



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 Hazariphad I
having MahaRERA Registration Number – P50500022603 being developed by M/s. Sandeep Dwellers Pvt. Ltd.

Sir,
This certificate is being issued for RERA compliance for SDPL Aashray Hazariphad I
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 I

Sr No.	Particulars	Estimated Cost
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	20,690,479
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	20,690,479
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)	104,400,000
(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.	20,880,000
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	100,000
(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	125,380,000
2	Total Cost of the Project (Estimated)	146,070,479

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).	20,690,479
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	20,690,479
ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	113,169,600
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	113,169,600
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	120,776,410
(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.	32,543,537
(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;	8,871,099
	Sub Total of Development Cost	154,584,236
3	Total Incurred Cost of the Project (Actual incurred)	175,274,715
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	119.99%
5	Amount which can be withdrawn from the Designated Account	175,274,715



6	Less: Amount withdrawn till date of this certificate from designated bank account	234,765,422
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-59,490,706

Annexure A

Sold Inventory as per Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

No. of Flats / Shops	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Amount received	Balance Receivable
138	3,802.07	270,526,679	234,765,422	35,761,257

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.25520/sqm

No. of Flats / Shops	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	10.9	350,745

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	1,787,700	1,787,700	-
2	1	102	25.88	1,780,490	1,780,490	-
3	1	103	25.88	1,607,520	1,607,520	-
4	1	104	39.74	2,584,550	2,584,550	-
5	1	105	25.88	1,787,700	1,787,700	-
6	1	106	39.74	2,486,030	2,486,030	-
7	1	107	25.88	1,812,950	1,812,950	-
8	1	108	25.88	1,913,950	1,913,950	-
9	1	109	25.88	1,751,480	1,751,480	-
10	1	201	25.88	1,583,760	1,583,760	-
11	1	202	25.88	1,762,450	1,762,450	-
12	1	203	25.88	1,838,200	1,838,200	-
13	1	204	25.88	2,435,460	2,435,460	-
14	1	205	25.88	1,583,760	1,583,760	-
15	1	206	39.74	2,416,425	2,416,425	-
16	1	207	25.88	1,686,700	1,686,700	-
17	1	208	25.88	1,787,700	1,787,700	-
18	1	209	25.88	1,762,450	1,762,450	-
19	1	301	25.88	1,737,200	1,737,200	-
20	1	302	25.88	1,727,214	1,727,214	-



21	1	303	25.88	1,595,800	1,595,800	-
22	1	304	39.74	2,515,445	2,515,445	-
23	1	305	25.88	1,787,700	1,787,700	-
24	1	306	39.74	2,643,675	2,643,675	-
25	1	307	25.88	1,610,950	1,610,950	-
26	1	308	25.88	1,539,500	1,539,500	-
27	1	309	25.88	1,539,500	1,539,500	-
28	1	401	25.88	1,683,650	1,683,650	-
29	1	402	25.88	1,683,650	1,683,650	-
30	1	403	25.88	1,685,490	1,685,490	-
31	1	404	39.74	2,600,000	2,600,000	-
32	1	405	25.88	1,681,370	1,681,370	-
33	1	406	39.74	2,436,140	2,436,140	-
34	1	407	25.88	1,610,950	1,610,950	-
35	1	408	25.88	1,600,850	1,600,850	-
36	1	409	25.88	1,600,850	1,600,850	-
37	1	501	25.88	1,583,760	1,583,760	-
38	1	502	25.88	1,583,760	1,583,760	-
39	1	503	25.88	1,777,298	1,777,298	-
40	1	504	39.74	2,107,750	2,107,750	-
41	1	505	25.88	2,107,750	2,107,750	-
42	1	506	39.74	2,443,260	2,443,260	-
43	1	507	25.88	1,610,950	1,610,950	-
44	1	508	25.88	1,590,750	1,590,750	-
45	1	509	25.88	1,600,850	1,600,850	-
46	1	601	25.88	1,571,880	1,571,880	-
47	1	602	25.88	1,571,880	1,571,880	-
48	1	603	25.88	1,644,050	1,644,050	-
49	1	604	25.88	2,517,425	2,517,425	-
50	1	605	25.88	1,644,050	1,644,050	-
51	1	606	25.88	2,719,425	2,719,425	-
52	1	607	25.88	1,610,950	1,600,208	10,742
53	1	608	25.88	1,603,760	1,603,760	-
54	1	609	25.88	1,603,760	1,603,760	-
55	1	701	25.88	1,536,130	1,536,130	-
56	1	702	25.88	1,536,130	1,536,130	-
57	1	703	25.88	1,900,000	1,900,000	-
58	1	704	39.74	2,605,800	2,605,800	-
59	1	705	25.88	1,838,200	1,838,200	-
60	1	706	39.74	2,631,050	2,631,050	-
61	1	707	25.88	1,560,450	1,560,450	-
62	1	708	25.88	1,560,450	1,560,450	-
63	1	709	25.88	1,752,370	1,752,370	-
64	1	A	10.89	1,478,810	1,478,810	-
65	1	B	10.66	1,430,690	1,324,404	106,286
66	1	C	10.66	1,464,750	448,202	1,016,548
67	1	D	10.89	1,464,750	1,464,750	-
68	1	E	10.89	1,464,750	21,000	1,443,750
69	1	F	10.66	1,464,750	1,464,750	-
70	1	G	10.89	1,512,370	21,000	1,491,370



