99,200	19,99,200	-
201	2-701	56.530	20,00,000	20,00,000	-
202	2-702	56.530	20,00,000	20,00,000	-
203	2-703	56.530	25,50,000	25,50,000	-
204	2-704	56.530	20,00,000	20,00,000	-
205	2-705	56.530	19,79,600	15,94,558	3,85,042
206	2-706	56.530	19,94,500	19,94,500	-
207	3-101	56.530	18,80,620	18,80,620	-
208	3-102	56.530	18,80,620	18,80,620	-
209	3-103	56.530	18,80,620	15,56,851	3,23,769
210	3-104	56.530	19,50,000	19,50,000	-
211	3-105	56.530	22,26,560	20,37,384	1,89,176
212	3-106	56.530	22,54,000	22,54,000	-
213	3-107	56.530	21,25,000	21,03,752	21,248
214	3-108	56.530	21,71,700	20,90,568	81,132
215	3-201	56.530	18,31,130	15,56,460	2,74,670
216	3-202	56.530	19,79,600	19,79,600	-
217	3-203	56.530	18,80,620	18,80,620	-
218	3-204	56.530	23,52,000	23,42,990	9,010
219	3-206	56.530	21,07,000	21,07,000	-
220	3-207	56.530	23,03,000	20,66,400	2,36,600
221	3-208	56.530	23,50,000	23,50,000	-
222	3-301	56.530	18,31,130	18,31,130	-
223	3-302	56.530	18,31,130	17,75,090	56,040
224	3-303	56.530	19,50,300	19,50,300	-
225	3-304	56.530	21,50,000	21,50,000	-
226	3-305	56.530	22,74,580	12,47,846	10,26,734
227	3-306	56.530	21,21,000	21,21,000	-
228	3-307	56.530	22,27,050	22,27,049	1
229	3-308	56.530	21,28,070	16,06,887	5,21,183
230	3-401	56.530	19,79,600	18,42,593	1,37,007
231	3-402	56.530	19,50,000	19,50,000	-
232	3-403	56.530	19,50,000	19,50,000	-
233	3-404	56.530	19,50,000	19,50,000	-
234	3-405	56.530	19,30,110	14,74,106	4,56,004



