



PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Lakshminarayan Enclave, Opp. Dhantoli Garden Main Gate, Bhilopurkar 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 – P50500026715 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 - plot 5&6

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
Development Cost / Cost of Construction:		
ii)		
(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	8,19,35,669
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	8,48,77,200
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	8,19,35,669
(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.	5,25,18,444
(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	14,06,00,416
3	Total Incurred Cost of the Project (Actual incurred)	16,12,90,895

4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	110%
5	Amount which can be withdrawn from the Designated Account	16,12,90,895
6	Less: Amount withdrawn till date of this certificate from designated bank account	14,76,66,775
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,36,24,120

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	17,27,736	59,962
2	1	102	25.88	17,80,490	16,37,656	1,42,834
3	1	103	25.88	16,07,520	16,00,970	6,550
4	1	104	39.74	25,84,550	23,01,793	2,82,847
5	1	105	25.88	17,87,700	15,78,577	2,09,123
6	1	106	39.74	24,86,030	24,76,457	9,573
7	1	107	25.88	18,12,950	16,38,321	1,74,629
8	1	108	25.88	19,13,950	8,81,805	10,32,145
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	13,07,496	4,54,954
12	1	203	25.88	18,38,200	18,32,281	5,919
13	1	204	39.74	24,35,460	23,98,958	36,502
14	1	205	25.88	15,83,760	15,72,855	10,905
15	1	206	39.74	24,16,425	22,32,741	1,83,684
16	1	207	25.88	16,86,700	14,73,659	2,13,141
17	1	208	25.88	17,87,700	14,33,565	3,54,195
18	1	209	25.88	17,62,450	17,45,761	16,689
19	1	301	25.88	17,37,200	14,51,973	2,85,227
20	1	302	25.88	17,37,214	17,18,601	18,613
21	1	303	25.88	15,95,800	15,89,323	6,477
22	1	304	39.74	24,92,175	17,68,946	7,23,229
23	1	305	25.88	17,87,700	16,81,624	1,06,076
24	1	306	39.74	26,43,675	19,55,954	6,87,721
25	1	307	25.88	16,10,950	12,37,567	3,73,383
26	1	308	25.88	15,39,500	10,61,513	4,77,987
27	1	309	25.88	15,39,500	10,61,513	4,77,987
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	16,41,213	40,157
33	1	406	39.74	24,36,140	23,75,725	60,415
34	1	407	25.88	16,10,950	16,07,435	3,515
35	1	408	25.88	16,00,850	14,44,192	1,56,658
36	1	409	25.88	16,00,850	14,44,192	1,56,658
37	1	501	25.88	15,83,760	11,62,336	4,01,424
38	1	502	25.88	15,83,760	11,63,121	4,00,639
39	1	503	25.88	17,77,298	17,71,189	6,109
40	1	504	39.74	21,07,750	19,38,839	1,68,911
41	1	505	25.88	21,07,750	19,38,839	1,68,911
42	1	506	39.74	24,43,260	19,98,113	4,45,147
43	1	507	25.88	16,10,950	12,04,526	4,06,424
44	1	508	25.88	16,90,750	11,44,888	5,45,862
45	1	509	25.88	16,00,850	13,85,521	2,15,329
46	1	601	25.88	15,71,880	13,15,391	2,56,489
47	1	602	25.88	15,71,880	11,99,570	3,72,310
48	1	603	25.88	16,44,050	11,20,796	5,23,254
49	1	604	39.74	25,17,425	22,19,654	2,97,771
50	1	605	25.88	16,44,050	11,88,331	4,55,719
51	1	606	25.88	27,19,425	14,36,560	12,82,865
52	1	607	39.74	16,61,450	3,84,366	12,77,084
53	1	608	25.88	16,03,760	15,16,010	87,750
54	1	609	25.88	16,03,760	13,91,162	2,12,598
55	1	701	25.88	15,36,130	11,25,620	4,10,510
56	1	702	25.88	15,36,130	11,26,796	4,07,334
57	1	703	25.88	16,74,450	15,62,956	91,494
58	1	704	39.74	26,05,800	24,00,533	2,05,267
59	1	705	25.88	17,37,650	20,792	17,16,858
60	1	706	39.74	26,68,925	19,60,198	6,88,727
61	1	707	25.88	15,60,450	15,52,998	7,452
62	1	708	25.88	15,60,450	15,52,998	7,452
63	1	709	25.88	17,52,370	17,61,670	-9,300
64	1	A	10.89	14,78,810	12,15,830	2,62,980
65	1	B	10.66	14,30,690	3,84,402	10,46,288
66	1	C	10.66	14,64,750	4,52,442	10,12,308
67	1	D	10.89	14,64,750	14,03,238	61,512
68	1	F	10.66	15,12,370	13,06,727	2,05,643
69	1	G	10.85	14,64,750	23,155	14,41,595
70	1	H	10.85	14,64,750	14,15,526	49,224
71	1	I	11.23	14,64,750	8,34,193	6,30,557
72	2	A	11.23	15,12,250	9,92,106	5,20,142
73	2	B	10.85	14,13,800	5,08,897	9,04,903
74	2	D	10.85	14,12,250	8,80,501	5,31,749
75	2	E	10.85	14,12,250	6,18,723	7,93,527
76	2	F	11.23	14,12,250	6,18,803	7,93,447

