



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.

SDPL Aashray Hazaripad - 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
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 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) 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	10,32,51,600
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	10,32,51,600

	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	10,37,63,615
(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.	7,72,92,293
(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;	88,69,560
	Sub Total of Development Cost	18,94,13,453
3	Total Incurred Cost of the Project (Actual incurred)	21,01,03,932
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	
5	Amount which can be withdrawn from the Designated Account	21,01,03,932
6	Less: Amount withdrawn till date of this certificate from designated bank account	18,69,51,993
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,31,51,939

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	17,87,700	-
2	1	102	25.88	17,80,490	17,80,490	-
3	1	103	25.88	16,07,520	16,07,520	-
4	1	104	39.74	25,84,550	25,84,550	-
5	1	105	25.88	17,87,700	17,87,700	-
6	1	106	39.74	24,86,030	24,86,030	-
7	1	107	25.88	18,12,950	18,12,950	-
8	1	108	25.88	19,13,950	19,13,950	-
9	1	109	25.88	17,51,480	17,51,480	-
10	1	201	25.88	15,83,760	15,83,760	-
11	1	202	25.88	17,62,450	17,62,450	-
12	1	203	25.88	18,38,200	18,38,200	-
13	1	204	25.88	24,35,460	24,35,460	-
14	1	205	25.88	15,83,760	15,83,760	-
15	1	206	39.74	24,16,425	24,16,425	-
16	1	207	25.88	16,86,700	16,86,700	-
17	1	208	25.88	17,87,700	17,87,700	-

18	1	209	25.88	17,62,450	17,62,450	-
19	1	301	25.88	17,37,200	17,37,200	-
20	1	302	25.88	17,27,214	17,27,214	-
21	1	303	25.88	15,95,800	15,95,800	-
22	1	304	39.74	25,15,445	25,15,445	-
23	1	305	25.88	17,87,700	17,87,700	-
24	1	306	39.74	26,43,675	20,20,558	6,23,117
25	1	307	25.88	16,10,950	14,16,279	1,94,671
26	1	308	25.88	15,39,500	15,39,500	-
27	1	309	25.88	15,39,500	15,39,500	-
28	1	401	25.88	16,83,650	1,28,714	15,54,936
29	1	402	25.88	16,83,650	1,28,714	15,54,936
30	1	403	25.88	16,85,490	16,85,490	-
31	1	404	39.74	26,00,000	26,00,000	-
32	1	405	25.88	16,81,370	16,81,370	-
33	1	406	39.74	24,36,140	24,36,140	-
34	1	407	25.88	16,10,950	16,10,950	-
35	1	408	25.88	16,00,850	16,00,850	-
36	1	409	25.88	16,00,850	16,00,850	-
37	1	501	25.88	15,83,760	15,83,760	-
38	1	502	25.88	15,83,760	15,83,760	-
39	1	503	25.88	17,77,298	17,77,298	-
40	1	504	39.74	21,07,750	21,07,750	-
41	1	505	25.88	21,07,750	21,07,750	-
42	1	506	39.74	24,43,260	22,86,057	1,57,203
43	1	507	25.88	16,10,950	16,10,950	-
44	1	508	25.88	15,90,750	15,90,750	-
45	1	509	25.88	16,00,850	16,00,850	-
46	1	601	25.88	15,71,880	15,71,880	-
47	1	602	25.88	15,71,880	15,71,880	-
48	1	603	25.88	16,44,050	16,44,050	-
49	1	604	25.88	25,17,425	25,17,425	-
50	1	605	25.88	16,44,050	16,44,050	-
51	1	606	25.88	27,19,425	27,19,425	-
52	1	607	25.88	16,10,950	16,00,208	10,742
53	1	608	25.88	16,03,760	16,03,760	-
54	1	609	25.88	16,03,760	16,03,760	-
55	1	701	25.88	15,36,130	15,36,130	-
56	1	702	25.88	15,36,130	15,36,130	-
57	1	703	25.88	19,00,000	19,00,000	-
58	1	704	39.74	26,05,800	26,05,800	-
59	1	705	25.88	18,38,200	45,700	17,92,500
60	1	706	39.74	26,31,050	26,31,050	-
61	1	707	25.88	15,60,450	15,60,450	-
62	1	708	25.88	15,60,450	15,60,450	-
63	1	709	25.88	17,52,370	17,52,370	-
64	1	1A	10.89	14,78,810	14,78,810	-
65	1	B	10.66	14,30,690	1276784.00	1,53,906

