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

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number – P50500026827

PROJECT NAME – SDPL Om

Promoter's Name – M/s. Sandeep Dwellers Private Limited

Land Owners Name – M/s. Vidarbha Steel Rolling Mills (Prop. Vidarbha Industries Ltd.)

Sr. No.	Particulars		Amount (Rs.) Estimated	Incurred
1	i. Land Cost :			
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	4,57,60,367	4,57,60,367
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
	c.	Acquisition cost of TDR (if any)	NA	NA
	d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	0	0
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA	NA

Paresh Jairam Tank & Co. F. No. 139681W Chartered Accountants

		(iii) 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,		
		(iv) 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.	NA	NA
		Sub-Total of LAND COST	**4,57,60,367**	**4,57,60,367**
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	19,49,25,000	3,09,00,000
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		3,44,18,664
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		3,09,00,000
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	3,89,85,000	-
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1,00,000	-
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	2,59,90,000	0
		Sub-Total of Development Cost	**26,00,00,000**	**3,09,00,000**

2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**30,57,60,367**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	7,66,60,367
4	% completion of Construction Work (as per Project Architect's Certificate)	15.85%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	25.07%



6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	7,66,60,367 4,27,08,321
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**3,39,52,046**

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	22,91,00,000
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	58,62,26,46
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	6348 Sqm.
	(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 Annexure A to this certificate	19,51,90,879
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	25,38,13,525
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 of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for 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.

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants



Paresh Jairam Tank
(Partner)
Membership No. 103605

Dated – 9TH April 2021.

UDIN- 21103605AAAACH4922

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	401	87.18	40,00,000	15,88,800	24,11,200
2	1	504	77.55	39,00,000	5,88,410	33,11,590
3	2	302	60.92	44,50,000	3,96,029	40,53,971
4	2	801	60.17	44,00,000	1,02,463	42,97,537
5	2	802	60.92	44,50,000	9,86,877	34,63,123
6	2	803	61.15	44,32,500	4,48,454	39,84,046
7	2	804	59.96	43,00,000	1,05,434	41,94,566
8	3	202	89.77	44,55,000	5,98,799	38,56,201
9	3	402	89.77	44,50,000	3,00,483	41,49,517
10	1	202	87.18	41,00,000	8,29,126	32,70,874
11	1	402	77.36	41,00,000	8,29,125	32,70,875
12	1	702	77.36	41,00,000	2,00,000	39,00,000
13	1	703	87.18	42,00,000	2,00,000	40,00,000
14	1	901	87.18	42,00,000	9,30,693	32,69,307
15	3	702	89.77	44,50,000	6,60,000	37,90,000
16	3	802	89.77	44,50,000	10,50,159	33,99,841
		Total	1,243	6,84,37,500	98,14,854	5,86,22,646

(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	101	87.18	26,69,800
2	1	102	77.36	23,69,073
3	1	103	87.18	26,69,800
4	1	104	77.55	23,74,891
5	1	201	87.18	26,69,800
6	1	203	87.18	26,69,800
7	1	204	77.55	23,74,891
8	1	301	87.18	26,69,800
9	1	302	77.36	23,69,073
10	1	303	87.18	26,69,800
11	1	304	77.55	23,74,891
12	1	403	87.18	26,69,800
13	1	404	77.55	23,74,891
14	1	501	87.18	26,69,800
15	1	502	77.36	23,69,073
16	1	503	87.18	26,69,800
17	1	601	87.18	26,69,800
18	1	602	77.36	23,69,073
19	1	603	87.18	26,69,800
20	1	604	77.55	23,74,891
21	1	701	87.18	26,69,800

22	1	704	77.55	23,74,891
23	1	801	87.18	26,69,800
24	1	802	77.36	23,69,073
25	1	803	87.18	26,69,800
26	1	804	77.55	23,74,891
27	1	902	77.36	23,69,073
28	1	903	87.18	26,69,800
29	1	904	77.55	23,74,891
30	1	1001	87.18	26,69,800
31	1	1002	77.36	23,69,073
32	1	1003	87.18	26,69,800
33	1	1004	77.55	23,74,891
34	2	101	60.17	18,42,646
35	2	102	60.92	18,65,614
36	2	103	61.15	18,72,658
37	2	104	59.96	18,36,215
38	2	201	60.17	18,42,646
39	2	202	60.92	18,65,614
40	2	203	61.15	18,72,658
41	2	204	59.96	18,36,215
42	2	301	60.17	18,42,646
43	2	303	61.15	18,72,658
44	2	304	59.96	18,36,215
45	2	401	60.17	18,42,646
46	2	402	60.92	18,65,614
47	2	403	61.15	18,72,658
48	2	404	59.96	18,36,215
49	2	501	60.17	18,42,646
50	2	502	60.92	18,65,614
51	2	503	61.15	18,72,658
52	2	504	59.96	18,36,215
53	2	601	60.17	18,42,646
54	2	602	60.92	18,65,614
55	2	603	61.15	18,72,658
56	2	604	59.96	18,36,215
57	2	701	60.17	18,42,646
58	2	702	60.92	18,65,614
59	2	703	61.15	18,72,658
60	2	704	59.96	18,36,215
61	2	901	60.17	18,42,646
62	2	902	60.92	18,65,614
63	2	903	61.15	18,72,658
64	2	904	59.96	18,36,215
65	2	1001	60.17	18,42,646
66	2	1002	60.92	18,65,614
67	2	1003	61.15	18,72,658
68	2	1004	59.96	18,36,215
69	3	101	89.28	27,34,172
70	3	102	89.77	27,49,239
71	3	201	89.28	27,34,172

72	3	301	89.28	27,34,172
73	3	302	89.77	27,49,239
74	3	401	89.28	27,34,172
75	3	501	89.28	27,34,172
76	3	502	89.77	27,49,239
77	3	601	89.28	27,34,172
78	3	602	89.77	27,49,239
79	3	701	89.28	27,34,172
80	3	801	89.28	27,34,172
81	3	901	89.28	27,34,172
82	3	902	89.77	27,49,239
83	3	1001	89.28	27,34,172
84	3	1002	89.77	27,49,239
85	4	Shop 1	18.88	7,74,630
86	4	Shop 2	19.15	7,85,875
87	4	Shop 3	19.15	7,85,875
88	4	Shop 4	18.88	7,74,630
		Total	6,347.92	19,51,90,879

25520
34200