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.

SDPL Aashray Hazariphad 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**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	7,19,31,600
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	7,19,31,600

		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	8,33,88,467
	(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.	2,94,14,471
	(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	**10,74,92,373**
3		Total Incurred Cost of the Project (Actual incurred)	12,81,82,852
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	88%
5		Amount which can be withdrawn from the Designated Account	12,81,82,852
6		Less: Amount withdrawn till date of this certificate from designated bank account	12,51,75,608
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	30,07,244

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	15,94,724	1,92,976
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	22,77,785	3,06,765
5	1	105	25.88	17,87,700	15,10,097	2,77,603
6	1	106	39.74	24,86,030	18,56,437	6,29,593
7	1	107	25.88	18,12,950	14,38,321	3,74,629



8	1	108	25.88	19,13,950	8,81,835	10,32,115
9	1	109	25.88	17,51,480	14,04,784	3,46,696
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	39.74	24,35,460	21,12,541	3,22,919
14	1	205	25.88	15,83,760	12,41,715	3,42,045
15	1	206	39.74	24,16,425	22,38,371	1,78,054
16	1	207	25.88	16,86,700	14,73,559	2,13,141
17	1	208	25.88	17,87,700	13,84,001	4,03,699
18	1	209	25.88	17,62,450	15,81,344	1,81,106
19	1	301	25.88	17,37,200	11,94,547	5,42,653
20	1	302	25.88	17,37,214	15,47,012	1,90,202
21	1	303	25.88	15,95,800	14,29,243	1,66,557
22	1	304	39.74	24,92,175	15,21,930	9,70,245
23	1	305	25.88	17,87,700	4,52,146	13,35,554
24	1	306	39.74	26,43,675	19,55,954	6,87,721
25	1	307	25.88	16,10,950	12,39,547	3,71,403
26	1	308	25.88	15,39,500	9,62,008	5,77,492
27	1	309	25.88	15,39,500	9,62,007	5,77,493
28	1	401	25.88	16,83,650	14,68,463	2,15,187
29	1	402	25.88	16,83,650	14,68,463	2,15,187
30	1	403	25.88	16,85,490	14,68,658	2,16,832
31	1	404	39.74	26,00,000	21,46,984	4,53,016
32	1	405	25.88	16,81,370	14,67,015	2,14,355
33	1	406	39.74	24,36,140	23,75,725	60,415
34	1	407	25.88	16,10,950	14,24,571	1,86,379
35	1	408	25.88	16,00,850	12,83,607	3,17,243
36	1	409	25.88	16,00,850	12,83,606	3,17,244
37	1	501	25.88	15,83,760	11,82,336	4,01,424
38	1	502	25.88	15,83,760	11,83,121	4,00,639
39	1	503	25.88	17,77,298	15,74,012	2,03,286
40	1	504	39.74	21,07,750	18,38,839	2,68,911
41	1	505	25.88	21,07,750	18,38,838	2,68,912
42	1	506	39.74	24,43,260	17,98,113	6,45,147
43	1	507	25.88	16,10,950	12,04,526	4,06,424
44	1	508	25.88	16,90,750	11,51,576	5,39,174
45	1	509	25.88	16,00,850	13,85,521	2,15,329
46	1	601	25.88	15,71,880	13,12,915	2,58,965
47	1	602	25.88	15,71,880	12,68,361	3,03,519
48	1	603	25.88	16,44,050	9,99,160	6,44,890
49	1	604	39.74	25,17,425	22,53,352	2,64,073
50	1	605	25.88	16,44,050	9,70,015	6,74,035
51	1	606	25.88	27,19,425	50,496	26,68,929
52	1	607	39.74	16,61,450	3,84,366	12,77,084



