



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 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.

SDPL Aashray Hazaripad II - plot 3&4

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	12,04,37,250
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	12,04,37,250
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	14,59,13,337
(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.	38,98,500
(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	12,43,35,750
3	Total Incurred Cost of the Project (Actual incurred)	17,00,96,117
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	56%
5	Amount which can be withdrawn from the Designated Account	17,00,96,117
6	Less: Amount withdrawn till date of this certificate from designated bank account	16,26,58,742



7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	74,37,375
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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	87.18	44,50,000	34,34,528	10,15,472
2	1	102	77.36	44,50,000	35,04,224	9,45,776
3	1	104	77.55	44,50,000	35,03,616	9,46,384
4	1	201	87.18	44,50,000	20,18,062	24,31,938
5	1	203	87.18	44,50,000	28,71,326	15,78,674
6	1	204	77.55	40,00,000	4,98,538	35,01,462
7	1	301	87.18	44,50,000	31,71,808	12,78,192
8	1	302	77.36	44,50,000	35,04,222	9,45,778
9	1	303	87.18	44,50,000	8,91,128	35,58,872
10	1	401	87.18	40,00,000	15,88,800	24,11,200
11	1	402	77.36	44,50,000	35,32,145	9,17,855
12	1	403	87.18	44,50,000	34,21,242	10,28,758
13	1	501	87.18	44,50,000	34,30,810	10,19,190
14	1	502	77.36	44,50,000	35,15,226	9,34,774
15	1	503	87.18	44,50,000	34,24,705	10,25,295
16	1	504	77.55	39,00,000	27,70,139	11,29,861
17	1	702	77.36	44,50,000	35,79,962	8,70,038
18	1	801	87.18	26,69,800	33,55,844	-6,86,044
19	1	802	77.36	44,50,000	32,92,908	11,57,092
20	1	803	87.18	44,50,000	34,31,599	10,18,401
21	1	804	77.55	40,00,000	30,88,477	9,11,523
22	1	901	87.18	44,50,000	34,35,555	10,14,445
23	1	902	77.36	44,50,000	32,92,957	11,57,043
24	1	903	87.18	44,50,000	31,67,145	12,82,855
25	1	904	77.55	40,00,000	30,90,426	9,09,574
26	1	1001	87.18	44,00,000	18,79,230	25,20,770
27	2	201	60.17	38,21,000	23,22,577	14,98,423
28	2	302	60.92	44,50,000	28,60,663	15,89,337
29	2	304	59.96	34,00,000	18,49,811	15,50,189
30	2	401	60.17	40,00,000	24,99,806	15,00,194
31	2	404	59.96	44,50,000	28,94,556	15,55,444
32	2	501	60.17	41,21,000	16,86,657	24,34,343
33	2	502	60.92	40,00,000	24,64,161	15,35,839
34	2	503	61.15	40,00,000	24,83,001	15,16,999
35	2	602	60.92	35,00,000	20,04,754	14,95,246
36	2	701	60.17	44,50,000	28,88,591	15,61,409
37	2	801	60.17	44,00,000	28,95,810	15,04,190
38	2	802	60.92	44,50,000	29,13,630	15,36,370



39	2	803	61.15	44,32,500	29,03,079	15,29,421
40	2	804	59.96	43,00,000	28,09,789	14,90,211
41	2	901	60.17	44,50,000	29,13,596	15,36,404
42	2	1001	60.17	38,21,000	23,22,576	14,98,424
43	2	1003	61.15	40,00,000	24,17,676	15,82,324
44	3	101	89.28	44,55,000	44,55,000	-
45	3	201	89.28	44,55,000	34,19,458	10,35,542
46	3	202	89.77	44,55,000	24,88,189	19,66,811
47	3	301	89.28	27,34,172	31,04,676	-3,70,504
48	3	302	89.77	44,55,000	24,22,915	20,32,085
49	3	402	89.77	44,55,000	24,86,903	19,68,097
50	3	501	89.28	44,55,000	24,36,767	20,18,233
51	3	502	89.77	44,55,000	24,83,895	19,71,105
52	3	601	89.28	44,55,000	21,37,037	23,17,963
53	3	602	89.77	27,49,239	28,42,010	-92,771
54	3	701	89.28	44,50,000	24,72,544	19,77,456
55	3	702	89.77	44,55,000	24,98,092	19,56,908
56	3	801	89.28	44,55,000	24,59,254	19,95,746
57	3	901	89.28	44,55,000	21,26,738	23,28,262
58	3	902	89.77	27,49,239	25,47,558	2,01,681
59	3	1002	89.77	44,55,000	24,52,350	20,02,650
		Total	4,610.44	24,77,07,950	16,26,58,742	8,50,49,209

(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	103	87.18	26,69,800
1	1	202	77.36	23,69,073
1	1	304	77.55	23,74,891
1	1	404	77.55	23,74,891
1	1	601	87.18	26,69,800
1	1	602	77.36	23,69,073
1	1	603	87.18	26,69,800
1	1	604	77.55	23,74,891
1	1	701	87.18	26,69,800
1	1	703	87.18	26,69,800
1	1	704	77.55	23,74,891
1	1	1002	77.36	23,69,073
1	1	1003	87.18	26,69,800
1	1	1004	77.55	23,74,891
1	2	101	60.17	18,42,646
1	2	102	60.92	18,65,614
1	2	103	61.15	18,72,658
1	2	104	59.96	18,36,215



1	2	202	60.92	18,65,614
1	2	203	61.15	18,72,658
1	2	204	59.96	18,36,215
1	2	301	60.17	18,42,646
1	2	303	61.15	18,72,658
1	2	402	60.92	18,65,614
1	2	403	61.15	18,72,658
1	2	504	59.96	18,36,215
1	2	601	60.17	18,42,646
1	2	603	61.15	18,72,658
1	2	604	59.96	18,36,215
1	2	702	60.92	18,65,614
1	2	703	61.15	18,72,658
1	2	704	59.96	18,36,215
1	2	902	60.92	18,65,614
1	2	903	61.15	18,72,658
1	2	904	59.96	18,36,215
1	2	1002	60.92	18,65,614
1	2	1004	59.96	18,36,215
1	3	102	89.77	27,49,239
1	3	401	89.28	27,34,172
1	3	802	89.77	27,49,239
1	3	1001	89.28	27,34,172
1	4	Shop 1	18.88	5,78,028
1	4	Shop 2	19.15	5,86,419
1	4	Shop 3	19.15	5,86,419
1	4	Shop 4	18.88	5,78,028
		Total	2,970.87	9,09,79,923

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	13,56,64,250
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)	8,50,49,209
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2,970.87
	(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	9,09,79,923



	and certified by CA) as per Table C to this certificate.	
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	17,60,29,132
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	16,26,58,742
3	Withdrawals	16,26,58,742
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		74,37,375
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		16,26,58,742
5	Total Fund For The Project	30,57,60,367		17,00,96,117
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.

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

Dated – 09-01-2023

Yours Faithfully

For Paresh Jairam Tank & Co.
Chartered Accountants



Paresh Jairam Tank
(Partner)

Membership No. 103605
UDIN - 23103605BGWZZH6719
UDIN Date- 09/01/2023