



PARESH JAIRAM TANK & CO

CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp. Dhantoli Garden Main Gate, Bhivapurkar Marg, Dhantoli Nagpur-440012

**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 – P50500026715**

PROJECT NAME – SDPL AASHRAY HAZARIPAHAD

Promoter's Name – M/s. Sandeep Dwellers Private Limited

Land Owners Name –

1. Mr. Gaurav Ashok Agrawal
2. Mrs. Pravesh Ashok Agrawal

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 (Value as per Ready Recknor Rate of Rs.8,500/- per Sq.mt.)	2,06,90,479	2,06,90,479
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	0	0
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,	NA	NA



		(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	2,06,90,479	2,06,90,479
		ii. Development Cost/ Cost of Construction :		
		(i) Estimated Cost of Construction as certified by Engineer	10,44,00,000	0
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		12,67,648
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	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.	2,08,80,000	-
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1,00,000	-
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	1,39,20,000	0
		Sub-Total of Development Cost	13,93,00,000	0

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	15,99,90,479
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	2,06,90,479
4	% completion of Construction Work (as per Project Architect's Certificate)	0%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	12.93%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	2,06,90,479



	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	21,35,788
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,85,54,691

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	13,93,00,000
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	4,08,18,664
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	3173 Sqm
	(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 Annexure A to this certificate	10,28,01,032
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	14,36,19,696
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 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.

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants
Firm No. – 139681W

Paresh Jairam Tank
(Partner)
Membership No. 103605



Dated – 13-01-2021

UDIN - **21103605AAAAAG4046**

Annexure A

Sold Inventory

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

Sr. No.	Wing	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Amount received	Balance Receivable
1	1	106	38.38	24,92,114	26,532	24,65,582
2	1	207	24.46	17,11,700	51,209	16,60,491
3	1	209	24.46	17,11,450	32,447	16,79,003
4	1	303	24.46	17,10,800	1,32,468	15,78,332
5	1	307	24.46	16,60,950	55,931	16,05,019
6	1	408	24.46	33,21,700	83,334	32,38,366
7	1	409	24.46	16,60,850	83,334	15,77,516
8	1	506	38.38	24,90,675	19,802	24,70,873
9	1	507	24.46	16,60,950	1,63,851	14,97,099
10	1	509	24.46	16,60,850	83,333	15,77,517
11	1	608	24.46	16,60,879	25,753	16,35,126
12	1	609	24.46	16,60,879	25,753	16,35,126
13	1	707	24.46	33,70,900	4,06,593	29,64,307
14	1	708	24.46	16,85,450	4,06,593	12,78,857
15	1	A	10.89	15,15,420	26,676	14,88,744
16	1	B	10.66	14,63,128	40,000	14,23,128
17	1	D	10.89	14,64,750	69,118	13,95,632
18	1	E	10.89	14,64,750	1,05,348	13,59,402
19	1	F	10.66	15,14,750	21,000	14,93,750
20	2	A	10.89	15,12,250	4,44,580	10,67,670
21	2	B	10.66	14,62,718	20,000	14,42,718
22	2	D	10.89	15,12,250	51,876	14,60,374
23	2	E	10.89	15,12,250	1,00,253	14,11,997
24	2	F	10.66	15,12,250	1,00,213	14,12,037
		Total	478.23	4,33,94,663	25,75,999	4,08,18,664

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.25520/sqm

Sr. No.	Wing	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	101	24.46	7,87,808
2	1	102	24.46	7,87,808
3	1	103	24.46	7,87,808
4	1	104	38.38	12,36,143
5	1	105	24.46	7,87,808
6	1	107	24.46	7,87,808
7	1	108	24.46	7,87,808
8	1	109	24.46	7,87,808
9	1	201	24.46	7,87,808
10	1	202	24.46	7,87,808
11	1	203	24.46	7,87,808
12	1	204	38.38	12,36,143
13	1	205	24.46	7,87,808