53	1	608	25.88	16,03,760	11,37,980	4,65,780
54	1	609	25.88	16,03,760	13,91,162	2,12,598
55	1	701	25.88	15,36,130	11,35,726	4,00,404
56	1	702	25.88	15,36,130	11,28,796	4,07,334
57	1	703	25.88	16,74,450	15,92,309	82,141
58	1	704	39.74	26,05,800	23,35,073	2,70,727
59	1	705	25.88	17,37,650	20,792	17,16,858
60	1	706	39.74	26,68,925	19,80,198	6,88,727
61	1	707	25.88	15,60,450	14,17,913	1,42,537
62	1	708	25.88	15,60,450	14,17,913	1,42,537
63	1	709	25.88	17,52,370	20,792	17,31,578
64	1	A	10.89	14,78,810	12,15,830	2,62,980
65	1	B	10.66	14,30,690	2,74,878	11,55,812
66	1	C	10.66	14,64,750	4,52,444	10,12,306
67	1	D	10.89	14,64,750	10,00,381	4,64,369
68	1	F	10.66	15,12,370	7,07,679	8,04,691
69	1	G	10.85	14,64,750	23,155	14,41,595
70	1	H	10.85	14,64,750	10,48,154	4,16,596
71	1	I	11.23	14,64,750	7,96,097	6,68,653
72	2	A	11.23	15,12,250	8,42,837	6,69,413
73	2	B	10.85	14,13,800	5,08,897	9,04,903
74	2	D	10.85	14,12,250	7,45,520	6,66,730
75	2	E	10.85	14,12,250	5,71,103	8,41,147
76	2	F	11.23	14,12,250	5,71,183	8,41,067
77	2	H	10.66	15,12,370	8,05,250	7,07,120
78	2	I	10.66	14,64,750	5,18,158	9,46,592
79	2	J	10.89	14,64,750	8,43,073	6,21,677
80	2	101	39.74	25,91,185	14,39,837	11,51,348
81	2	103	25.88	18,38,200	10,73,365	7,64,835
82	2	104	25.88	18,38,200	9,19,249	9,18,951
83	2	105	25.88	18,48,090	1,07,306	17,40,784
84	2	106	25.88	18,63,450	7,52,883	11,10,567
85	2	107	39.74	27,57,700	50,495	27,07,205
86	2	108	39.74	27,95,175	20,792	27,74,383
87	2	201	39.74	26,68,925	60,395	26,08,530
88	2	203	25.88	17,88,052	8,61,800	9,26,252
89	2	204	25.88	18,29,100	3,38,608	14,90,492
90	2	205	25.88	18,63,755	4,99,398	13,64,357
91	2	206	25.88	18,63,450	3,32,178	15,31,272
92	2	208	39.74	26,80,715	12,24,983	14,55,732
93	2	301	39.74	26,04,350	14,28,671	11,75,679
94	2	302	39.74	26,28,910	15,13,924	11,14,986
95	2	303	25.88	18,38,200	3,87,578	14,50,622
96	2	304	25.88	17,55,380	8,89,786	8,65,594
97	2	305	25.88	18,12,950	2,16,954	15,95,996



98	2	306	25.88	18,12,950	6,80,290	11,32,660
99	2	308	39.74	27,69,925	15,76,663	11,93,262
100	2	401	39.74	26,22,770	6,12,320	20,10,450
101	2	403	25.88	17,87,700	8,05,116	9,82,584
102	2	404	25.88	17,87,700	9,64,907	8,22,793
103	2	405	25.88	18,12,950	8,17,520	9,95,430
104	2	406	25.88	18,12,950	10,08,515	8,04,435
105	2	408	39.74	27,19,425	14,89,853	12,29,572
106	2	503	25.88	17,87,700	20,792	17,66,908
107	2	504	25.88	18,38,200	10,88,017	7,50,183
108	2	505	25.88	18,12,950	20,792	17,92,158
109	2	506	25.88	18,12,950	20,792	17,92,158
110	2	507	39.74	27,21,605	20,792	27,00,813
111	2	602	39.74	12,79,946	20,792	12,59,154
112	2	603	25.88	15,85,700	2,17,000	13,68,700
113	2	604	25.88	15,85,700	2,17,000	13,68,700
114	2	605	25.88	15,85,700	8,40,745	7,44,955
115	2	606	25.88	15,85,700	8,43,572	7,42,128
116	2	608	39.74	26,68,925	11,97,668	14,71,257
117	2	703	25.88	17,87,700	3,71,461	14,16,239
118	2	704	25.88	17,87,700	3,71,462	14,16,238
119	2	705	25.88	17,07,910	19,807	16,88,103
120	2	708	39.74	26,43,675	13,18,842	13,24,833
		Total	**3,253.49**	**22,48,46,609.92**	**12,51,75,608**	**9,96,71,001.72**

(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	Shop	1E	10.89	3,50,745
2	Shop	2C	10.85	3,49,425
3	Shop	2G	10.89	3,50,745
4	2	102	39.74	12,79,946
5	2	202	39.74	12,79,946
6	2	207	39.74	12,79,946
7	2	307	39.74	12,79,946
8	2	402	39.74	12,79,946
9	2	407	39.74	12,79,946
10	2	501	39.74	12,79,946
11	2	502	39.74	12,79,946
12	2	508	39.74	12,79,946
13	2	601	39.74	12,79,946
14	2	607	39.74	12,79,946

15	2	701	39.74	12,79,946
16	2	702	39.74	12,79,946
17	2	706	25.88	8,33,543
18	2	707	39.74	12,79,946
		Total	6,483.2	42,75,65,256.6

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	1,78,87,627
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)	9,96,71,002
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	6,483.19
	(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.	42,75,65,257
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	52,72,36,258
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	12,51,75,608
3	Withdrawals	12,51,75,608
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		9,81,82,852
5	Total Fund For The Project	14,60,70,479		12,81,82,852
6	Total Estimated Cost (As per Table A)	14,60,70,479		

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 – 09-01-2023

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 23103605BGWZZG6601
UDIN Date- 09/01/2023