



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 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)	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
ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	14,00,35,500
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	14,00,35,500
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	16,25,49,528
(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.	5,72,30,771
(d)	Incurring Expenditure towards Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	-
(e)	Incurring Expenditure towards Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	19,72,66,271
3	Total Incurring Cost of the Project (Actual incurred)	24,30,26,638
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	79%
5	Amount which can be withdrawn from the Designated Account	24,30,26,638
6	Less: Amount withdrawn till date of this certificate from designated bank account	21,62,16,937
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,68,09,701

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	33,55,320	9,86,680
4	1	104	77.55	44,50,000	35,01,488	9,48,512
5	1	201	87.18	44,50,000	28,12,122	16,37,878
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	18,81,228	25,68,772
11	1	401	87.18	40,00,000	29,74,938	10,25,062
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	18,29,657	26,20,343
19	1	701	87.18	44,50,000	13,34,608	31,15,392
20	1	702	77.36	44,50,000	35,77,774	8,72,226
21	1	801	87.18	44,50,000	33,53,204	10,96,796
22	1	802	77.36	44,50,000	35,15,779	9,34,221
23	1	803	87.18	44,50,000	34,29,157	10,20,843
24	1	804	77.55	40,00,000	30,86,289	9,13,711
25	1	901	87.18	44,50,000	34,33,113	10,16,887
26	1	902	77.36	44,50,000	35,15,829	9,34,171
27	1	903	87.18	44,50,000	34,15,185	10,34,815
28	1	904	77.55	40,00,000	30,88,238	9,11,762
29	1	1001	87.18	44,00,000	18,79,229	25,20,771
30	1	1002	77.36	44,50,000	1,43,094	43,06,906
31	1	1003	87.18	44,50,000	34,10,435	10,39,565
32	2	201	60.17	38,21,000	30,56,446	7,64,554
33	2	302	60.92	44,50,000	36,12,288	8,37,712
34	2	304	59.96	34,00,000	26,10,517	7,89,483
35	2	401	60.17	40,00,000	30,50,669	9,49,331
36	2	404	59.96	44,50,000	34,93,000	9,57,000
37	2	501	60.17	41,21,000	26,76,757	14,44,243
38	2	502	60.92	40,00,000	32,13,911	7,86,089
39	2	503	61.15	40,00,000	32,26,639	7,73,361
40	2	504	59.96	44,50,000	36,61,440	7,88,560
41	2	602	60.92	35,00,000	27,38,625	7,61,375
42	2	701	60.17	44,50,000	32,68,798	11,81,202



43	2	801	60.17	44,00,000	36,29,664	7,70,336
44	2	802	60.92	44,50,000	36,63,385	7,86,615
45	2	803	61.15	44,32,500	36,46,719	7,85,781
46	2	804	59.96	43,00,000	35,37,163	7,62,837
47	2	901	60.17	44,50,000	36,73,516	7,76,484
48	2	902	60.92	32,21,000	23,08,765	9,12,235
49	2	903	61.15	32,82,500	23,56,728	9,25,772
50	2	904	59.96	44,50,000	36,61,340	7,88,660
51	2	1001	60.17	38,21,000	25,05,585	13,15,415
52	2	1003	61.15	40,00,000	30,12,330	9,87,670
53	3	101	89.28	44,55,000	44,55,000	-
54	3	201	89.28	44,55,000	37,11,884	7,43,116
55	3	202	89.77	44,55,000	33,12,657	11,42,343
56	3	301	89.28	44,55,000	36,32,586	8,22,414
57	3	302	89.77	44,55,000	32,74,765	11,80,235
58	3	401	89.28	44,55,000	2,14,607	42,40,393
59	3	402	89.77	44,55,000	33,11,370	11,43,630
60	3	501	89.28	44,55,000	32,82,697	11,72,303
61	3	502	89.77	44,55,000	33,08,364	11,46,636
62	3	601	89.28	44,55,000	32,72,425	11,82,575
63	3	602	89.77	44,55,000	37,24,210	7,30,790
64	3	701	89.28	44,50,000	33,01,059	11,48,941
65	3	702	89.77	44,55,000	32,90,162	11,64,838
66	3	801	89.28	44,55,000	32,95,564	11,59,436
67	3	802	89.77	44,55,000	34,73,267	9,81,733
68	3	901	89.28	44,55,000	31,16,838	13,38,162
69	3	902	89.77	44,55,000	32,31,132	12,23,868
70	3	1002	89.77	44,55,000	32,91,457	11,63,543
		Total	5,447.93	30,10,76,000	21,62,16,937	8,48,59,063

(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
2	1	304	77.55	23,74,891
3	1	404	77.55	23,74,891
4	1	601	87.18	26,69,800
5	1	602	77.36	23,69,073
6	1	603	87.18	26,69,800
7	1	703	87.18	26,69,800
8	1	704	77.55	23,74,891
9	1	1004	77.55	23,74,891
10	2	101	60.17	18,42,646
11	2	102	60.92	18,65,614
12	2	103	61.15	18,72,658



13	2	104	59.96	18,36,215
14	2	202	60.92	18,65,614
15	2	203	61.15	18,72,658
16	2	204	59.96	18,36,215
17	2	301	60.17	18,42,646
18	2	303	61.15	18,72,658
19	2	402	60.92	18,65,614
20	2	403	61.15	18,72,658
21	2	601	60.17	18,42,646
22	2	603	61.15	18,72,658
23	2	604	59.96	18,36,215
24	2	702	60.92	18,65,614
25	2	703	61.15	18,72,658
26	2	704	59.96	18,36,215
27	2	1002	60.92	18,65,614
28	2	1004	59.96	18,36,215
29	3	102	89.77	27,49,239
30	3	1001	89.28	27,34,172
31	4	Shop 1	18.88	5,78,028
32	4	Shop 2	19.15	5,86,419
33	4	Shop 3	19.15	5,86,419
34	4	Shop 4	18.88	5,78,028
		Total	2,133.37	6,53,32,445

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	6,27,33,729
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)	8,48,59,063
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2,133.37
	(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.	6,53,32,445
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	15,01,91,508
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	21,62,16,937
3	Withdrawals	21,62,16,937
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.

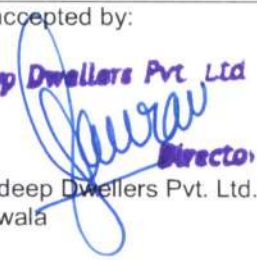
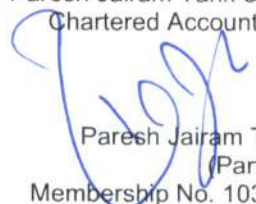
I hereby certify that Ms. Sandeep Dwellers Pvt. Ltd. has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

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		2,68,09,701
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		21,62,16,937
5	Total Fund For The Project	30,57,60,367		24,30,26,638
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:  Mr Sandeep Dwellers Pvt Ltd Director For M/s. Sandeep Dwellers Pvt. Ltd. Gaurav Agarwala Dated – 07-07-2023		Yours Faithfully For Paresh Jairam Tank & Co. Chartered Accountants  Paresh Jairam Tank (Partner) Membership No. 103605 UDIN - 23103605BGXADS2602 UDIN Date – 08/07/2023
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