

M/S G A D & ASSOCIATES
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FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,
Sandesh Projects (897,SHIVNARAYAN BHAWAN, PS AGRAWAL MARG, SANTRA MARKET, NEAR HANUMAN MANDIR,
Nagpur-440018)

Sub:- Certificate of Financial Progress of Work of SANDESH NAGAR-II MahaRERA Registration Number P50500021007
being developed by M/s Sandesh Projects

Sir,

This certificate is being issued for RERA compliance for the SANDESH NAGAR-II having MahaRERA Registration Number P50500021007 being developed by M/s Sandesh Projects and is based on the records and documents produced before me and explanations provided to me by the Member of the Association of Persons.

For Quarter Ending 30th September 2022

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)	
I Land Cost		
a) Value of the land as ascertained from the Annual Statement of Rates (ASR).		10,76,25,000
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.		89,70,345
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		-
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		11,65,95,345
Development Cost/ Cost of Construction of Building:		
(a) Estimated Cost of Construction as certified by Engineer		-
(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.		4,71,55,657
(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.		24,00,000
(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-		25,00,000
Sub-Total of DEVELOPMENT COST		5,20,55,657
Total Cost of The project (Estimated)		16,86,51,002



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).	10,76,25,000
	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.	89,70,345
	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	-
	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	11,65,95,345
	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	-
	(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.	2,42,07,031
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	6,59,277
	(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 :-	-
	Sub-Total of DEVELOPMENT COST	2,48,66,308
3	Total Cost of The project (Actual incurred as on date of certificate)	14,14,61,653
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	83.88
5	Amount which can be withdrawn from the Designated Account.	14,14,61,653
6	Less: Amount withdrawn till date of this certificate from the Designated Account	13,99,90,255
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,71,398

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

Ankit



CA. Ankit Talreja
Nagpur
04th December 2023
UDIN 23177608BGSM514586

Date:- 04/12/2023
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)	2,71,89,349
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)	5,79,58,103
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	233.10
	(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	12,70,395
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,92,28,498
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)	4,14,59,949

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	14,14,31,186
3	Withdrawals	13,99,90,255
4	Closing Balance	14,40,931

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 Sandesh Projects 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
04th December 2023
UDIN 23177608BGSM54586

Date:- 04/12/2023
Place:-Nagpur

Table C

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

Sold Inventory

Sr. No.	Plot No.-	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	001	261.20	19,39,976	19,39,976	-
2	002	169.25	12,55,000	12,55,000	-
3	003	180.50	12,62,886	12,62,886	-
4	004	191.50	13,91,384	1,91,000	12,00,384
5	005	202.50	11,04,000	6,52,000	4,52,000
6	006	211.97	15,05,889	15,05,889	-
7	007	210.50	14,72,783	14,72,783	-
8	008	206.75	15,01,875	15,01,875	-
9	009	203.00	15,29,563	3,06,000	12,23,563
10	010	199.25	15,01,311	3,01,000	12,00,311
11	011	195.50	14,73,052	14,73,052	-
12	012	191.75	13,41,600	13,41,600	-
13	013	188.50	14,20,307	14,20,307	-
14	014	187.00	13,08,366	13,08,366	-
15	015	187.25	15,11,670	15,11,670	-
16	016	186.50	13,04,869	4,51,000	8,53,869
17	017	184.00	13,72,000	13,72,000	-
18	018	181.00	13,63,796	3,01,000	10,62,796
19	019	178.00	12,45,393	1,59,000	10,86,393
20	020	174.75	12,22,657	12,22,657	-
21	021	163.78	12,34,051	12,34,051	-
22	022	152.78	10,93,605	10,93,605	-
23	023	155.25	11,69,777	11,69,777	-
24	024	155.25	11,69,777	11,69,777	-
25	025	155.25	10,86,221	1,60,000	9,26,221
26	026	155.25	8,80,000	8,80,000	-
27	027	155.25	10,86,221	2,00,000	8,86,221
28	028	158.25	8,70,000	8,70,000	-
29	029	158.25	10,22,040	10,22,040	-
30	030	155.25	11,69,777	11,69,777	-
31	031	155.25	9,34,149	1,57,000	7,77,149
32	032	155.25	11,69,700	11,69,700	-
33	033	155.25	10,86,221	10,86,221	-
34	034	155.25	8,47,000	8,47,000	-
35	035	152.78	9,37,378	9,37,378	-
36	036	258.28	18,10,000	8,01,000	10,09,000
37	037	200.00	15,06,960	15,06,960	-
38	038	200.00	11,30,220	11,30,220	-
39	039	200.00	13,56,200	13,56,200	-
40	040	202.68	14,18,072	14,18,072	-
41	041	217.10	16,35,802	16,35,802	-
42	042	195.56	13,68,315	4,40,000	9,28,315
43	043	181.38	13,66,662	13,66,660	2
44	044 & 045	339.47	22,83,788	22,83,788	-
45	046	110.60	8,03,588	3,30,000	4,73,588
46	047	110.60	8,45,255	95,000	7,50,255
47	048	110.60	7,73,825	2,01,000	5,72,825
48	049	110.60	7,50,015	4,05,425	3,44,590
49	050	110.60	7,73,825	4,05,425	3,68,400
50	051	134.73	9,42,650	7,84,625	1,58,025
51	052	117.61	8,86,165	8,86,165	-
52	053 & 054	208.00	14,55,298	14,55,298	-
53	055	104.00	7,83,622	1,67,000	6,16,622
54	056	104.00	7,27,649	7,27,649	-
55	057	104.00	8,11,609	8,11,609	-
56	058	103.72	6,97,775	5,97,775	1,00,000
57	059	125.80	9,51,000	2,71,000	6,80,000
58	060	128.37	9,11,971	-	9,11,971
59	061	91.00	6,85,664	6,85,664	-
60	062	91.00	5,00,000	5,00,000	-
61	063	91.00	6,36,688	6,36,688	-
62	064	91.00	5,87,712	5,87,712	-
63	065	130.08	9,10,117	9,10,117	-
64	066	135.28	9,50,000	9,50,000	-
65	067	94.90	6,63,000	6,63,000	-
66	068	94.90	6,63,000	6,63,000	-
67	069	94.90	7,00,000	7,00,000	-
68	070	94.90	6,53,760	1,51,000	5,02,760
69	071	128.05	8,95,914	8,95,914	-
70	073	90.60	6,33,893	1,10,000	5,23,893