14	1	206	38.38	12,36,143
15	1	208	24.46	7,87,808
16	1	301	24.46	7,87,808
17	1	302	24.46	7,87,808
18	1	304	38.38	12,36,143
19	1	305	24.46	7,87,808
20	1	306	38.38	12,36,143
21	1	308	24.46	7,87,808
22	1	309	24.46	7,87,808
23	1	401	24.46	7,87,808
24	1	402	24.46	7,87,808
25	1	403	24.46	7,87,808
26	1	404	38.38	12,36,143
27	1	405	24.46	7,87,808
28	1	406	38.38	12,36,143
29	1	407	24.46	7,87,808
30	1	501	24.46	7,87,808
31	1	502	24.46	7,87,808
32	1	503	24.46	7,87,808
33	1	504	38.38	12,36,143
34	1	505	24.46	7,87,808
35	1	508	24.46	7,87,808
36	1	601	24.46	7,87,808
37	1	602	24.46	7,87,808
38	1	603	24.46	7,87,808
39	1	604	38.38	12,36,143
40	1	605	24.46	7,87,808
41	1	606	38.38	12,36,143
42	1	607	24.46	7,87,808
43	1	701	24.46	7,87,808
44	1	702	24.46	7,87,808
45	1	703	24.46	7,87,808
46	1	704	38.38	12,36,143
47	1	705	24.46	7,87,808
48	1	706	38.38	12,36,143
49	1	709	24.46	7,87,808
50	1	C	10.66	4,07,988
51	1	G	10.66	4,07,988
52	1	H	10.66	4,07,988
53	1	I	10.66	4,07,988
54	2	101	24.46	7,87,808
55	2	102	24.46	7,87,808
56	2	103	24.46	7,87,808
57	2	104	24.46	7,87,808
58	2	105	24.46	7,87,808
59	2	106	24.46	7,87,808
60	2	107	24.46	7,87,808
61	2	108	24.46	7,87,808
62	2	109	24.46	7,87,808
63	2	110	24.46	7,87,808

64	2	201	24.46	7,87,808
65	2	202	24.46	7,87,808
66	2	203	24.46	7,87,808
67	2	204	24.46	7,87,808
68	2	205	24.46	7,87,808
69	2	206	24.46	7,87,808
70	2	207	24.46	7,87,808
71	2	208	24.46	7,87,808
72	2	209	24.46	7,87,808
73	2	210	24.46	7,87,808
74	2	301	24.46	7,87,808
75	2	302	24.46	7,87,808
76	2	303	24.46	7,87,808
77	2	304	24.46	7,87,808
78	2	305	24.46	7,87,808
79	2	306	24.46	7,87,808
80	2	307	24.46	7,87,808
81	2	308	24.46	7,87,808
82	2	309	24.46	7,87,808
83	2	310	24.46	7,87,808
84	2	401	24.46	7,87,808
85	2	402	24.46	7,87,808
86	2	403	24.46	7,87,808
87	2	404	24.46	7,87,808
88	2	405	24.46	7,87,808
89	2	406	24.46	7,87,808
90	2	407	24.46	7,87,808
91	2	408	24.46	7,87,808
92	2	409	24.46	7,87,808
93	2	410	24.46	7,87,808
94	2	501	24.46	7,87,808
95	2	502	24.46	7,87,808
96	2	503	24.46	7,87,808
97	2	504	24.46	7,87,808
98	2	505	24.46	7,87,808
99	2	506	24.46	7,87,808
100	2	507	24.46	7,87,808
101	2	508	24.46	7,87,808
102	2	509	24.46	7,87,808
103	2	510	24.46	7,87,808
104	2	601	24.46	7,87,808
105	2	602	24.46	7,87,808
106	2	603	24.46	7,87,808
107	2	604	24.46	7,87,808
108	2	605	24.46	7,87,808
109	2	606	24.46	7,87,808
110	2	607	24.46	7,87,808
111	2	608	24.46	7,87,808
112	2	609	24.46	7,87,808
113	2	610	24.46	7,87,808

114	2	701	24.46	7,87,808
115	2	702	24.46	7,87,808
116	2	703	24.46	7,87,808
117	2	704	24.46	7,87,808
118	2	705	24.46	7,87,808
119	2	706	24.46	7,87,808
120	2	707	24.46	7,87,808
121	2	708	24.46	7,87,808
122	2	709	24.46	7,87,808
123	2	710	24.46	7,87,808
124	2	C	10.66	4,07,988
125	2	G	10.66	4,07,988
126	2	H	10.66	4,07,988
127	2	I	10.66	4,07,988
128	2	J	10.66	4,07,988
		Total	3,173.70	10,28,01,032

26840 Construction ASR
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