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

To,
Sandeep Dwellers Private Limited
3C, Gulmohar, Temple Road, Civil Lines, Nagpur

Sub: Certificate of Financial Progress of Work of **SDPL AASHRAY HAZARIPAHAD** having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd.

Sir,
This certificate is being issued for RERA compliance for **SDPL AASHRAY HAZARIPAHAD** having MahaRERA Registration Number - To be applied for being developed by M/s. 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.

Sr No.		Particulars	Estimated Cost
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	**2,06,90,479**
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	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 development 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Estimated 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.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**2,06,90,479**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	10,44,00,000
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	2,08,80,000
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	1,00,000
	(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	1,39,20,000
		Sub Total of Development Cost	**13,93,00,000**
2		**Total Cost of the Project (Estimated)**	15,99,90,479

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

Sr No.		Particulars	Amount Incurred
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	**2,06,90,479**
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	c)	Incurred 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)	Estimated Land paid payable as per annual statement of rates (ASR) for development 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 rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
	ii)	Incurred 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Incurred 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.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**2,06,90,479**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	4,12,38,000
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	4,12,38,000
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	4,23,19,282
	(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	1,11,32,000



	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	80,00,000
		Sub Total of Development Cost	**6,03,70,000**
3		Total Incurred Cost of the Project (Actual incurred)	8,10,60,479
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	51%
5		Amount which can be withdrawn from the Designated Account	8,10,60,479
6		Less: Amount withdrawn till date of this certificate from designated bank account	7,64,34,001
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	46,26,478

Table C
Sold Inventory - Statement for calculation of Receivables from the sales of the Real Estate Project

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement	Received Amount	Balance Receivable
1	1	101	25.88	17,87,700	13,53,587	4,34,113
2	1	102	25.88	17,87,700	10,892	17,76,808
3	1	103	25.88	16,07,520	11,20,609	4,86,911
4	1	104	39.74	25,84,550	16,96,247	8,88,303
5	1	105	25.88	17,87,700	15,25,233	2,62,467
6	1	106	39.74	24,86,030	12,63,367	12,22,663
7	1	107	25.88	18,12,950	19,592	17,93,358
8	1	109	25.88	17,51,480	1,98,020	15,53,460
9	1	201	25.88	15,83,760	11,04,539	4,79,221
10	1	202	25.88	17,62,450	13,31,868	4,30,582
11	1	204	25.88	24,35,460	17,14,074	7,21,386
12	1	205	25.88	15,83,760	11,06,968	4,76,792
13	1	206	39.74	24,16,425	18,08,177	6,08,248
14	1	207	25.88	16,86,700	11,74,193	5,12,507
15	1	208	25.88	17,87,700	10,30,500	7,57,200
16	1	209	25.88	17,62,450	13,75,708	3,86,742
17	1	301	25.88	17,37,200	5,95,684	11,41,516
18	1	302	25.88	17,37,214	12,03,998	5,33,216
19	1	303	25.88	15,95,800	11,12,252	4,83,548
20	1	304	39.74	24,92,175	5,67,167	19,25,008
21	1	305	25.88	17,37,200	21,000	17,16,200