71	074	90.60	6,82,653	-	6,82,653
72	075	90.60	6,82,000	6,82,000	-
73	076	90.60	6,33,893	-	6,33,893
74	077	134.78	9,43,000	9,43,000	-
75	078	125.18	8,75,836	8,75,836	-
76	079	103.88	7,26,804	5,25,000	2,01,804
77	080	98.35	6,88,116	3,50,000	3,38,116
78	081	94.20	6,59,080	1,81,000	4,78,080
79	082 & 083	222.98	15,00,000	15,00,000	-
80	084	131.40	8,48,634	8,48,634	-
81	085	84.00	5,87,717	3,20,000	2,67,717
82	086	84.00	5,42,508	4,30,000	1,12,508
83	087	84.00	5,87,717	1,21,000	4,66,717
84	088	84.00	5,87,717	4,50,000	1,37,717
85	089	84.00	5,87,717	4,21,000	1,66,717
86	090	84.00	5,65,000	5,65,000	-
87	091	124.80	8,74,521	1,85,000	6,89,521
88	092	124.80	8,73,177	1,82,000	6,91,177
89	093	96.00	6,45,800	6,45,800	-
90	094	96.00	6,50,000	6,50,000	-
91	095	96.00	6,72,000	6,72,000	-
92	096	96.00	6,71,671	5,30,000	1,41,671
93	097	136.28	9,90,170	9,90,170	-
94	098	136.28	10,26,844	10,26,844	-
95	099	96.00	6,72,702	5,70,337	1,02,365
96	100	96.00	6,72,704	1,35,000	5,37,704
97	101	96.00	6,71,671	6,71,671	-
98	102	96.00	6,71,671	6,71,671	-
99	103	124.80	8,19,443	1,64,443	6,55,000
100	104	124.80	8,73,168	8,73,168	-
101	105	81.60	5,27,004	1,71,000	3,56,004
102	106	81.60	6,14,838	6,14,838	-
103	107	81.60	5,70,921	1,51,000	4,19,921
104	108	81.60	5,71,799	1,91,000	3,80,799
105	109	81.60	5,70,921	5,70,921	-
106	110	81.60	5,48,963	2,50,000	2,98,963
107	111	129.00	11,80,276	-	11,80,276
108	112	136.87	8,83,962	2,50,000	6,33,962
109	113 & 114	223.50	18,76,492	3,76,492	15,00,000
110	116	111.75	7,51,799	1,50,359	6,01,440
111	117	129.00	8,67,839	1,73,568	6,94,271
112	118	129.00	8,67,839	8,67,839	-
113	119 & 120	240.00	14,85,415	14,85,415	-
114	121	120.00	8,26,675	1,71,000	6,55,675
115	122	120.00	7,75,008	7,75,008	-
116	124	120.00	8,13,758	4,01,000	4,12,758
117	125	134.78	10,15,540	10,15,540	-
118	126	134.78	10,15,539	10,15,539	-
119	127	120.00	8,46,050	8,46,050	-
120	128	120.00	8,07,300	2,11,000	5,96,300
121	129	120.00	8,39,592	1,81,000	6,58,592
122	130	120.00	8,39,592	8,39,592	-
123	131	120.00	8,39,592	8,39,592	-
124	132	120.00	9,04,176	9,04,176	-
125	133	129.00	8,33,136	8,33,136	-
126	134	129.00	10,96,946	10,96,946	-
127	135	105.00	7,34,642	1,50,000	5,84,642
128	136	105.00	7,34,500	31,000	7,03,500
129	137	105.00	7,91,154	1,76,000	6,15,154
130	138	105.00	7,34,643	3,46,000	3,88,643
131	139	137.25	9,60,303	9,60,303	-
132	140 & 141	257.25	17,99,876	3,60,000	14,39,876
133	142 & 143	240.00	16,14,600	16,14,600	-
134	144	138.00	9,65,530	9,65,530	-
135	145	138.00	9,65,530	1,94,000	7,71,530
136	146	120.00	8,39,592	4,39,592	4,00,000
137	147	120.00	8,39,592	1,68,000	6,71,592
138	148	120.00	8,39,592	8,39,592	-
139	149	120.00	8,39,592	8,39,592	-
140	150	120.00	8,55,092	2,81,000	5,74,092
141	151	120.00	8,39,592	1,71,000	6,68,592
142	152	134.78	10,14,088	10,14,088	-
143	153	134.78	10,15,540	10,15,540	-
144	154	120.00	8,52,510	8,52,510	-
145	155	120.00	8,39,592	8,39,592	-
146	156	120.00	8,39,592	8,39,592	-
147	157	120.00	8,39,592	2,11,000	6,28,592
148	158	120.00	8,00,841	2,00,000	6,00,841
149	159	120.00	8,39,592	2,11,000	6,28,592
150	160	138.00	9,65,522	9,65,522	-
151	161	138.00	9,65,522	9,65,522	-



