



CA. B. C. BHARTIA

CHARTERED ACCOUNTANT

"SADODAY" 77, CENTRAL AVENUE, NEAR GANDHI PUTLA,
NAGPUR - 440032. PH : 0712-2771436, 2762262 (M) 9422101317
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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 Name - SDPL Arihant
MahaRERA No. - P50500019230

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/We 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/We hereby confirm that I/We 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 14.02% of the project titled SDPL Arihant, MahaRERA Regn. No. P50500019230 located at Plot B, Kh. No. 25(1), City Survey No. 35, Mouza Wathoda, Nagpur - 440008
 - ii. Amount collected during the year 2018-19 for this project is Rs. 16,25,232/- and amounts collected till 31st Mar 2019 date is Rs. 16,25,232/-
 - iii. Amount withdrawn during the year 2018-19 for this project is Rs. 16,25,232/- and amounts withdrawn till 31st Mar 2019 is Rs. 16,25,232/-
4. I/We certify that the M/s. Sandeep Dwellers Pvt. Ltd. has utilized the amounts collected for SDPL Arihant 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: 19035691AAAABZ3431



PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off: 101, Laxminarayana Enclave, Opp. Dhantoli Garden Main Gate, Bhojpurkar 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 – P50500019230

PROJECT NAME – SDPL ARIHANT

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	6,00,00,000	6,00,00,000
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	5,72,539	5,72,539
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	8,05,72,539	8,05,72,539
		II. Development Cost/ Cost of Construction :		
		(i) Estimated Cost of Construction as certified by Engineer	8,33,15,000	82,30,950
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		30,62,059
		Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	Lower	30,62,059
	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.	91,06,674	9,07,738
	b.	Payment of Taxes, cess, fees, charges, premiums, Interest etc to any statutory Authority.	35,000	
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	78,65,000	0
		Sub-Total of Development Cost	8,03,21,674	39,69,795

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	14,08,94,213
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	6,45,42,334
4	% completion of Construction Work (as per Project Architect's Certificate)	14.02%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)	45.81%
6	Amount Which can be withdrawn from the Designated Account	6,45,42,334



	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	16,25,232
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	6,29,17,102

Additional Information for on-going 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)	7,63,51,879
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate	7,11,43,000
3	(i) Balance Unsold area	1,130 Sqm
	(ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure A to this certificate	3,63,54,436
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	10,74,97,436
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 Jaram Tank & Co.
Chartered Accountants

Paresh Jaram Tank
(Partner)
Membership No. 103605



Dated – 8th Apr 19

UDIN No :- 19103605AAAAAE9736