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22	1	306	39.74	26,43,675	10,74,765	15,68,910
23	1	307	25.88	16,10,950	8,26,676	7,84,274
24	1	308	25.88	15,39,500	5,66,463	9,73,037
25	1	309	25.88	15,39,500	5,66,463	9,73,037
26	1	401	25.88	16,83,650	20,30,825	-3,47,175
27	1	402	25.88	16,83,650	29,703	16,53,947
28	1	403	25.88	16,85,490	10,78,748	6,06,742
29	1	404	39.74	26,00,000	14,04,409	11,95,591
30	1	405	25.88	16,81,370	10,91,118	5,90,252
31	1	406	39.74	24,36,140	23,95,279	40,861
32	1	407	25.88	16,10,950	9,64,190	6,46,760
33	1	408	25.88	16,00,850	10,13,094	5,87,756
34	1	409	25.88	16,00,850	10,13,094	5,87,756
35	1	501	25.88	15,83,760	23,426	15,60,334
36	1	502	25.88	15,83,760	24,211	15,59,549
37	1	504	39.74	21,07,750	11,21,017	9,86,733
38	1	505	25.88	21,07,750	11,21,017	9,86,733
39	1	506	39.74	24,43,260	15,51,920	8,91,340
40	1	507	25.88	16,10,950	10,51,429	5,59,521
41	1	508	25.88	16,90,750	7,66,089	9,24,661
42	1	509	25.88	16,00,850	10,22,078	5,78,772
43	1	601	25.88	15,71,880	10,26,925	5,44,955
44	1	602	25.88	15,71,880	10,26,925	5,44,955
45	1	603	25.88	16,44,050	6,80,907	9,63,143
46	1	604	39.74	25,17,425	16,03,374	9,14,051
47	1	605	25.88	16,44,050	6,84,095	9,59,955
48	1	606	39.74	24,76,630	43,151	24,33,479
49	1	607	25.88	16,61,450	3,84,366	12,77,084
50	1	608	25.88	16,03,760	9,78,697	6,25,063
51	1	609	25.88	16,03,760	9,78,347	6,25,413
52	1	701	25.88	15,36,130	8,90,181	6,45,949
53	1	702	25.88	15,36,130	8,84,241	6,51,889
54	1	703	25.88	16,74,450	60,396	16,14,054
55	1	704	39.74	26,05,800	17,05,133	9,00,667
56	1	705	25.88	20,77,213	9,90,099	10,87,114
57	1	706	39.74	20,77,213	9,90,099	10,87,114
58	1	707	25.88	15,60,450	6,73,155	8,87,295
59	1	708	25.88	15,60,450	6,73,155	8,87,295
60	1	709	25.88	17,11,950	20,793	16,91,157
61	1	A	10.89	14,78,810	6,29,116	8,49,694
62	1	B	10.66	14,30,690	2,74,878	11,55,812
63	1	C	10.66	14,64,750	2,52,442	12,12,308
64	1	D	10.89	14,64,750	4,29,203	10,35,547
65	1	E	10.89	14,64,750	1,98,726	12,66,024
66	1	F	10.66	15,12,370	7,07,679	8,04,691



67	1	G	10.85	14,64,750	23,155	14,41,595
68	1	H	10.85	14,64,750	8,78,223	5,86,527
69	1	I	11.23	14,64,750	4,78,951	9,85,799
70	2	A	11.23	15,12,250	8,44,772	6,67,478
71	2	B	10.85	14,13,800	5,08,897	9,04,903
72	2	D	10.85	14,12,250	3,40,262	10,71,988
73	2	E	10.85	14,12,250	4,75,863	9,36,387
74	2	F	11.23	14,12,250	4,75,943	9,36,307
75	2	G	10.89	14,36,130	5,66,135	8,69,995
76	2	H	10.66	15,12,370	4,36,748	10,75,622
77	2	I	10.66	14,64,750	3,30,060	11,34,690
78	2	J	10.89	14,64,750	8,43,073	6,21,677
79	2	101	39.74	25,91,185	12,19,837	13,71,348
80	2	103	25.88	18,38,200	8,99,565	9,38,635
81	2	104	25.88	18,38,200	4,20,500	14,17,700
82	2	106	25.88	18,63,450	3,98,148	14,65,302
83	2	107	39.74	27,57,700	50,495	27,07,205
84	2	201	39.74	26,68,925	60,395	26,08,530
85	2	203	25.88	17,88,052	1,20,792	16,67,260
86	2	205	25.88	18,63,755	21,000	18,42,755
87	2	208	39.74	26,80,715	8,87,585	17,93,130
88	2	301	39.74	26,04,350	4,16,806	21,87,544
89	2	302	39.74	26,28,910	9,05,483	17,23,427
90	2	303	25.88	18,38,200	3,88,298	14,49,902
91	2	304	25.88	17,87,700	51,000	17,36,700
92	2	305	25.88	18,12,950	39,950	17,73,000
93	2	306	25.88	18,12,950	36,950	17,76,000
94	2	308	39.74	27,69,925	10,35,480	17,34,445
95	2	403	25.88	17,87,700	4,19,568	13,68,132
96	2	404	25.88	17,87,700	20,792	17,66,908
97	2	405	25.88	18,12,950	1,78,750	16,34,200
98	2	406	25.88	18,12,950	6,95,233	11,17,717
99	2	505	25.88	18,12,950	24,900	17,88,050
100	2	605	25.88	15,85,700	3,90,476	11,95,224
101	2	606	25.88	15,85,700	3,90,268	11,95,432
102	2	608	39.74	26,68,925	2,28,910	24,40,015
103	2	703	25.88	17,87,700	3,72,899	14,14,801
104	2	704	25.88	17,87,700	3,72,899	14,14,801
105	2	708	39.74	26,43,675	9,34,399	17,09,276
		Total	2,752.14	19,36,73,986	7,60,39,245	11,76,34,741

