



PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off: 101, Lakshminarayan 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.

SDPL Aashray Hazaripahad II - plot 3&4

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 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)	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;	-
	Sub Total of Development Cost	12,53,80,000
2	Total Cost of the Project (Estimated)	14,60,70,479

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 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
Development Cost / Cost of Construction:		
ii)		
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	5,92,99,200
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	5,92,99,200
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	6,31,28,706
(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.	2,45,14,471
(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;	61,46,302
	Sub Total of Development Cost	8,99,59,973
3	Total Incurred Cost of the Project (Actual incurred)	11,06,50,452
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	76%
5	Amount which can be withdrawn from the Designated Account	11,06,50,452
6	Less: Amount withdrawn till date of this certificate from designated bank account	10,67,36,426
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	39,14,027

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	101	25.88	17,87,700	15,65,022	2,22,678
2	1	102	25.88	17,80,490	13,99,152	3,81,338
3	1	103	25.88	16,07,520	12,33,602	3,73,918
4	1	104	39.74	25,84,550	21,34,042	4,50,508
5	1	105	25.88	17,87,700	15,10,097	2,77,603
6	1	106	39.74	24,86,030	16,58,417	8,27,613
7	1	107	25.88	18,12,950	14,38,321	3,74,629
8	1	108	25.88	19,13,950	27,378	18,86,572
9	1	109	25.88	17,51,480	12,60,230	4,91,250
10	1	201	25.88	15,83,760	14,19,145	1,64,615
11	1	202	25.88	17,62,450	13,18,852	4,43,598
12	1	203	25.88	18,38,200	15,96,092	2,42,108
13	1	204	25.88	24,35,460	21,12,540	3,22,920
14	1	205	25.88	15,83,760	12,41,715	3,42,045
15	1	206	39.74	24,16,425	19,23,371	4,93,054
16	1	207	25.88	16,86,700	14,73,559	2,13,141
17	1	208	25.88	17,87,700	13,84,002	4,03,698
18	1	209	25.88	17,62,450	15,81,344	1,81,106
19	1	301	25.88	17,37,200	10,46,033	6,91,167
20	1	302	25.88	17,37,214	15,46,966	1,90,248
21	1	303	25.88	15,95,800	14,29,242	1,66,558
22	1	304	39.74	24,92,175	11,90,930	13,01,245
23	1	306	39.74	26,43,675	15,59,914	10,83,761
24	1	307	25.88	16,10,950	10,39,547	5,71,403



25	1	308	25.88	15,39,500	9,12,503	6,26,997
26	1	309	25.88	15,39,500	9,12,502	6,26,998
27	1	401	25.88	16,83,650	13,69,453	3,14,197
28	1	402	25.88	16,83,650	13,69,453	3,14,197
29	1	403	25.88	16,85,490	13,20,144	3,65,346
30	1	404	39.74	26,00,000	17,75,696	8,24,304
31	1	405	25.88	16,81,370	14,67,015	2,14,355
32	1	406	39.74	24,36,140	23,75,725	60,415
33	1	407	25.88	16,10,950	14,24,571	1,86,379
34	1	408	25.88	16,00,850	11,14,132	4,86,718
35	1	409	25.88	16,00,850	11,14,132	4,86,718
36	1	501	25.88	15,83,760	11,82,336	4,01,424
37	1	502	25.88	15,83,760	11,83,121	4,00,639
38	1	503	25.88	17,77,298	52,548	17,24,750
39	1	504	39.74	21,07,750	16,65,572	4,42,178
40	1	505	25.88	21,07,750	16,65,572	4,42,178
41	1	506	39.74	24,43,260	17,98,113	6,45,147
42	1	507	25.88	16,10,950	12,04,526	4,06,424
43	1	508	25.88	16,90,750	9,13,589	7,77,161
44	1	509	25.88	16,00,850	13,85,520	2,15,330
45	1	601	25.88	15,71,880	13,12,915	2,58,965
46	1	602	25.88	15,71,880	12,68,361	3,03,519
47	1	603	25.88	16,44,050	9,99,160	6,44,890
48	1	604	39.74	25,17,425	22,53,352	2,64,073
49	1	605	25.88	16,44,050	9,70,015	6,74,035
50	1	607	25.88	16,61,450	3,84,366	12,77,084
51	1	608	25.88	16,03,760	11,37,980	4,65,780
52	1	609	25.88	16,03,760	13,91,162	2,12,598
53	1	701	25.88	15,36,130	11,35,726	4,00,404
54	1	702	25.88	15,36,130	11,28,796	4,07,334
55	1	703	25.88	16,74,450	19,242	16,55,208
56	1	704	39.74	26,05,800	16,88,216	9,17,584
57	1	705	25.88	20,77,213	9,90,099	10,87,114
58	1	706	39.74	20,77,213	9,90,099	10,87,114
59	1	707	25.88	15,60,450	10,80,557	4,79,893
60	1	708	25.88	15,60,450	10,80,557	4,79,893
61	1	709	25.88	17,11,950	20,793	16,91,157
62	1	A	10.89	14,78,810	11,07,926	3,70,884
63	1	B	10.66	14,30,690	2,74,878	11,55,812
64	1	C	10.66	14,64,750	3,28,632	11,36,118
65	1	D	10.89	14,64,750	10,00,381	4,64,369
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	10,48,154	4,16,596



