



PARESH JAIRAM TANK & CO

CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp. Dhanoli Garden Main Gate, Bhivapurkar Marg, Dhanoli 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
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	10,94,11,200
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	10,94,11,200
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	11,28,86,821
	(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.	7,10,62,788
	(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;	-
	Sub Total of Development Cost	18,04,73,988
3	Total Incurred Cost of the Project (Actual incurred)	20,11,64,467
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	20,11,64,467
6	Less: Amount withdrawn till date of this certificate from designated bank account	20,92,78,040
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-81,13,573

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	21,19,318	5,24,357
25	1	307	25.88	16,10,950	15,01,387	1,09,563



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	16,43,265	40,385
29	1	402	25.88	16,83,650	16,43,265	40,385
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	15,50,528	2,87,672
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	A	10.89	14,78,810	14,78,810	-
65	1	B	10.66	14,30,690	1326784.00	1,03,906
66	1	C	10.66	14,64,750	449612.00	10,15,138
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	1167527.00	2,97,223
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	15,43,800	3,88,200
74	2	D	10.85	14,12,250	10,21,451	3,90,799



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	13,03,812	2,08,558
78	2	I	10.66	14,64,750	7,56,256	7,08,494
79	2	J	10.89	14,64,750	10,22,597	4,42,153
80	2	101	39.74	25,91,185	18,80,431	7,10,754
81	2	102	39.74	28,33,050	21,54,436	6,78,614
82	2	103	25.88	18,38,200	16,44,226	1,93,974
83	2	104	25.88	18,38,200	16,35,461	2,02,739
84	2	105	25.88	18,48,090	13,17,844	5,30,246
85	2	106	25.88	18,63,450	12,00,407	6,63,043
86	2	107	39.74	28,70,925	18,92,078	9,78,847
87	2	108	39.74	27,95,175	24,82,146	3,13,029
88	2	201	39.74	27,57,300	19,92,734	7,64,566
89	2	202	39.74	27,57,553	24,34,646	3,22,907
90	2	203	25.88	17,88,052	15,54,870	2,33,182
91	2	204	25.88	18,29,100	11,28,708	7,00,392
92	2	205	25.88	18,63,755	12,56,824	6,06,931
93	2	206	25.88	18,63,450	5,64,846	12,98,604
94	2	207	25.88	28,83,550	20,792	28,62,758
95	2	208	39.74	26,80,715	15,59,957	11,20,758
96	2	301	39.74	26,04,350	23,31,399	2,72,951
97	2	302	39.74	26,28,910	23,48,839	2,80,071
98	2	303	25.88	18,38,200	3,87,578	14,50,622
99	2	304	25.88	17,55,380	15,75,395	1,79,985
100	2	305	25.88	18,12,950	10,80,671	7,32,279
101	2	306	25.88	18,12,950	15,42,523	2,70,427
102	2	308	39.74	27,69,925	24,61,138	3,08,787
103	2	401	39.74	26,22,770	14,04,398	12,18,372
104	2	402	39.74	27,07,053	17,96,198	9,10,855
105	2	403	25.88	17,87,700	16,25,263	1,62,437
106	2	404	25.88	17,87,700	15,88,704	1,98,996
107	2	405	25.88	18,12,950	15,20,437	2,92,513
108	2	406	25.88	18,12,950	15,26,506	2,86,444
109	2	407	39.74	27,49,009	24,92,299	2,56,710
110	2	408	39.74	27,19,425	24,03,347	3,16,078
111	2	501	39.74	27,19,425	49,504	26,69,921
112	2	503	25.88	17,80,490	8,92,271	8,88,219
113	2	504	25.88	18,38,200	50,496	17,87,704
114	2	505	25.88	18,12,950	14,52,496	3,60,454
115	2	506	25.88	18,12,950	16,28,144	1,84,806
116	2	507	39.74	27,21,605	10,892	27,10,713
117	2	508	39.74	27,18,920	25,04,628	2,14,292
118	2	601	39.74	28,33,050	10,892	28,22,158
119	2	602	39.74	26,81,550	1,00,000	25,81,550
120	2	603	25.88	15,85,700	9,92,967	5,92,733
121	2	604	25.88	15,85,700	13,04,690	2,81,010
122	2	605	25.88	16,36,200	15,41,554	94,646
123	2	606	25.88	15,85,700	12,97,460	2,88,240



124	2	607	39.74	27,17,153	14,81,968	12,35,185
125	2	608	39.74	26,68,925	23,55,433	3,13,492
126	2	701	39.74	27,07,053	50,496	26,56,557
127	2	702	39.74	26,81,803	76,142	26,05,661
128	2	703	25.88	17,87,700	4,70,472	13,17,228
129	2	704	25.88	17,87,700	4,70,471	13,17,229
130	2	705	25.88	17,07,910	14,15,942	2,91,968
131	2	706	25.88	20,00,000	18,91,190	1,08,810
132	2	707	39.74	26,51,880	23,67,162	2,84,718
133	2	708	39.74	26,43,675	21,74,261	4,69,414
		Total	3,701	26,19,23,228	20,92,78,040	5,26,45,188

(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	501	39.74	12,79,946
5	2	502	39.74	12,79,946
		Total	112.2	36,12,127

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-5,50,93,988
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)	5,26,45,188
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	112.15
	(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.	36,12,127
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	5,62,57,315
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
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		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	20,92,78,040
3	Withdrawals	20,92,78,040
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		-81,13,573
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		20,92,78,040
5	Total Fund For The Project	14,60,70,479		20,11,64,467
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 – 10/01/2024

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants



Paresh Jairam Tank
(Partner)

Membership No. 103605
UDIN - 24103605BKEBCX7410
UDIN Date- 10/01/2024