

**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	4176000
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		30,02,352
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		3002352.2
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	30,02,352

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	2,36,92,831
4	% completion of Construction Work (as per Project Architect's Certificate)	4.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	14.81%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	2,36,92,831

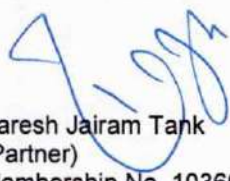


	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	61,69,812
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,75,23,019

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	13,62,97,648
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)	8,69,79,368
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2456 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	7,91,17,309
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	16,60,96,677
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 - 09TH April 2021.
UDIN - 21103605AAAACF7919

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	103	24.46	16,95,000	36,008	16,58,992
2	1	104	38.38	26,40,000	21,000	26,19,000
3	1	106	38.38	24,67,500	1,23,762	23,43,738
4	1	201	24.46	16,70,000	30,090	16,39,910
5	1	205	24.46	16,70,000	28,090	16,41,910
6	1	206	38.38	23,92,500	29,130	23,63,370
7	1	207	24.46	16,95,000	47,697	16,47,303
8	1	208	24.46	16,45,000	50,495	15,94,505
9	1	209	24.46	16,95,000	50,429	16,44,571
10	1	303	24.46	16,95,000	3,21,668	13,73,332
11	1	305	24.46	17,10,000	1,89,120	15,20,880
12	1	306	38.38	26,92,500	29,703	26,62,797
13	1	307	24.46	16,45,000	52,419	15,92,581
14	1	308	24.46	15,24,258	98153	14,26,105
15	1	309	24.46	15,24,258	98153	14,26,105
16	1	405	24.46	16,95,000	16,980	16,78,020
17	1	406	38.38	24,67,500	27,822	24,39,678
18	1	407	24.46	16,45,000	30,182	16,14,818
19	1	408	24.46	16,45,000	17,784	16,27,216
20	1	409	24.46	16,45,000	17,784	16,27,216
21	1	501	24.46	16,45,000	1,07,032	15,37,968
22	1	502	24.46	16,45,000	27,792	16,17,208
23	1	505	24.46	16,95,000	21,000	16,74,000
24	1	506	38.38	24,19,069	28,255	23,90,814
25	1	507	24.46	16,45,000	4,60,339	11,84,661
26	1	508	24.46	16,45,000	88,405	15,56,595
27	1	509	24.46	16,45,000	14,955	16,30,045
28	1	601	24.46	15,81,317	41,677	15,39,640
29	1	606	38.38	24,77,500	43,618	24,33,882
30	1	607	24.46	16,45,000	20,792	16,24,208
31	1	608	24.46	16,45,000	23,973	16,21,027
32	1	609	24.46	16,45,000	23,973	16,21,027
33	1	701	24.46	16,45,000	81,870	15,63,130
34	1	702	24.46	16,45,000	81,870	15,63,130
35	1	707	24.46	16,70,000	4,04,837	12,65,163
36	1	708	24.46	16,70,000	4,04,837	12,65,163
37	1	709	24.46	15,95,000	29,702	15,65,298
38	1	A	10.89	14,45,000	43,164	14,01,836
39	1	B	10.66	13,95,000	1,17,735	12,77,265
40	1	C	10.66	14,45,000	27,750	14,17,250
41	1	D	10.89	13,95,000	4,43,489	9,51,511
42	1	E	10.89	13,95,000	1,03,488	12,91,512
43	1	F	10.66	14,45,000	42,286	14,02,714
44	2	G	10.85	14,95,000	27,000	14,68,000

45	2	H	10.85	13,95,000	20,000	13,75,000
46	2	I	11.23	13,95,000	1,16,095	12,78,905
47	2	A	11.23	14,45,000	4,84,068	9,60,932
48	2	B	10.85	13,95,000	20,000	13,75,000
49	2	D	10.85	14,45,000	48,357	13,96,643
50	2	E	10.85	14,45,000	1,44,182	13,00,818
51	2	F	11.23	14,45,000	1,44,182	13,00,818
52	2	G	10.89	13,95,000	1,47,130	12,47,870
53	2	H	10.66	14,40,352	1,57,737	12,82,615
54	2	I	10.66	13,95,000	94,238	13,00,762
55	2	J	10.89	14,45,000	2,90,084	11,54,916
		Total	1,198.12	9,26,71,753	56,92,385	8,69,79,368

