



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 – 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.

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;	-
		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	9,48,99,600
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	9,48,99,600
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	9,62,40,139
	(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.	5,89,21,973
	(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;	41,50,816
		Sub Total of Development Cost	15,79,72,389
3		Total Incurred Cost of the Project (Actual incurred)	17,86,62,868
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	1.22%
5		Amount which can be withdrawn from the Designated Account	17,86,62,868
6		Less: Amount withdrawn till date of this certificate from designated bank account	15,50,75,042



7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,35,87,826
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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	17,77,771	9,930
2	1	102	25.88	17,80,490	17,73,252	7,239
3	1	103	25.88	16,07,520	16,00,970	6,550
4	1	104	39.74	25,84,550	23,01,703	2,82,847
5	1	105	25.88	17,87,700	17,77,771	9,930
6	1	106	39.74	24,86,030	24,76,457	9,573
7	1	107	25.88	18,12,950	17,93,106	19,845
8	1	108	25.88	19,13,950	19,07,440	6,511
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	17,21,282	41,168
12	1	203	25.88	18,38,200	18,32,281	5,919
13	1	205	25.88	15,83,760	15,72,855	10,905
14	1	206	39.74	24,16,425	23,49,193	67,232
15	1	207	25.88	16,86,700	16,47,226	39,474
16	1	208	25.88	17,87,700	17,77,971	9,730
17	1	209	25.88	17,62,450	17,45,761	16,689
18	1	301	25.88	17,37,200	14,51,973	2,85,227
19	1	302	25.88	17,37,214	17,18,601	18,613
20	1	303	25.88	15,95,800	15,89,323	6,477
21	1	304	39.74	24,92,175	17,66,468	7,25,707
22	1	305	25.88	17,87,700	16,81,624	1,06,076
23	1	306	39.74	26,43,675	19,95,558	6,48,117
24	1	307	25.88	16,10,950	13,16,775	2,94,175
25	1	308	25.88	15,39,500	10,61,018	4,78,482
26	1	309	25.88	15,39,500	10,61,018	4,78,482
27	1	401	25.88	16,83,650	15,43,265	1,40,385
28	1	402	25.88	16,83,650	15,43,265	1,40,385
29	1	404	39.74	26,00,000	21,46,984	4,53,016
30	1	405	25.88	16,81,370	16,41,213	40,157
31	1	406	39.74	24,36,140	23,75,725	60,415
32	1	407	25.88	16,10,950	16,07,435	3,515
33	1	408	25.88	16,00,850	14,44,192	1,56,658
34	1	409	25.88	16,00,850	14,44,192	1,56,658
35	1	501	25.88	15,83,760	15,76,567	7,193
36	1	502	25.88	15,83,760	15,76,567	7,193
37	1	503	25.88	17,77,298	17,71,189	6,109



38	1	504	39.74	21,07,750	20,73,375	34,375
39	1	505	25.88	21,07,750	20,73,375	34,375
40	1	506	39.74	24,43,260	21,86,057	2,57,203
41	1	507	25.88	16,10,950	12,04,526	4,06,424
42	1	509	25.88	16,00,850	13,85,521	2,15,329
43	1	601	25.88	15,71,880	14,95,305	76,575
44	1	602	25.88	15,71,880	14,56,990	1,14,890
45	1	603	25.88	16,44,050	15,13,063	1,30,988
46	1	605	25.88	16,44,050	11,88,331	4,55,719
47	1	606	25.88	27,19,425	14,36,560	12,82,865
48	1	607	39.74	16,61,450	9,78,426	6,83,024
49	1	608	25.88	16,03,760	15,92,852	10,909
50	1	609	25.88	16,03,760	15,92,725	11,036
51	1	701	25.88	15,36,130	14,31,803	1,04,327
52	1	702	25.88	15,36,130	11,28,796	4,07,334
53	1	703	25.88	19,00,000	15,82,956	3,17,044
54	1	704	39.74	26,05,800	24,00,533	2,05,267
55	1	705	25.88	18,38,200	20,792	18,17,408
56	1	706	39.74	26,31,050	46,000	25,85,050
57	1	707	25.88	15,60,450	15,52,998	7,452
58	1	708	25.88	15,60,450	15,52,998	7,452
59	1	709	25.88	17,52,370	17,52,370	-
60	1	B	10.66	14,30,690	1229164.20	2,01,526
61	1	C	10.66	14,64,750	452442.20	10,12,308
62	1	D	10.89	14,64,750	14,64,750	-
63	1	F	10.66	14,64,750	14,64,750	-
64	1	H	10.85	14,64,750	14,64,750	-
65	1	I	11.23	14,64,750	891335.20	5,73,415
66	2	A	11.23	15,12,250	9,85,000	5,27,250
67	2	B	10.85	14,13,800	5,08,897	9,04,903
68	2	D	10.85	14,12,250	8,80,501	5,31,749
69	2	E	10.85	14,12,250	6,18,723	7,93,527
70	2	F	11.23	14,12,250	7,14,041	6,98,209
71	2	H	10.66	15,12,370	8,70,280	6,42,090
72	2	I	10.66	14,64,750	6,61,016	8,03,734
73	2	J	10.89	14,64,750	8,70,215	5,94,535
74	2	101	39.74	25,91,185	15,38,847	10,52,338
75	2	102	39.74	28,33,050	20,792	28,12,258
76	2	103	25.88	18,38,200	13,75,227	4,62,973
77	2	104	25.88	18,38,200	13,75,489	4,62,711
78	2	105	25.88	18,48,090	12,06,232	6,41,858
79	2	106	25.88	18,63,450	7,52,883	11,10,567
80	2	107	39.74	28,70,925	4,56,434	24,14,491
81	2	108	39.74	27,95,175	17,36,430	10,58,745
82	2	203	25.88	17,88,052	13,56,850	4,31,202
83	2	204	25.88	18,29,100	5,34,648	12,94,452