71	1	H	10.85	1,464,750	1,464,750	-
72	1	I	11.23	1,464,750	1,243,717	221,033
73	2	A	11.23	1,412,250	1,342,142	70,108
74	2	B	10.85	1,413,800	807,945	605,855
75	2	C	10.85	1,932,000	1,543,800	388,200
76	2	D	10.85	1,412,250	1,021,452	390,798
77	2	E	10.85	1,412,250	618,723	793,527
78	2	F	11.23	1,412,250	714,041	698,209
79	2	H	10.66	1,512,370	1,303,812	208,558
80	2	I	10.66	1,464,750	803,876	660,874
81	2	J	10.89	1,464,750	1,022,597	442,153
82	2	101	39.74	2,591,185	1,880,431	710,754
83	2	102	39.74	2,833,050	2,527,426	305,624
84	2	103	25.88	1,838,200	1,644,226	193,974
85	2	104	25.88	1,838,200	1,635,461	202,739
86	2	105	25.88	1,848,090	1,565,368	282,722
87	2	106	25.88	1,863,450	1,362,783	500,667
88	2	107	39.74	2,870,925	2,288,118	582,807
89	2	108	39.74	2,795,175	2,482,146	313,029
90	2	201	39.74	2,757,300	2,757,300	-
91	2	202	39.74	2,757,553	2,434,646	322,907
92	2	203	25.88	1,788,052	1,777,642	10,410
93	2	204	25.88	1,829,100	1,277,222	551,878
94	2	205	25.88	1,863,755	1,454,844	408,911
95	2	206	25.88	1,863,450	1,356,926	506,524
96	2	207	25.88	2,883,550	169,306	2,714,244
97	2	208	39.74	2,680,715	1,933,552	747,163
98	2	301	39.74	2,604,350	2,331,399	272,951
99	2	302	39.74	2,628,910	2,348,839	280,071
100	2	303	25.88	1,838,200	387,578	1,450,622
101	2	304	25.88	1,755,380	1,575,395	179,985
102	2	305	25.88	1,812,950	1,614,713	198,237
103	2	306	25.88	1,812,950	1,675,721	137,229
104	2	307	39.74	2,795,175	189,108	2,606,067
105	2	308	39.74	2,769,925	2,461,138	308,787
106	2	401	39.74	2,622,770	2,253,669	369,101
107	2	402	39.74	2,707,053	2,707,053	-
108	2	403	25.88	1,787,700	1,787,700	-
109	2	404	25.88	1,787,700	1,787,700	-
110	2	405	25.88	1,812,950	1,520,437	292,513
111	2	406	25.88	1,812,950	1,526,506	286,444
112	2	407	39.74	2,749,009	2,492,299	256,710
113	2	408	39.74	2,719,425	2,413,247	306,178
114	2	501	39.74	2,793,281	2,029,704	763,577
115	2	502	39.74	2,757,300	2,460,954	296,346
116	2	503	25.88	1,780,490	991,281	789,209
117	2	504	25.88	1,838,200	99,012	1,739,188
118	2	505	25.88	1,812,950	1,452,496	360,454
119	2	506	25.88	1,812,950	1,628,144	184,806
120	2	507	39.74	2,721,605	1,407,769	1,313,836



121	2	508	39.74	2,718,920	2,504,628	214,292
122	2	601	39.74	2,833,050	555,446	2,277,604
123	2	602	39.74	2,681,550	2,225,942	455,608
124	2	603	25.88	1,585,700	1,585,700	-
125	2	604	25.88	1,585,700	1,585,700	-
126	2	605	25.88	1,636,200	1,636,200	-
127	2	606	25.88	1,585,700	1,585,700	-
128	2	607	39.74	2,717,153	2,376,028	341,125
129	2	608	39.74	2,668,925	2,355,433	313,492
130	2	701	39.74	2,707,053	2,327,220	379,833
131	2	702	39.74	2,681,803	2,392,573	289,230
132	2	703	25.88	1,787,700	1,213,046	574,654
133	2	704	25.88	1,787,700	1,213,046	574,654
134	2	705	25.88	1,707,910	1,415,942	291,968
135	2	706	25.88	2,000,000	2,000,000	-
136	2	707	39.74	2,651,880	2,367,162	284,718
137	2	708	39.74	2,643,675	2,174,261	469,414
138		Total	3,802.07	270,526,679	234,765,422	35,761,257

(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	2	G	10.89	350,745
		Total	10.9	350,745

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-29,204,236
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)	35,761,257
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	10.89
	(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.	350,745
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	36,112,003



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	234,765,422
3	Withdrawals	234,765,422
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**

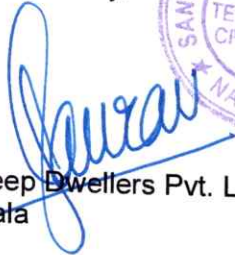
Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	34,821,144		-
2	Total Borrowed Funds (secured) - Drawdown availed till date	-		-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	30,000,000		-
4	Customer Receipts Used For The Project	81,249,335		175,274,715
5	Total Fund For The Project	146,070,479		175,274,715
6	Total Estimated Cost (As per Table A)	146,070,479		



Table G

Sr.	Comments
1	NA

Agreed and accepted by:

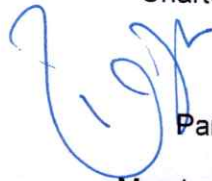


For M/s. Sandeep Dwellers Pvt. Ltd.
Gaurav Agarwala

Dated -



Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants



Paresh Jairam Tank
(Partner)

Membership No. 103605

UDIN - 24103605 BKEBEE 9523

UDIN DATE - 20/04/2024.