235	3-406	56.530	21,28,070	14,99,855	6,28,215
236	3-407	56.530	19,30,110	16,50,590	2,79,520
237	3-408	56.530	19,30,200	19,30,200	-
238	3-501	56.530	20,78,580	20,78,580	-
239	3-502	56.530	20,58,000	19,00,429	1,57,571
240	3-503	56.530	21,00,000	21,00,000	-
241	3-504	56.530	19,79,600	17,05,822	2,73,778
242	3-505	56.530	19,30,110	16,03,619	3,26,491
243	3-506	56.530	22,78,500	21,41,485	1,37,015
244	3-507	56.530	22,78,500	22,72,873	5,627
245	3-508	56.530	19,30,110	15,50,672	3,79,438
246	3-601	56.530	22,51,800	18,15,075	4,36,725
247	3-602	56.530	21,86,500	20,65,716	1,20,784
248	3-603	56.530	19,94,500	19,94,500	-
249	3-604	56.530	19,94,500	17,12,089	2,82,411
250	3-605	56.530	20,50,000	18,50,894	1,99,106
251	3-606	56.530	22,00,000	16,94,060	5,05,940
252	3-607	56.530	19,94,500	19,80,098	14,402
253	3-608	56.530	24,45,600	24,45,600	-
254	3-701	56.530	23,42,000	21,90,212	1,51,788
255	3-702	56.530	19,94,500	19,94,500	-
256	3-703	56.530	20,00,000	19,92,002	7,998
257	3-704	56.530	21,07,000	19,70,380	1,36,620
258	3-705	56.530	19,94,500	18,81,152	1,13,348
259	3-706	56.530	19,25,000	17,87,228	1,37,772
260	3-707	56.530	19,94,500	19,94,500	-
261	3-708	56.530	19,25,000	18,06,928	1,18,072
262	1-321	56.530	17,77,600	17,77,600	-
263	4-308	36.490	16,00,000	16,00,000	-
264	4-409	36.490	16,00,000	16,00,000	-
265	4-704	36.490	18,50,000	18,50,000	-
266	4-711	36.490	15,00,000	15,00,000	-
267	4-712	36.490	15,00,000	15,00,000	-
268	1-415	56.530	23,00,000	23,00,000	-
269	4-110	36.490	11,80,000	11,80,000	-
270	1-102	56.530	16,11,000	16,11,000	-
271	1-103	56.530	16,66,000	16,66,000	-
272	1-104	56.530	17,80,550	17,80,550	-
273	1-106	56.530	14,60,000	14,60,000	-
274	1-107	56.530	16,92,139	16,92,139	-
275	1-111	56.530	17,65,000	17,65,000	-
276	1-112	56.530	13,00,000	13,00,000	-
277	1-115	56.530	13,77,000	13,77,000	-
278	1-116	56.530	11,50,000	11,50,000	-
279	1-202	56.530	14,80,000	14,80,000	-
280	1-204	56.530	13,77,000	13,77,000	-
281	1-205	56.530	15,00,000	15,00,000	-
282	1-206	56.530	16,00,000	16,00,000	-
283	1-207	56.530	13,50,000	13,50,000	-
284	1-208	56.530	14,00,000	14,00,000	-
285	1-209	56.530	14,05,000	14,05,000	-
286	1-210	56.530	17,16,000	17,16,000	-
287	1-211	56.530	16,11,000	16,11,000	-
288	1-212	56.530	15,70,000	15,70,000	-
289	1-213	56.530	13,00,000	13,00,000	-
290	1-214	56.530	17,80,000	17,80,000	-
291	1-215	56.530	14,29,000	14,29,000	-
292	1-216	56.530	17,00,000	17,00,000	-
293	1-219	56.530	17,81,640	17,81,640	-
294	1-301	56.530	22,11,500	22,11,500	-
295	1-302	56.530	16,82,660	16,82,660	-
296	1-303	56.530	18,75,000	18,75,000	-
297	1-304	56.530	16,56,480	16,56,480	-
298	1-305	56.530	16,25,000	16,25,000	-
299	1-306	56.530	16,00,000	16,00,000	-
300	1-307	56.530	12,50,000	12,50,000	-
301	1-308	56.530	12,50,000	12,50,000	-
302	1-310	56.530	12,50,000	12,50,000	-
303	1-311	56.530	21,11,500	21,11,500	-
304	1-312	56.530	16,58,622	16,58,622	-
305	1-314	56.530	19,23,000	19,23,000	-
306	1-315	56.530	19,99,200	19,99,200	-
307	1-316	56.530	16,50,000	16,50,000	-
308	1-401	56.530	14,00,000	14,00,000	-
309	1-405	56.530	16,49,417	16,49,417	-
310	1-407	56.530	12,50,000	12,50,000	-
311	1-409	56.530	15,00,000	15,00,000	-
312	1-410	56.530	12,50,000	12,50,000	-
313	1-412	56.530	16,66,500	16,66,500	-
314	1-416	56.530	19,99,000	19,99,000	-
315	1-501	56.530	13,00,000	13,00,000	-