84	2	205	25.88	18,63,755	12,56,824	6,06,931
85	2	206	25.88	18,63,450	5,10,392	13,53,058
86	2	208	39.74	26,80,715	15,59,957	11,20,758
87	2	301	39.74	26,04,350	18,15,397	7,88,953
88	2	302	39.74	26,28,910	19,19,034	7,09,876
89	2	303	25.88	18,38,200	3,87,578	14,50,622
90	2	304	25.88	17,55,380	9,88,796	7,66,584
91	2	305	25.88	18,12,950	2,15,964	15,96,986
92	2	306	25.88	18,12,950	6,80,290	11,32,660
93	2	307	39.74	27,58,710	49,504	27,09,206
94	2	308	39.74	27,69,925	20,68,838	7,01,087
95	2	401	39.74	26,22,770	9,58,854	16,63,916
96	2	403	25.88	17,87,700	12,56,409	5,31,291
97	2	404	25.88	17,87,700	13,19,897	4,67,803
98	2	405	25.88	18,12,950	8,17,520	9,95,430
99	2	406	25.88	18,12,950	13,56,827	4,56,123
100	2	407	39.74	27,49,009	20,59,737	6,89,272
101	2	408	39.74	27,19,425	20,41,961	6,77,464
102	2	503	25.88	17,80,490	5,05,941	12,74,549
103	2	504	25.88	18,38,200	13,73,994	4,64,206
104	2	505	25.88	18,12,950	6,39,626	11,73,324
105	2	506	25.88	18,12,950	13,55,511	4,57,439
106	2	507	39.74	27,21,605	20,792	27,00,813
107	2	508	39.74	27,18,920	3,16,822	24,02,098
108	2	601	39.74	27,07,053	1,98,020	25,09,033
109	2	602	39.74	26,81,550	20,792	26,60,758
110	2	603	25.88	15,85,700	3,90,230	11,95,470
111	2	604	25.88	15,85,700	7,09,902	8,75,798
112	2	605	25.88	16,36,200	9,71,429	6,64,771
113	2	606	25.88	15,85,700	9,19,544	6,66,156
114	2	607	39.74	28,07,800	10,892	27,96,908
115	2	608	39.74	26,68,925	17,27,652	9,41,273
116	2	703	25.88	17,87,700	4,70,472	13,17,228
117	2	704	25.88	17,87,700	4,70,472	13,17,228
118	2	705	25.88	17,07,910	11,08,691	5,99,219
119	2	706	25.88	20,00,000	7,79,310	12,20,690
120	2	707	39.74	26,51,880	18,40,612	8,11,268
121	2	708	39.74	26,43,675	17,12,583	9,31,092
		Total	3,364.83	23,39,30,146	15,50,75,042	7,88,55,104



(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	1	1A	10.89	3,50,745
2	1	1E	10.89	3,50,745
3	1	1G	10.89	3,50,745
4	1	204	25.88	8,33,543
5	1	403	25.88	8,33,543
6	1	508	25.88	8,33,543
7	1	604	25.88	8,33,543
8	2	C	10.85	3,49,425
9	2	G	10.89	3,50,745
10	2	201	39.74	12,79,946
11	2	202	39.74	12,79,946
12	2	207	39.74	12,79,946
13	2	402	39.74	12,79,946
14	2	501	39.74	12,79,946
15	2	502	39.74	12,79,946
16	2	701	39.74	12,79,946
17	2	702	39.74	12,79,946
		Total	475.8	1,53,26,145

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-3,25,92,389
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)	7,88,55,104
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	475.85
	(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.	1,53,26,145
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	9,41,81,248



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%
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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	15,50,75,042
3	Withdrawals	15,50,75,042
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		14,86,62,868
5	Total Fund For The Project	14,60,70,479		17,86,62,868
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 – 07-07-2023



Yours Faithfully
For Paresch Jairam Tank & Co.
Chartered Accountants

Paresch Jairam Tank
(Partner)

Membership No. 103605
UDIN - 23103605BGXADT5723
UDIN Date – 10/07/2023