77	2	H	10.66	15,12,370	7,98,024	7,14,346
78	2	I	10.66	14,64,750	6,65,778	7,98,972
79	2	J	10.89	14,64,750	8,71,573	5,93,177
80	2	101	39.74	25,91,185	14,39,837	11,51,348
81	2	102	39.74	28,33,050	21,000	28,12,050
82	2	103	25.88	18,38,200	12,83,979	5,54,221
83	2	104	25.88	18,38,200	12,86,065	5,52,135
84	2	105	25.88	18,48,090	12,06,232	6,41,858
85	2	106	25.88	18,63,450	7,52,863	11,10,567
86	2	108	39.74	27,95,175	11,42,370	16,52,805
87	2	203	25.88	17,88,052	13,59,820	4,28,232
88	2	204	25.88	18,29,100	5,36,628	12,92,472
89	2	205	25.88	18,63,755	8,60,784	10,02,971
90	2	206	25.88	18,63,450	4,22,178	14,41,272
91	2	208	39.74	26,80,715	12,24,983	14,55,732
92	2	301	39.74	26,04,350	16,57,971	10,46,379
93	2	302	39.74	26,28,910	16,42,428	9,86,482
94	2	303	25.88	18,38,200	3,87,578	14,50,622
95	2	304	25.88	17,55,380	8,89,786	8,65,594
96	2	305	25.88	18,12,950	2,15,964	15,96,986
97	2	306	25.88	18,12,950	6,80,290	11,32,660
98	2	307	39.74	27,58,710	49,504	27,09,206
99	2	308	39.74	27,69,925	17,12,784	10,57,141
100	2	401	39.74	26,22,770	8,10,340	18,12,430
101	2	403	25.88	17,87,700	10,71,359	7,16,341
102	2	404	25.88	17,87,700	10,63,654	7,34,046
103	2	405	25.88	18,12,950	8,17,520	9,95,430
104	2	406	25.88	18,12,950	11,88,511	6,24,439
105	2	407	39.74	27,49,009	10,893	27,38,116
106	2	408	39.74	27,19,425	16,39,789	10,79,636
107	2	503	25.88	17,87,700	20,792	17,66,908
108	2	504	25.88	18,38,200	11,79,265	6,58,935
109	2	505	25.88	18,12,950	6,39,626	11,73,324
110	2	506	25.88	18,12,950	10,70,082	7,42,868
111	2	507	39.74	27,21,605	20,792	27,00,813
112	2	508	39.74	27,18,920	49,496	26,69,424
113	2	602	39.74	27,18,920	20,792	26,98,128
114	2	603	25.88	15,85,700	3,91,984	11,93,716
115	2	604	25.88	15,85,700	7,14,852	8,70,848
116	2	605	25.88	15,85,700	9,72,741	6,12,959
117	2	606	25.88	15,85,700	9,20,308	6,65,392
118	2	608	39.74	26,68,925	14,62,861	12,06,264
119	2	703	25.88	17,87,700	4,71,462	13,16,238
120	2	704	25.88	17,87,700	4,71,462	13,16,238
121	2	705	25.88	17,07,910	7,42,355	9,65,555

122	2	706	25.88	20,00,000	7,88,280	12,11,720
123	2	707	39.74	26,51,880	71,000	26,40,880
124	2	708	39.74	26,43,675	75,81,336	10,62,339
		Total	3,398.59	23,65,70,528.00	14,76,66,774.83	8,89,03,753.17

(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	107	39.74	12,79,946
5	2	201	39.74	12,79,946
6	2	202	39.74	12,79,946
7	2	207	39.74	12,79,946
8	2	402	39.74	12,79,946
9	2	501	39.74	12,79,946
10	2	502	39.74	12,79,946
11	2	601	39.74	12,79,946
12	2	607	39.74	12,79,946
13	2	701	39.74	12,79,946
14	2	702	39.74	12,79,946
		Total	469.8	1,51,30,320

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-1,52,20,416
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)	8,89,03,753
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	469.77
	(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.	1,51,30,320

4.	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	10,40,34,073
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	14,76,66,775
3	Withdrawals	14,76,66,775
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		13,12,90,895
5	Total Fund For The Project	14,60,70,479		16,12,90,895
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.

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

Dated – 07-04-2023

Gaurav
Director

**PARESH
JAIRAM
TANK**

Yours Faithfully
For Paresb Jairam Tank & Co.
Chartered Accountants

Digitally signed
by PARESH

JAIRAM TANK

Date:

2023.04.07

17:16:05 +05'30'

Paresb Jairam Tank
(Partner)

Membership No. 103605

UDIN -23103605BGXA8G6885

UDIN Date – 07/04/2023