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316	1-502	56.530	17,17,000	17,17,000	-
317	1-503	56.530	15,55,000	15,55,000	-
318	1-504	56.530	14,81,200	14,81,200	-
319	1-505	56.530	15,00,000	15,00,000	-
320	1-506	56.530	15,55,000	15,55,000	-
321	1-507	56.530	13,70,000	13,70,000	-
322	1-508	56.530	12,50,000	12,50,000	-
323	1-509	56.530	17,10,000	17,10,000	-
324	1-510	56.530	13,70,000	13,70,000	-
325	1-602	56.530	17,13,000	17,13,000	-
326	1-604	56.530	20,67,800	20,67,800	-
327	1-607	56.530	18,06,385	18,06,385	-
328	1-608	56.530	16,73,278	16,73,278	-
329	1-610	56.530	17,00,000	17,00,000	-
330	1-613	56.530	15,50,000	15,50,000	-
331	1-701	56.530	17,13,000	17,13,000	-
332	1-702	56.530	16,35,000	16,35,000	-
333	1-704	56.530	13,77,000	13,77,000	-
334	1-705	56.530	16,82,660	16,82,660	-
335	1-706	56.530	19,23,000	19,23,000	-
336	1-709	56.530	19,30,200	19,30,200	-
337	1-715	56.530	20,47,100	20,47,100	-
338	1-716	56.530	19,75,000	19,75,000	-
339	1-713	56.530	16,61,982	16,61,982	-
340	2-302	56.530	19,04,000	19,04,000	-
341	2-405	56.530	20,36,800	20,36,800	-
342	2-304	56.530	22,00,000	22,00,000	-
343	4-101	36.490	13,89,760	13,89,760	-
344	4-103	36.490	8,85,000	8,85,000	-
345	4-104	36.490	8,00,000	8,00,000	-
346	4-106	36.490	9,60,000	9,60,000	-
347	4-107	36.490	8,25,000	8,25,000	-
348	4-108	36.490	8,50,000	8,50,000	-
349	4-109	36.490	8,83,000	8,83,000	-
350	4-111	36.490	14,59,000	14,59,000	-
351	4-301	36.490	11,75,000	11,75,000	-
352	4-302	36.490	9,50,000	9,50,000	-
353	4-304	36.490	12,50,800	12,50,800	-
354	4-305	36.490	12,12,000	12,12,000	-
355	4-306	36.490	12,12,000	12,12,000	-
356	4-309	36.490	11,81,000	11,81,000	-
357	4-402	36.490	8,83,000	8,83,000	-
358	4-404	36.490	8,85,000	8,85,000	-
359	4-405	36.490	11,71,600	11,71,600	-
360	4-407	36.490	8,85,000	8,85,000	-
361	4-408	36.490	13,89,760	13,89,760	-
362	4-501	36.490	8,00,000	8,00,000	-
363	4-502	36.490	10,00,000	10,00,000	-
364	4-503	36.490	8,51,000	8,51,000	-
365	4-505	36.490	13,63,500	13,63,500	-
366	4-506	36.490	13,63,500	13,63,500	-
367	4-508	36.490	15,28,736	15,28,736	-
368	4-601	36.490	12,50,784	12,50,784	-
369	4-602	36.490	12,50,784	12,50,784	-
370	4-603	36.490	12,38,000	12,38,000	-
371	4-604	36.490	10,00,000	10,00,000	-
372	4-610	36.490	14,07,000	14,07,000	-
373	4-611	36.490	10,00,000	10,00,000	-
374	4-203	36.490	8,52,000	8,52,000	-
TOTAL		19,478.90	66,09,54,041.20	64,59,86,323.61	1,49,67,717.59

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Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	1-518	56.53	16,61,982.00
2	1-721	56.53	16,61,982.00
3	3-205	56.53	16,61,982.00
4	4-709	36.49	10,72,806.00
Total		206.08	60,58,752.00



Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	8,00,00,000	8,00,00,000	2,50,00,000.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	25,00,00,000	25,00,00,000	10,46,02,916
4	Customer Receipts under for Project	57,87,38,412	66,70,12,793	64,59,85,836
5	Total Funds for Project	90,87,38,412	99,70,12,793	77,55,88,752
6	Total Estimated Cost (As per Table A)	77,61,47,948	77,61,47,948	77,55,88,752

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS
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Yours Faithfully,
For G A D & Associates
FRN - 146550W



Ankit

CA. Ankit Talreja
Partner
M. no. 177608
UDIN :24177608BKBJEP8624

Agreed and accepted by:

D. P. Agrawal



Name:- Dilip Agrawal

R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)

Place:-Nagpur

Date 02-07-2024