



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 OM** having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd.

Sir,
This certificate is being issued for RERA compliance for **SDPL OM** 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.

Sr No.	Particulars	Estimated Cost
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	4,57,60,367
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	4,57,60,367
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)	19,49,25,000
	(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.	3,89,85,000
	(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;	2,59,90,000
		Sub Total of Development Cost	26,00,00,000
2		Total Cost of the Project (Estimated)	30,57,60,367

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).	4,57,60,367
	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	4,57,60,367
ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	5,84,89,800
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	5,84,89,800
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	6,53,96,808
(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.	11,69,550
(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	5,96,59,350
3	Total Incurred Cost of the Project (Actual incurred)	10,54,19,717
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	34%
5	Amount which can be withdrawn from the Designated Account	10,54,19,717
6	Less: Amount withdrawn till date of this certificate from designated bank account	9,41,41,422
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,12,78,295

Table C

Sold Inventory - Statement for calculation of Receivables from the sales of the Real Estate Project

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement	Received Amount	Balance Receivable
1	1	201	87.18	44,50,000	1424004.20	30,25,996
2	1	204	77.55	40,00,000	498538.20	35,01,462
3	1	301	87.18	44,50,000	1389628.20	30,60,372
4	1	401	87.18	40,00,000	1588800.20	24,11,200
5	1	402	77.36	44,50,000	2220870.20	22,29,130
6	1	403	87.18	44,50,000	702756.20	37,47,244
7	1	501	87.18	44,50,000	1961651.20	24,88,349
8	1	502	77.36	44,50,000	2180231.20	22,69,769
9	1	503	87.18	44,50,000	1938952.20	25,11,048
10	1	504	77.55	39,00,000	1458966.42	24,41,034
11	1	802	77.36	44,50,000	2183023.20	22,66,977
12	1	803	87.18	44,50,000	1092598.20	33,57,402
13	1	804	77.55	40,00,000	1777222.20	22,22,778
14	1	901	87.18	44,50,000	52993.20	43,97,007
15	1	902	77.36	44,50,000	2183063.20	22,66,937
16	1	903	87.18	44,50,000	1931918.20	25,18,082
17	1	904	77.55	40,00,000	1779173.20	22,20,827
18	1	1001	87.18	44,00,000	1534181.20	28,65,819
19	2	201	60.17	38,21,000	15,91,712	22,29,288
20	2	302	60.92	44,50,000	21,14,653	23,35,347
21	2	304	59.96	34,00,000	10,91,852	23,08,148
22	2	401	60.17	40,00,000	17,69,606	22,30,394
23	2	404	59.96	44,50,000	21,38,435	23,11,565



24	2	501	60.17	41,21,000	11,91,607	29,29,393
25	2	502	60.92	40,00,000	17,18,152	22,81,848
26	2	503	61.15	40,00,000	17,43,098	22,56,902
27	2	602	89.77	35,00,000	10,43,091	24,56,909
28	2	701	60.17	44,50,000	21,13,488	23,36,512
29	2	801	60.17	44,00,000	19,85,070	24,14,930
30	2	802	60.92	44,50,000	19,82,520	24,67,480
31	2	803	61.15	44,32,500	19,79,557	24,52,943
32	2	804	59.96	43,00,000	19,10,683	23,89,317
33	2	901	60.17	44,50,000	21,69,438	22,80,562
34	2	1001	60.17	38,21,000	16,03,026	22,17,974
35	3	202	89.77	44,55,000	8,95,829	35,59,171
36	3	302	89.77	44,55,000	7,14,015	37,40,985
37	3	402	89.77	44,55,000	8,32,448	36,22,552
38	3	501	89.28	44,55,000	10,29,488	34,25,512
39	3	502	89.77	44,55,000	5,50,942	39,04,058
40	3	601	89.28	44,55,000	4,46,497	40,08,503
41	3	701	89.28	44,50,000	11,66,855	32,83,145
42	3	702	89.77	44,55,000	4,49,032	40,05,968
43	3	801	89.28	44,55,000	7,46,062	37,08,938
44	3	1002	60.92	44,55,000	6,59,382	37,95,618
		Total	3,354.26	18,82,90,500	6,35,35,114	12,47,55,386

Unsold Inventory Valuation

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per (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	202	77.36	23,69,073
6	1	203	87.18	26,69,800
7	1	302	77.36	23,69,073
8	1	303	87.18	26,69,800
9	1	304	77.55	23,74,891
10	1	404	77.55	23,74,891
11	1	601	87.18	26,69,800
12	1	602	77.36	23,69,073
13	1	603	87.18	26,69,800
14	1	604	77.55	23,74,891
15	1	701	87.18	26,69,800
16	1	702	77.36	23,69,073
17	1	703	87.18	26,69,800
18	1	704	77.55	23,74,891
19	1	801	87.18	26,69,800
20	1	1002	77.36	23,69,073
21	1	1003	87.18	26,69,800



22	1	1004	77.55	23,74,891
23	2	101	60.17	18,42,646
24	2	102	60.92	18,65,614
25	2	103	61.15	18,72,658
26	2	104	59.96	18,36,215
27	2	202	60.92	18,65,614
28	2	203	61.15	18,72,658
29	2	204	59.96	18,36,215
	2	301	60.17	18,42,646
30	2	303	61.15	18,72,658
31	2	402	60.92	18,65,614
32	2	403	61.15	18,72,658
33	2	504	59.96	18,36,215
34	2	601	87.18	26,69,800
35	2	603	61.15	18,72,658
36	2	604	59.96	18,36,215
37	2	702	60.92	18,65,614
38	2	703	61.15	18,72,658
39	2	704	59.96	18,36,215
40	2	902	60.92	18,65,614
41	2	903	61.15	18,72,658
42	2	904	59.96	18,36,215
43	2	1002	60.92	18,65,614
44	2	1003	61.15	18,72,658
45	2	1004	59.96	18,36,215
46	3	101	89.28	27,34,172
47	3	102	89.77	27,49,239
48	3	201	89.28	27,34,172
49	3	301	89.28	27,34,172
50	3	401	89.28	27,34,172
51	3	602	89.77	27,49,239
52	3	802	89.77	27,49,239
53	3	901	89.28	27,34,172
54	3	902	89.77	27,49,239
55	3	1001	89.28	27,34,172
56	4	Shop 1	18.88	7,74,630
57	4	Shop 2	19.15	7,85,875
58	4	Shop 3	19.15	7,85,875
59	4	Shop 4	18.88	7,74,630
		Total	4,254.06	13,10,68,327



Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	20,03,40,650.00
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)	12,47,55,385.70
3	(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.	13,10,68,326.91
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	25,58,23,712.61
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	9,41,41,422
3	Withdrawals	9,41,41,422
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	8,27,28,110		1,12,78,295
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	19,30,32,257		9,41,41,422
5	Total Fund For The Project	30,57,60,367		10,54,19,717
6	Total Estimated Cost (As per Table A)	30,57,60,367		

Table G

Sr.	Comments
1	Nil
2	Nil
3	Nil
4	Nil

Agreed and accepted by: For Sandeep Dwellers Pvt. Ltd. <i>Gaurav</i> Director For M/s. Sandeep Dwellers Pvt. Ltd. Gaurav Agarwala Dated - 11-04-22	Yours Faithfully For Paresh Jairam Tank & Co. Chartered Accountants <i>Paresh</i> Paresh Jairam Tank (Partner) Membership No. 103605 UDIN - 22103605AGUJVN6410 Date: 11-04-2022
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