(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	105	24.46	7,87,808
4	1	107	24.46	7,87,808
5	1	108	24.46	7,87,808
6	1	109	24.46	7,87,808
7	1	202	24.46	7,87,808
8	1	203	24.46	7,87,808
9	1	204	38.38	12,36,143
10	1	301	24.46	7,87,808
11	1	302	24.46	7,87,808
12	1	304	38.38	12,36,143
13	1	401	24.46	7,87,808
14	1	402	24.46	7,87,808
15	1	403	24.46	7,87,808
16	1	404	38.38	12,36,143
17	1	503	24.46	7,87,808
18	1	504	38.38	12,36,143
19	1	602	24.46	7,87,808
20	1	603	24.46	7,87,808
21	1	604	38.38	12,36,143
22	1	605	24.46	7,87,808
23	1	703	24.46	7,87,808
24	1	704	38.38	12,36,143
25	1	705	24.46	7,87,808
26	1	706	38.38	12,36,143
27	2	101	24.46	7,87,808
28	2	102	24.46	7,87,808
29	2	103	24.46	7,87,808
30	2	104	24.46	7,87,808
31	2	105	24.46	7,87,808
32	2	106	24.46	7,87,808

33	2	107	24.46	7,87,808
34	2	108	24.46	7,87,808
35	2	109	24.46	7,87,808
36	2	110	24.46	7,87,808
37	2	201	24.46	7,87,808
38	2	202	24.46	7,87,808
39	2	203	24.46	7,87,808
40	2	204	24.46	7,87,808
41	2	205	24.46	7,87,808
42	2	206	24.46	7,87,808
43	2	207	24.46	7,87,808
44	2	208	24.46	7,87,808
45	2	209	24.46	7,87,808
46	2	210	24.46	7,87,808
47	2	301	24.46	7,87,808
48	2	302	24.46	7,87,808
49	2	303	24.46	7,87,808
50	2	304	24.46	7,87,808
51	2	305	24.46	7,87,808
52	2	306	24.46	7,87,808
53	2	307	24.46	7,87,808
54	2	308	24.46	7,87,808
55	2	309	24.46	7,87,808
56	2	310	24.46	7,87,808
57	2	401	24.46	7,87,808
58	2	402	24.46	7,87,808
59	2	403	24.46	7,87,808
60	2	404	24.46	7,87,808
61	2	405	24.46	7,87,808
62	2	406	24.46	7,87,808
63	2	407	24.46	7,87,808
64	2	408	24.46	7,87,808
65	2	409	24.46	7,87,808
66	2	410	24.46	7,87,808
67	2	501	24.46	7,87,808
68	2	502	24.46	7,87,808
69	2	503	24.46	7,87,808
70	2	504	24.46	7,87,808
71	2	505	24.46	7,87,808
72	2	506	24.46	7,87,808
73	2	507	24.46	7,87,808
74	2	508	24.46	7,87,808
75	2	509	24.46	7,87,808
76	2	510	24.46	7,87,808
77	2	601	24.46	7,87,808
78	2	602	24.46	7,87,808
79	2	603	24.46	7,87,808
80	2	604	24.46	7,87,808
81	2	605	24.46	7,87,808
82	2	606	24.46	7,87,808

83	2	607	24.46	7,87,808
84	2	608	24.46	7,87,808
85	2	609	24.46	7,87,808
86	2	610	24.46	7,87,808
87	2	701	24.46	7,87,808
88	2	702	24.46	7,87,808
89	2	703	24.46	7,87,808
90	2	704	24.46	7,87,808
91	2	705	24.46	7,87,808
92	2	706	24.46	7,87,808
93	2	707	24.46	7,87,808
94	2	708	24.46	7,87,808
95	2	709	24.46	7,87,808
96	2	710	24.46	7,87,808
97	2	C	10.85	3,49,425
		Total	2,456.45	7,91,17,309