69	1	I	11.23	14,64,750	7,24,667	7,40,083
70	2	A	11.23	15,12,250	8,42,837	6,69,413
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	5,23,483	8,88,767
74	2	F	11.23	14,12,250	5,23,563	8,88,687
75	2	H	10.66	15,12,370	5,09,957	10,02,413
76	2	I	10.66	14,64,750	4,70,537	9,94,213
77	2	J	10.89	14,64,750	8,43,073	6,21,677
78	2	101	39.74	25,91,185	13,40,827	12,50,358
79	2	103	25.88	18,38,200	8,90,869	9,47,331
80	2	104	25.88	18,38,200	8,28,001	10,10,199
81	2	106	25.88	18,63,450	7,52,883	11,10,567
82	2	107	39.74	27,57,700	50,495	27,07,205
83	2	201	39.74	26,68,925	60,395	26,08,530
84	2	203	25.88	17,88,052	8,61,794	9,26,258
85	2	204	25.88	18,29,100	1,98,020	16,31,080
86	2	205	25.88	18,63,755	70,296	17,93,459
87	2	206	25.88	18,63,450	2,13,366	16,50,084
88	2	208	39.74	26,80,715	9,33,893	17,46,822
89	2	301	39.74	26,04,350	10,40,771	15,63,579
90	2	302	39.74	26,28,910	9,47,897	16,81,013
91	2	303	25.88	18,38,200	3,87,578	14,50,622
92	2	304	25.88	17,55,380	1,18,802	16,36,578
93	2	305	25.88	18,12,950	39,726	17,73,224
94	2	306	25.88	18,12,950	6,80,290	11,32,660
95	2	307	39.74	27,19,425	9,900	27,09,525
96	2	308	39.74	27,69,925	11,62,798	16,07,127
97	2	401	39.74	26,22,770	2,65,786	23,56,984
98	2	403	25.88	17,87,700	7,32,943	10,54,757
99	2	404	25.88	17,87,700	6,91,458	10,96,242
100	2	405	25.88	18,12,950	8,17,520	9,95,430
101	2	406	25.88	18,12,950	7,38,521	10,74,429
102	2	408	39.74	27,19,425	50,494	26,68,931
103	2	503	25.88	17,87,700	21,000	17,66,700
104	2	504	25.88	18,38,200	7,23,025	11,15,175
105	2	505	25.88	18,12,950	34,651	17,78,299
106	2	506	25.88	18,63,480	21,000	18,42,480
107	2	605	25.88	15,85,700	6,35,288	9,50,412
108	2	606	25.88	15,85,700	6,32,180	9,53,520
109	2	608	39.74	26,68,925	8,10,879	18,58,046
110	2	703	25.88	17,87,700	3,71,461	14,16,239



111	2	704	25.88	17,87,700	3,71,462	14,16,238
112	2	708	39.74	26,43,675	10,57,660	15,86,015
		Total	2,991.01	20,92,92,744.00	10,64,89,152	10,28,03,592.19

{Unsold Inventory Valuation}

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

Sr. No.	Wing	Fiat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	305	25.88	8,33,543
2	1	606	25.88	8,33,543
3	Shop	1E	10.89	3,50,745
4	Shop	2C	10.85	3,49,425
5	Shop	2G	10.89	3,50,745
6	2	102	39.74	12,79,946
7	2	105	25.88	8,33,543
8	2	108	39.74	12,79,946
9	2	202	39.74	12,79,946
10	2	207	39.74	12,79,946
11	2	402	39.74	12,79,946
12	2	407	39.74	12,79,946
13	2	501	39.74	12,79,946
14	2	502	39.74	12,79,946
15	2	507	39.74	12,79,946
16	2	508	39.74	12,79,946
17	2	601	39.74	12,79,946
18	2	602	39.74	12,79,946
19	2	603	25.88	8,33,543
20	2	604	25.88	8,33,543
21	2	607	39.74	12,79,946
22	2	701	25.88	8,33,543
23	2	702	25.88	8,33,543
24	2	705	39.74	12,79,946
25	2	706	39.74	12,79,946
26	2	707	39.74	12,79,946
		Total	849.6	2,73,64,850.8



Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	3,54,20,027

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)	10,28,03,592
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	849.63
	(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.	2,73,64,851
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	13,01,68,443
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	10,67,36,426
3	Withdrawals	10,67,36,426
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	3,48,21,144		-
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	8,12,49,335		8,06,50,452
5	Total Fund For The Project	14,60,70,479		11,06,50,452
6	Total Estimated Cost (As per Table A)	14,60,70,479		

Table G

Sr.	Comments
1	NA

<p>Agreed and accepted by:</p> <p><i>For Sandeep Dwellers Pvt. Ltd.</i></p> <p><i>Gaurav</i> Director</p> <p>For M/s. Sandeep Dwellers Pvt. Ltd. Gaurav Agarwala</p> <p>Dated - 06/10/2022</p>	<p>Yours Faithfully</p> <p>For Paresn Jairam Tank & Co. Chartered Accountants</p> <p><i>Paresn</i> Paresn Jairam Tank (Partner)</p> <p>Membership No. 103605 UDIN - 22103605AYPCXG5591</p>
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