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;	49,94,436
		Sub Total of Development Cost	**13,03,74,436**
2		**Total Cost of the Project (Estimated)**	15,10,64,915

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 lieu 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	5,11,21,266
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	5,38,70,400
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	5,11,21,266
	(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.	2,10,05,671
	(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;	49,94,436
		Sub Total of Development Cost	

		7,71,21,374
3	Total Incurred Cost of the Project (Actual Incurred)	9,78,11,853
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	65%
5	Amount which can be withdrawn from the Designated Account	9,78,11,853
6	Less: Amount withdrawn till date of this certificate from designated bank account	8,95,76,311
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	82,35,542

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	Amount received	Balance Receivable
1	1	101	25.88	17,87,700	14,66,012	3,21,688
2	1	103	25.88	16,07,520	12,33,602	3,73,918
3	1	104	39.74	25,84,550	21,29,092	4,55,458
4	1	105	25.88	17,87,700	15,10,097	2,77,603
5	1	106	39.74	24,86,030	14,60,397	10,25,633
6	1	107	25.88	18,12,950	14,38,322	3,74,628
7	1	109	25.88	17,51,480	12,60,231	4,91,249
8	1	201	25.88	15,83,760	12,61,753	3,22,007
9	1	202	25.88	17,62,450	13,18,852	4,43,598
10	1	203	25.88	18,38,200	20,792	18,17,408
11	1	204	25.88	24,35,460	19,55,951	4,79,509
12	1	205	25.88	15,83,760	12,41,715	3,42,045
13	1	206	39.74	24,16,425	19,23,371	4,93,054
14	1	207	25.88	16,86,700	13,17,123	3,69,577
15	1	208	25.88	17,87,700	13,84,002	4,03,698
16	1	209	25.88	17,62,450	14,19,665	3,42,785
17	1	301	25.88	17,37,200	9,47,023	7,90,177
18	1	302	25.88	17,37,214	13,03,008	4,34,206
19	1	303	25.88	15,95,800	12,70,747	3,25,053
20	1	304	39.74	24,92,175	5,64,692	19,27,483
21	1	306	39.74	26,43,675	15,59,914	10,83,761
22	1	307	25.88	16,10,950	9,40,537	6,70,413
23	1	308	25.88	15,39,500	7,63,987	7,75,513
24	1	309	25.88	15,39,500	7,63,988	7,75,512
25	1	401	25.88	16,83,650	27,09,498	-10,25,848
26	1	402	25.88	16,83,650	29,703	16,53,947

27	1	403	25.88	16,85,490	13,20,144	3,65,346
28	1	404	39.74	26,00,000	17,75,696	8,24,304
29	1	405	25.88	16,81,370	13,39,944	3,41,426
30	1	406	39.74	24,36,140	23,92,309	43,831
31	1	407	25.88	16,10,950	9,63,390	6,47,560
32	1	408	25.88	16,00,850	11,14,131	4,86,719
33	1	409	25.88	16,00,850	11,14,131	4,86,719
34	1	501	25.88	15,83,760	23,426	15,60,334
35	1	502	25.88	15,83,760	24,211	15,59,549
36	1	504	39.74	21,07,750	12,69,531	8,38,219
37	1	505	25.88	21,07,750	12,69,532	8,38,218
38	1	506	39.74	24,43,260	15,39,593	9,03,667
39	1	507	25.88	16,10,950	12,04,526	4,06,424
40	1	508	25.88	16,90,750	9,13,588	7,77,162
41	1	509	25.88	16,00,850	11,71,528	4,29,322
42	1	601	25.88	15,71,880	10,18,361	5,53,519
43	1	602	25.88	15,71,880	10,18,361	5,53,519
44	1	603	25.88	16,44,050	7,74,288	8,69,762
45	1	604	39.74	25,17,425	18,53,374	6,64,051
46	1	605	25.88	16,44,050	6,78,925	9,65,125
47	1	606	39.74	24,76,630	43,151	24,33,479
48	1	607	25.88	16,61,450	3,84,366	12,77,084
49	1	608	25.88	16,03,760	11,37,980	4,65,780
50	1	609	25.88	16,03,760	11,37,630	4,66,130
51	1	701	25.88	15,36,130	10,36,716	4,99,414
52	1	702	25.88	15,36,130	10,29,786	5,06,344
53	1	703	25.88	16,74,450	60,396	16,14,054
54	1	704	39.74	26,05,800	16,88,216	9,17,584
55	1	705	25.88	20,77,213	9,90,099	10,87,114
56	1	706	39.74	20,77,213	9,90,099	10,87,114
57	1	707	25.88	15,60,450	6,72,731	8,87,719
58	1	708	25.88	15,60,450	6,72,731	8,87,719
59	1	709	25.88	17,11,950	20,793	16,91,157
60	1	A	10.89	14,78,810	11,07,926	3,70,884
61	1	B	10.66	14,30,690	2,74,878	11,55,812
62	1	C	10.66	14,64,750	3,28,632	11,36,118
63	1	D	10.89	14,64,750	4,29,203	10,35,547
64	1	F	10.66	15,12,370	7,07,679	8,04,691
65	1	G	10.85	14,64,750	23,155	14,41,595
66	1	H	10.85	14,64,750	10,48,154	4,16,596
67	1	I	11.23	14,64,750	6,00,856	8,63,894
68	2	A	11.23	15,12,250	8,42,837	6,69,413
69	2	B	10.85	14,13,800	5,08,897	9,04,903
70	2	D	10.85	14,12,250	3,40,262	10,71,988
71	2	E	10.85	14,12,250	5,23,483	8,88,767