66	1	C	10.66	14,64,750	451022.00	10,13,728
67	1	D	10.89	14,64,750	14,64,750	-
68	1	F	10.66	14,64,750	14,64,750	-
69	1	H	10.85	14,64,750	14,64,750	-
70	1	I	11.23	14,64,750	929431.00	5,35,319
71	2	A	11.23	14,12,250	9,85,000	4,27,250
72	2	B	10.85	14,13,800	8,07,945	6,05,855
73	2	C	10.85	19,32,000	16,09,848	3,22,152
74	2	D	10.85	14,12,250	10,28,499	3,83,751
75	2	E	10.85	14,12,250	6,18,723	7,93,527
76	2	F	11.23	14,12,250	7,14,041	6,98,209
77	2	H	10.66	15,12,370	8,70,280	6,42,090
78	2	I	10.66	14,64,750	7,08,636	7,56,114
79	2	J	10.89	14,64,750	9,87,835	4,76,915
80	2	101	39.74	25,91,185	17,36,867	8,54,318
81	2	102	39.74	28,33,050	30,238	28,02,812
82	2	103	25.88	18,38,200	15,90,243	2,47,957
83	2	104	25.88	18,38,200	16,38,061	2,00,139
84	2	105	25.88	18,48,090	12,06,232	6,41,858
85	2	106	25.88	18,63,450	10,53,873	8,09,577
86	2	107	39.74	28,70,925	13,02,474	15,68,451
87	2	108	39.74	27,95,175	20,94,984	7,00,191
88	2	201	39.74	27,57,300	14,97,684	12,59,616
89	2	202	39.74	27,57,553	26,293	27,31,260
90	2	203	25.88	17,88,052	13,56,850	4,31,202
91	2	204	25.88	18,29,100	7,32,668	10,96,432
92	2	205	25.88	18,63,755	12,56,824	6,06,931
93	2	206	25.88	18,63,450	5,65,094	12,98,356
94	2	208	39.74	26,80,715	15,59,957	11,20,758
95	2	301	39.74	26,04,350	20,11,459	5,92,891
96	2	302	39.74	26,28,910	20,32,265	5,96,645
97	2	303	25.88	18,38,200	3,87,578	14,50,622
98	2	304	25.88	17,55,380	13,90,100	3,65,280
99	2	305	25.88	18,12,950	10,89,319	7,23,631
100	2	306	25.88	18,12,950	15,51,145	2,61,805
101	2	307	39.74	27,58,710	49,504	27,09,206
102	2	308	39.74	27,69,925	24,65,062	3,04,863
103	2	401	39.74	26,22,770	12,07,368	14,15,402
104	2	402	39.74	27,07,053	2,98,020	24,09,033
105	2	403	25.88	17,87,700	1,46,048	16,41,652
106	2	404	25.88	17,87,700	15,91,392	1,96,308
107	2	405	25.88	18,12,950	8,08,237	10,04,713
108	2	406	25.88	18,12,950	13,46,511	4,66,439
109	2	407	39.74	27,49,009	23,13,789	4,35,220
110	2	408	39.74	27,19,425	20,41,961	6,77,464
111	2	503	25.88	17,80,490	7,44,747	10,35,743
112	2	504	25.88	18,38,200	19,802	18,18,398
113	2	505	25.88	18,12,950	10,86,160	7,26,790

114	2	506	25.88	18,12,950	15,28,511	2,84,439
115	2	507	39.74	27,21,605	20,792	27,00,813
116	2	508	39.74	27,18,920	20,95,708	6,23,212
117	2	601	39.74	28,33,050	11,000	28,22,050
118	2	602	39.74	26,81,550	20,792	26,60,758
119	2	603	25.88	15,85,700	9,98,995	5,86,705
120	2	604	25.88	15,85,700	13,10,638	2,75,062
121	2	605	25.88	16,36,200	15,47,756	88,444
122	2	606	25.88	15,85,700	13,01,240	2,84,460
123	2	607	39.74	27,17,153	19,802	26,97,351
124	2	608	39.74	26,68,925	17,27,652	9,41,273
125	2	701	39.74	27,07,053	50,892	26,56,161
126	2	702	39.74	26,81,803	90,100	25,91,703
127	2	703	25.88	17,87,700	4,70,471	13,17,229
128	2	704	25.88	17,87,700	4,70,471	13,17,229
129	2	705	25.88	17,07,910	12,19,014	4,88,896
130	2	706	25.88	20,00,000	12,05,887	7,94,113
131	2	707	39.74	26,51,880	20,23,106	6,28,774
132	2	708	39.74	26,43,675	21,74,261	4,69,414
		Total	3,674.93	25,90,78,963	18,69,51,993	7,21,26,970

(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	1E	10.89	3,50,745
2	1	1G	10.89	3,50,745
3	2	G	10.89	3,50,745
4	2	207	39.74	12,79,946
5	2	501	39.74	12,79,946
6	2	502	39.74	12,79,946
		Total	151.9	48,92,073

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-6,40,33,453
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)	7,21,26,970
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	151.89

	(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.	48,92,073
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	7,70,19,043
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	18,69,51,993
3	Withdrawals	18,69,51,993
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

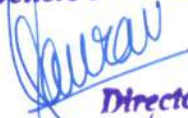
Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	3,48,21,144		2,31,51,939
2	Total Borrowed Funds (secured) - Drawdown availed till date	-		-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	3,00,00,000		-
4	Customer Receipts Used For The Project	8,12,49,335		18,69,51,993
5	Total Fund For The Project	14,60,70,479		21,01,03,932
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 – 14/10/2023

Yours Faithfully

For Paresh Jairam Tank & Co.

Chartered Accountants
Digitally signed by

PARESH

JAIRAM TANK

PARESH JAIRAM TANK

Date: 2023.10.14

13:44:22 +05'30'

Paresh Jairam Tank

(Partner)

Membership No. 103605

UDIN - 23103605BGXAHA4971