



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



	(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 :		
	(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		3,89,03,381
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		3,09,00,000
a.	(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	7,66,60,367



(Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		4,31,12,556
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,35,47,811

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)	10,56,48,464
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5431 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	16,71,26,801
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	27,27,75,264
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



UDIN : 21103605AAAAEG6866

Dated – 19/07/2021

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	204	77.55	40,00,000	4,98,538	35,01,462
2	1	401	87.18	40,00,000	15,88,800	24,11,200
3	1	501	87.18	44,50,000	3,51,260	40,98,740
4	1	502	77.36	44,50,000	6,91,607	37,58,393
5	1	503	87.18	44,50,000	5,03,488	39,46,512
6	1	504	77.55	39,00,000	5,88,410	33,11,590
7	1	802	77.36	44,50,000	6,69,558	37,80,442
8	1	803	87.18	44,50,000	3,99,528	40,50,472
9	1	804	77.55	40,00,000	3,97,578	36,02,422
10	1	902	77.36	44,50,000	10,85,598	33,64,402
11	1	903	87.18	44,50,000	8,77,638	35,72,362
12	1	904	77.55	40,00,000	3,99,528	36,00,472
13	1	1001	87.18	44,00,000	3,69,329	40,30,671
14	2	201	60.17	38,21,000	11,03,488	27,17,512
15	2	302	60.92	44,50,000	8,91,079	35,58,921
16	2	401	60.17	40,00,000	4,03,488	35,96,512
17	2	404	59.96	44,50,000	8,91,079	35,58,921
18	2	501	60.17	41,21,000	4,03,488	37,17,512
19	2	502	60.92	40,00,000	13,20,535	26,79,465
20	2	503	61.15	40,00,000	4,98,538	35,01,462
21	2	801	60.17	44,00,000	7,91,607	36,08,393
22	2	802	60.92	44,50,000	7,80,884	36,69,116
23	2	803	61.15	44,32,500	3,22,859	41,09,641
24	2	804	59.96	43,00,000	4,41,277	38,58,723
25	2	901	60.17	44,50,000	4,48,454	40,01,546
26	3	202	89.77	44,55,000	5,98,799	38,56,201
27	3	402	89.77	44,55,000	3,00,483	41,54,517
28	3	502	89.77	44,55,000	2,02,308	42,52,692
29	3	701	89.28	44,50,000	6,71,805	37,78,195
		Total	2,149.79	12,41,39,500	1,84,91,036	10,56,48,464

(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	202	77.36	23,69,073
7	1	203	87.18	26,69,800
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	402	77.36	23,69,073
13	1	403	87.18	26,69,800
14	1	404	77.55	23,74,891
15	1	601	87.18	26,69,800
16	1	602	77.36	23,69,073
17	1	603	87.18	26,69,800
18	1	604	77.55	23,74,891
19	1	701	87.18	26,69,800
20	1	702	77.36	23,69,073
21	1	703	87.18	26,69,800
22	1	704	77.55	23,74,891
23	1	801	87.18	26,69,800
24	1	901	87.18	26,69,800
25	1	1002	77.36	23,69,073
26	1	1003	87.18	26,69,800
27	1	1004	77.55	23,74,891
28	2	101	60.17	18,42,646
29	2	102	60.92	18,65,614
30	2	103	61.15	18,72,658
31	2	104	59.96	18,36,215
32	2	201	60.17	18,42,646
33	2	202	60.92	18,65,614
34	2	203	61.15	18,72,658
35	2	204	59.96	18,36,215
36	2	302	60.92	18,65,614
37	2	303	61.15	18,72,658
38	2	304	59.96	18,36,215
39	2	401	60.17	18,42,646
40	2	403	61.15	18,72,658
41	2	404	59.96	18,36,215
42	2	502	60.92	18,65,614
43	2	503	61.15	18,72,658
44	2	604	59.96	18,36,215
45	2	701	60.17	18,42,646
46	2	702	60.92	18,65,614
47	2	703	61.15	18,72,658
48	2	704	59.96	18,36,215
49	2	801	60.17	18,42,646
50	2	802	60.92	18,65,614
51	2	803	61.15	18,72,658
52	2	804	59.96	18,36,215



53	2	1002	60.92	18,65,614
54	2	1003	61.15	18,72,658
55	2	1004	59.96	18,36,215
56	3	101	89.28	27,34,172
57	3	102	89.77	27,49,239
58	3	201	89.28	27,34,172
59	3	301	89.28	27,34,172
60	3	302	89.77	27,49,239
61	3	401	89.28	27,34,172
62	3	501	89.28	27,34,172
63	3	601	89.28	27,34,172
64	3	602	89.77	27,49,239
65	3	702	89.77	27,49,239
66	3	801	89.28	27,34,172
67	3	802	89.77	27,49,239
68	3	901	89.28	27,34,172
69	3	902	89.77	27,49,239
70	3	1001	89.28	27,34,172
71	3	1002	89.77	27,49,239
72	4	Shop 1	18.88	7,74,630
73	4	Shop 2	19.15	7,85,875
74	4	Shop 3	19.15	7,85,875
75	4	Shop 4	18.88	7,74,630
		Total	5,431.51	16,71,26,801