72	2	F	11.23	14,12,250	5,23,563	8,88,687
73	2	G	10.89	14,36,130	5,66,135	8,69,995
74	2	H	10.66	15,12,370	4,36,748	10,75,622
75	2	I	10.66	14,64,750	3,75,298	10,89,452
76	2	J	10.89	14,64,750	8,43,073	6,21,677
77	2	101	39.74	25,91,185	13,40,827	12,50,358
78	2	103	25.88	18,38,200	8,90,869	9,47,331
79	2	104	25.88	18,38,200	4,16,557	14,21,643
80	2	106	25.88	18,63,450	4,93,181	13,70,269
81	2	107	39.74	27,57,700	50,495	27,07,205
82	2	201	39.74	26,68,925	60,395	26,08,530
83	2	203	25.88	17,88,052	2,71,646	15,16,406
84	2	205	25.88	18,63,755	20,792	18,42,963
85	2	206	25.88	18,63,450	1,53,963	17,09,487
86	2	208	39.74	26,80,715	8,80,427	18,00,288
87	2	301	39.74	26,04,350	4,14,149	21,90,201
88	2	302	39.74	26,28,910	9,47,897	16,81,013
89	2	303	25.88	18,38,200	3,87,578	14,50,622
90	2	305	25.88	18,12,950	39,726	17,73,224
91	2	306	25.88	18,12,950	6,80,290	11,32,660
92	2	308	39.74	27,69,925	10,25,301	17,44,624
93	2	401	39.74	26,22,770	50,495	25,72,275
94	2	403	25.88	17,87,700	7,32,943	10,54,757
95	2	404	25.88	17,87,700	6,91,458	10,96,242
96	2	405	25.88	18,12,950	6,37,535	11,75,415
97	2	406	25.88	18,12,950	7,38,521	10,74,429
98	2	504	25.88	18,38,200	19,792	18,18,408
99	2	505	25.88	18,12,950	34,651	17,78,299
100	2	506	25.88	18,63,480	21,000	18,42,480
101	2	605	25.88	15,85,700	3,89,288	11,96,412
102	2	606	25.88	15,85,700	3,89,080	11,96,620
103	2	608	39.74	26,68,925	8,10,879	18,58,046
104	2	703	25.88	17,87,700	3,71,461	14,16,239
105	2	704	25.88	17,87,700	3,71,462	14,16,238
106	2	708	39.74	26,43,675	9,25,101	17,18,574
		Total	2,806.88	19,69,22,736	8,95,76,308	10,73,46,428

Unsold Inventory Valuation

Sr. No.	Wing	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	102	25.88	8,33,543
2	1	108	25.88	8,33,543
3	1	305	25.88	8,33,543

4	1	503	25.88	8,33,543
5	Shop	1E	10.89	3,50,745
6	Shop	2C	10.85	3,49,425
7	2	102	39.74	12,79,946
8	2	105	25.88	8,33,543
9	2	108	39.74	12,79,946
10	2	202	39.74	12,79,946
11	2	204	25.88	8,33,543
12	2	207	39.74	12,79,946
13	2	304	39.74	12,79,946
14	2	307	39.74	12,79,946
15	2	402	39.74	12,79,946
16	2	407	39.74	12,79,946
17	2	408	39.74	12,79,946
18	2	501	39.74	12,79,946
19	2	502	39.74	12,79,946
20	2	503	25.88	8,33,543
21	2	507	39.74	12,79,946
22	2	508	39.74	12,79,946
23	2	601	39.74	12,79,946
24	2	602	39.74	12,79,946
25	2	603	25.88	8,33,543
26	2	604	25.88	8,33,543
27	2	607	39.74	12,79,946
28	2	701	25.88	8,33,543
29	2	702	25.88	8,33,543
30	2	705	39.74	12,79,946
31	2	706	39.74	12,79,946
32	2	707	39.74	12,79,946
		Total	1,061.5	3,41,88,116

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	5,32,53,063
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)	10,73,46,428
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	1,061

	(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.	3,41,88,116
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	14,15,34,544
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	8,95,76,311
3	Withdrawals	8,95,76,311
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	3,63,19,475		3,14,88,605
2	Total Borrowed Funds (secured) - Drawdown availed till date	-		-

3	Total Borrowed Funds (unsecured) - Drawdown availed till date	3,00,00,000		3,00,00,000
4	Customer Receipts Used For The Project	8,47,45,441		8,95,76,311
5	Total Fund For The Project	15,10,64,915		15,10,64,915
6	Total Estimated Cost (As per Table A)	15,10,64,915		15,10,64,915

Table G

Sr.	Comments
1	NA

Agreed and accepted by:

For Sandeep Dwellers Pvt. Ltd.

Director

For M/s. Sandeep Dwellers Pvt. Ltd.
Gaurav Agarwala

Dated – 07.07.2022

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 22103605AMJYZF6231