Unsold Inventory Valuation

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per (ASR)



1	1	108	25.88	8,33,543
2	1	203	25.88	8,33,543
3	1	503	25.88	8,33,543
4	Shop	2C	10.85	3,49,425
5	2	102	39.74	12,79,946
6	2	105	25.88	8,33,543
7	2	108	39.74	12,79,946
8	2	202	39.74	12,79,946
9	2	204	25.88	8,33,543
10	2	206	25.88	8,33,543
11	2	207	39.74	12,79,946
12	2	307	39.74	12,79,946
13	2	401	39.74	12,79,946
14	2	402	39.74	12,79,946
15	2	407	39.74	12,79,946
16	2	408	39.74	12,79,946
17	2	501	39.74	12,79,946
18	2	502	39.74	12,79,946
19	2	503	25.88	8,33,543
20	2	504	25.88	8,33,543
21	2	506	25.88	8,33,543
22	2	507	39.74	12,79,946
23	2	508	39.74	12,79,946
24	2	601	39.74	12,79,946
25	2	602	39.74	12,79,946
26	2	603	25.88	8,33,543
27	2	604	25.88	8,33,543
28	2	607	39.74	12,79,946
29	2	701	25.88	8,33,543
30	2	702	25.88	8,33,543
31	2	705	39.74	12,79,946
32	2	706	39.74	12,79,946
33	2	707	39.74	12,79,946
		Total	1,102.3	3,55,04,457

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	7,89,30,000.00
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	11,76,34,740.89



3	(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.	3,55,04,456.59
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	15,31,39,197.48
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	70%

Table E - Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	7,64,34,001
3	Withdrawals	7,64,34,001
4	Closing Balance	-

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 Ms. Sandeep Dwellers 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.

Table F

Means Of Finance

Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	3,89,97,144		-
2	Total Borrowed Funds (secured) - Drawdown availed till date	-		-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	3,00,00,000		-
4	Customer Receipts Used For The Project	9,09,93,335		7,64,34,001
5	Total Fund For The Project	15,99,90,479		7,64,34,001
6	Total Estimated Cost (As per Table A)	15,99,90,479		



Table G

Sr.	Comments
1	Nil
2	Nil
3	Nil
4	Nil

Agreed and accepted by:	Yours Faithfully
For Sandeep Dwellers Pvt Ltd Director For M/s. Sandeep Dwellers Pvt. Ltd. Gaurav Agarwala Dated – 11/04/2022	For Paresh Jairam Tank & Co. Chartered Accountants Paresh Jairam Tank (Partner) Membership No. 103605 UDIN - 22103605AGUTJ05256 Date: 11-04-2022

Paresh Jairam Tank & Co. F. No. 139681W Chartered Accountants