152	162	111.00	5,97,400	5,97,400	-
153	163	111.00	7,76,620	1,92,000	5,84,620
154	164	111.00	7,76,620	51,000	7,25,620
155	165	137.25	11,37,567	11,37,567	-
156	166	203.85	14,26,257	14,26,256	1
157	167	211.88	15,96,476	15,96,476	-
158	168	352.91	20,89,296	20,89,296	-
159	169	152.78	11,42,000	11,42,000	-
160	170	133.50	9,05,303	9,05,303	-
161	171	133.50	8,62,000	8,62,000	-
162	172	133.50	10,05,893	10,05,893	-
163	173	133.50	10,05,893	10,05,893	-
164	174	133.50	9,34,044	7,50,000	1,84,044
165	175	133.50	9,34,044	9,34,044	-
166	176	133.50	9,34,044	9,34,044	-
167	177	133.50	9,05,304	9,05,304	-
168	178 & 179	267.00	18,39,347	18,39,347	-
169	180	133.50	9,34,044	9,34,044	-
170	181	133.50	9,34,000	9,34,000	-
171	182	133.50	8,62,000	8,62,000	-
172	183	133.50	9,00,000	9,00,000	-
173	184	152.78	9,37,377	9,37,377	-
174	185	152.78	11,51,000	11,51,000	-
175	186	133.50	8,47,800	8,47,800	-
176	187	133.50	9,50,000	2,00,000	7,50,000
177	188	133.50	9,34,044	9,34,044	-
178	189	133.50	9,34,044	9,34,044	-
179	190	133.50	9,34,044	9,34,044	-
180	191	133.50	9,34,044	9,34,044	-
181	192	133.50	9,34,044	9,34,044	-
182	193	133.50	9,34,043	9,34,043	-
183	194	133.50	10,05,893	10,05,893	-
184	195	133.50	10,05,193	10,05,193	-
185	196	133.50	10,05,193	10,05,193	-
186	197	133.50	9,34,044	9,34,044	-
187	198	133.50	9,34,044	9,34,044	-
188	199	133.50	9,34,043	9,34,043	-
189	200	152.78	10,19,604	10,19,604	-
190	201	152.78	11,01,838	11,01,828	10
191	202	133.50	8,98,119	8,98,119	-
192	203	133.50	8,62,194	4,81,000	3,81,194
193	204	133.50	8,62,194	4,81,000	3,81,194
194	205	133.50	8,62,194	3,61,000	5,01,194
195	206	133.50	9,34,044	7,08,044	2,26,000
196	207	133.50	8,62,000	8,62,000	-
197	208	133.50	9,05,303	9,05,303	-
198	209	133.50	9,34,043	9,34,043	-
199	210	133.50	10,00,000	10,00,000	-
200	211	133.50	8,62,000	8,62,000	-
201	212	133.50	8,62,000	8,62,000	-
202	213	133.50	9,33,870	9,33,870	-
203	214	133.50	8,62,194	8,62,194	-
204	215	133.50	8,47,800	8,47,800	-
205	216	152.78	10,68,938	10,68,938	-
206	217	152.78	11,51,164	11,51,164	-
207	218	133.50	9,34,044	9,34,044	-
208	219	133.50	9,05,303	9,05,303	-
209	220	133.50	9,34,044	9,34,044	-
210	221	133.50	9,34,043	1,88,000	7,46,043
211	222	133.50	9,34,043	9,34,043	-
212	223	133.50	9,34,044	2,09,000	7,25,044
213	224	133.50	9,34,044	2,00,000	7,34,044
214	225	133.50	9,34,044	1,51,000	7,83,044
215	226	133.50	9,34,044	1,87,000	7,47,044
216	227	133.50	9,34,044	1,87,000	7,47,044
217	228	133.50	9,34,044	2,00,000	7,34,044
218	229	133.50	9,34,044	3,61,000	5,73,044
219	230	133.50	9,34,044	9,34,044	-
220	231	133.50	8,12,000	8,12,000	-
221	232	152.78	12,33,390	12,33,390	-
222	233	262.39	21,18,277	21,18,277	-
223	234	264.00	22,00,000	18,00,000	4,00,000
224	235	264.00	17,19,228	17,19,228	-
225	236	264.00	21,31,275	13,01,000	8,30,275
226	237	264.00	19,89,190	19,89,190	-
227	238	264.00	21,31,275	9,00,000	12,31,275
228	239	264.00	21,31,275	10,00,000	11,31,275
229	240	264.00	19,89,190	19,89,190	-
230	241	264.00	19,89,190	19,89,190	-
231	242	264.00	20,60,232	20,60,232	-
232	243	262.39	20,47,668	20,47,668	-



