



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 - **P50500026827** 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 - **P50500026827** 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 OM

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 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)	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
		Development Cost / Cost of Construction:	
ii)			
	(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)	Incurring 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)	Incurring 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
	Development Cost / Cost of Construction:		
ii)			
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	13,41,39,000
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	13,41,39,000
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	13,58,86,509
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
	(iii)	Incurring 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.	6,89,26,271
	(d)	Incurring Expenditure towards Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	-
	(e)	Incurring 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	20,30,65,271
3		Total Incurred Cost of the Project (Actual incurred)	24,88,25,638
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	81%
5		Amount which can be withdrawn from the Designated Account	24,88,25,638
6		Less: Amount withdrawn till date of this certificate from designated bank account	23,94,80,368
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	93,45,271

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	34,31,794	10,18,206
2	1	102	77.36	44,50,000	35,02,034	9,47,966
3	1	103	87.18	43,42,000	36,52,588	6,89,412
4	1	104	77.55	44,50,000	35,01,488	9,48,512
5	1	201	87.18	44,50,000	21,17,072	23,32,928
6	1	203	87.18	44,50,000	28,71,326	15,78,674
7	1	204	77.55	40,00,000	4,98,538	35,01,462
8	1	301	87.18	44,50,000	34,68,838	9,81,162
9	1	302	77.36	44,50,000	35,02,034	9,47,966
10	1	303	87.18	44,50,000	8,91,128	35,58,872
11	1	401	87.18	40,00,000	15,88,800	24,11,200
12	1	402	77.36	44,50,000	35,29,957	9,20,043
13	1	403	87.18	44,50,000	34,18,774	10,31,226
14	1	501	87.18	44,50,000	34,28,356	10,21,644
15	1	502	77.36	44,50,000	35,12,996	9,37,004
16	1	503	87.18	44,50,000	34,22,225	10,27,775
17	1	504	77.55	39,00,000	29,89,049	9,10,951
18	1	604	77.55	44,50,000	18,30,167	26,19,833
19	1	702	77.36	44,50,000	35,77,774	8,72,226
20	1	801	87.18	44,50,000	33,53,204	10,96,796
21	1	802	77.36	44,50,000	35,15,779	9,34,221
22	1	803	87.18	44,50,000	34,29,157	10,20,843
23	1	804	77.55	40,00,000	30,86,289	9,13,711
24	1	901	87.18	44,50,000	34,33,113	10,16,887
25	1	902	77.36	44,50,000	35,15,829	9,34,171
26	1	903	87.18	44,50,000	34,15,185	10,34,815
27	1	904	77.55	40,00,000	30,88,238	9,11,762
28	1	1001	87.18	44,00,000	18,79,229	25,20,771
29	2	201	60.17	38,21,000	21,17,072	17,03,928
30	2	302	60.92	44,50,000	35,02,034	9,47,966
31	2	304	59.96	34,00,000	34,26,307	-26,307
32	2	401	60.17	40,00,000	15,88,800	24,11,200
33	2	404	59.96	44,50,000	15,21,205	29,28,795
34	2	501	60.17	41,21,000	34,28,356	6,92,644
35	2	502	60.92	40,00,000	35,12,996	4,87,004
36	2	503	61.15	40,00,000	34,22,225	5,77,775
37	2	504	59.96	44,50,000	29,89,049	14,60,951
38	2	602	60.92	35,00,000	34,64,950	35,050
39	2	701	60.17	44,50,000	13,37,498	31,12,502
40	2	801	60.17	44,00,000	33,53,204	10,46,796
41	2	802	60.92	44,50,000	32,89,440	11,60,560
42	2	803	61.15	44,32,500	34,29,157	10,03,343
43	2	804	59.96	43,00,000	30,86,289	12,13,711
44	2	901	60.17	44,50,000	34,33,113	10,16,887
45	2	902	60.92	32,21,000	35,15,829	-2,94,829

46	2	903	61.15	32,82,500	21,73,136	11,09,364
47	2	1001	60.17	38,21,000	18,79,229	19,41,771
48	2	1003	61.15	40,00,000	28,16,094	11,83,906
49	3	101	89.28	44,55,000	34,31,794	10,23,206
50	3	201	89.28	44,55,000	21,17,072	23,37,928
51	3	202	89.77	44,55,000	33,15,415	11,39,585
52	3	301	89.28	44,55,000	34,68,838	9,86,162
53	3	302	89.77	44,55,000	35,02,034	9,52,966
54	3	402	89.77	44,55,000	35,29,957	9,25,043
55	3	501	89.28	44,55,000	34,28,356	10,26,644
56	3	502	89.77	44,55,000	35,12,996	9,42,004
57	3	601	89.28	44,55,000	6,93,070	37,61,930
58	3	602	89.77	44,55,000	34,64,950	9,90,050
59	3	701	89.28	44,50,000	13,37,498	31,12,502
60	3	702	89.77	44,55,000	35,77,774	8,77,226
61	3	801	89.28	44,55,000	33,53,204	11,01,796
62	3	901	89.28	44,55,000	34,33,113	10,21,887
63	3	902	89.77	44,55,000	35,15,829	9,39,171
64	3	1002	89.77	44,55,000	32,94,255	11,60,745
		Total	4,957.20	27,43,66,000	18,97,13,111	8,46,52,889

(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	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	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	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	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	2,624.11	8,03,60,745

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	5,69,34,729
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)	8,46,52,889
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2,624.11
	(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.	8,03,60,745
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	16,50,13,633
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	23,94,80,368
3	Withdrawals	23,94,80,368
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.

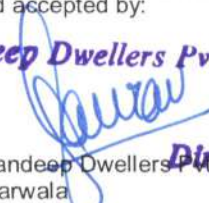
I hereby certify that Ms. Sandeep Dwellers Pvt. Ltd. has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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		93,45,271
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		23,94,80,368
5	Total Fund For The Project	30,57,60,367		24,88,25,638
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:	Yours Faithfully
<i>For Sandeep Dwellers Pvt. Ltd.</i>	For Paresh Jairam Tank & Co.
	Chartered Accountants
For M/s. Sandeep Dwellers Pvt. Ltd.	Digitally signed
Gaurav Agarwal	by PARESH
	JAIRAM TANK
	Date: 2023.04.07
Dated – 07-04-2023	16:58:34 +05'30' Paresh Jairam Tank
	(Partner)
	Membership No. 103605
	UDIN - 23103605BGXABF8198
	UDIN Date – 07/04/2023