233	244	252.96	19,06,002	19,06,002	-
234	245	252.96	19,06,002	16,09,000	2,97,002
235	246	252.96	20,42,145	20,42,145	-
236	247	252.96	19,19,616	19,19,616	-
237	248	252.96	18,37,930	4,11,001	14,26,929
238	249	252.96	18,37,930	18,37,930	-
239	250	252.96	17,83,473	7,08,100	10,75,373
240	251	252.96	15,00,000	15,00,000	-
241	252	252.96	14,02,273	14,02,273	-
242	253	252.96	14,02,273	14,02,273	-
243	254	252.96	13,61,430	13,61,430	-
244	255	258.57	19,00,000	19,00,000	-
245	123	120.00	10,65,626	-	10,65,626
TOTAL		36,872.03	26,00,02,655.00	20,20,44,552.00	5,79,58,103.0

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Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	072	128.10	698145
2	115	105	572250
		233.10	12,70,395.00



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	11,90,00,000	11,90,00,000	14,71,397.60
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	1,00,00,000	1,00,00,000	-
4	Customer Receipts under for Project	11,19,12,938	12,68,38,379	13,99,90,255
5	Total Funds for Project	24,09,12,938	25,58,38,379	14,14,61,653
6	Total Estimated Cost (As per Table A)	16,86,51,002	16,86,51,002	14,14,61,653

Table G
Any Comments / Observations of CA

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



CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMSI4586

Agreed and accepted by:

Name:- Dilip Agrawal
Sandesh Projects
Place:-Nagpur
Date:- 04/12/2023