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	-

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	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.	77,97,000
	(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	**22,88,12,000**
2		**Total Cost of the Project (Estimated)**	27,45,72,367

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:	-

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	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 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)	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	17,40,00,000
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	17,40,00,000
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	19,81,34,415
	(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.	7,45,40,483
	(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	**24,85,40,483**
	3	Total Incurred Cost of the Project (Actual incurred)	29,43,00,850

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4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	107%
5	Amount which can be withdrawn from the Designated Account	29,43,00,850
6	Less: Amount withdrawn till date of this certificate from designated bank account	26,95,97,991
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,47,02,859

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	38,14,902	6,35,098
2	1	102	77.36	44,50,000	38,68,272	5,81,728
3	1	103	87.18	43,42,000	36,92,746	6,49,254
4	1	104	77.55	44,50,000	38,70,992	5,79,008
5	1	201	87.18	44,50,000	28,10,142	16,39,858
6	1	203	87.18	44,50,000	38,61,426	5,88,574
7	1	204	77.55	40,00,000	20,33,192	19,66,808
8	1	301	87.18	44,50,000	37,65,868	6,84,132
9	1	302	77.36	44,50,000	39,97,084	4,52,916
10	1	303	87.18	44,50,000	27,72,318	16,77,682
11	1	401	87.18	40,00,000	33,84,542	6,15,458
12	1	402	77.36	44,50,000	39,02,372	5,47,628
13	1	403	87.18	44,50,000	37,89,140	6,60,860
14	1	501	87.18	44,50,000	41,64,162	2,85,838
15	1	502	77.36	44,50,000	38,91,361	5,58,639
16	1	503	87.18	44,50,000	38,38,344	6,11,656
17	1	504	77.55	39,00,000	33,56,029	5,43,971
18	1	601	87.18	44,50,000	38,46,180	6,03,820
19	1	604	77.55	44,50,000	39,06,141	5,43,859
20	1	701	87.18	44,50,000	38,43,222	6,06,778
21	1	702	77.36	44,50,000	39,06,228	5,43,772
22	1	704	77.55	44,50,000	39,09,100	5,40,900
23	1	801	87.18	44,50,000	37,93,116	6,56,884
24	1	802	77.36	44,50,000	38,94,145	5,55,855
25	1	803	87.18	44,50,000	37,95,274	6,54,726
26	1	804	77.55	40,00,000	34,14,654	5,85,346
27	1	901	87.18	44,50,000	38,43,291	6,06,709
28	1	902	77.36	44,50,000	38,94,196	5,55,804
29	1	903	87.18	44,50,000	38,31,305	6,18,695
30	1	904	77.55	40,00,000	34,16,604	5,83,396
31	1	1001	87.18	44,00,000	19,22,793	24,77,207
32	1	1002	77.36	44,50,000	37,92,463	6,57,537

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33	1	1003	87.18	44,50,000	38,29,110	6,20,891
34	2	201	60.17	38,21,000	33,66,963	4,54,037
35	2	204	59.96	31,50,000	26,61,328	4,88,672
36	2	302	60.92	44,50,000	38,88,999	5,61,001
37	2	304	59.96	34,00,000	29,26,837	4,73,163
38	2	401	60.17	40,00,000	34,54,621	5,45,379
39	2	404	59.96	44,50,000	39,80,890	4,69,110
40	2	501	60.17	41,21,000	26,76,757	14,44,243
41	2	502	60.92	40,00,000	35,32,101	4,67,899
42	2	503	61.15	40,00,000	35,42,557	4,57,443
43	2	504	59.96	44,50,000	39,58,470	4,91,530
44	2	602	60.92	35,00,000	30,45,963	4,54,037
45	2	604	59.96	44,50,000	99,010	43,50,990
46	2	701	60.17	44,50,000	39,34,164	5,15,836
47	2	801	60.17	44,00,000	42,20,444	1,79,556
48	2	802	60.92	44,50,000	39,41,966	5,08,034
49	2	803	61.15	44,32,500	39,23,031	5,09,469
50	2	804	59.96	43,00,000	41,22,067	1,77,933
51	2	901	60.17	44,50,000	39,93,814	4,56,186
52	2	902	60.92	32,21,000	26,55,299	5,65,701
53	2	903	61.15	32,82,500	23,56,728	9,25,772
54	2	904	59.96	44,50,000	39,63,568	4,86,432
55	2	1001	60.17	38,21,000	30,38,467	7,82,533
56	2	1003	61.15	40,00,000	35,07,874	4,92,126
57	3	101	89.28	44,55,000	44,58,488	-3,488
58	3	201	89.28	44,55,000	41,51,488	3,03,512
59	3	202	89.77	44,55,000	37,70,379	6,84,621
60	3	301	89.28	44,55,000	41,27,636	3,27,364
61	3	302	89.77	44,55,000	37,46,224	7,08,776
62	3	401	89.28	44,55,000	41,75,003	2,79,997
63	3	402	89.77	44,55,000	37,24,985	7,30,015
64	3	501	89.28	44,55,000	37,51,186	7,03,814
65	3	502	89.77	44,55,000	37,21,980	7,33,020
66	3	601	89.28	44,55,000	37,44,724	7,10,276
67	3	602	89.77	44,55,000	39,91,090	4,63,910
68	3	701	89.28	44,50,000	37,60,809	6,89,191
69	3	702	89.77	44,55,000	37,55,852	6,99,148
70	3	801	89.28	44,55,000	37,15,118	7,39,882
71	3	802	89.77	44,55,000	37,65,347	6,89,653
72	3	901	89.28	44,55,000	36,11,888	8,43,112
73	3	902	89.77	44,55,000	37,18,929	7,36,071
74	3	1001	89.28	44,55,000	37,53,208	7,01,792
75	3	1002	89.77	44,55,000	37,11,010	7,43,990
		Total	5,821.87	32,20,31,000	26,95,97,991	5,24,33,009

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.25520/sqm

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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	602	77.36	23,69,073
5	1	603	87.18	26,69,800
6	1	703	87.18	26,69,800
7	1	1004	77.55	23,74,891
8	2	101	60.17	18,42,646
9	2	102	60.92	18,65,614
10	2	103	61.15	18,72,658
11	2	104	59.96	18,36,215
12	2	202	60.92	18,65,614
13	2	203	61.15	18,72,658
14	2	301	60.17	18,42,646
15	2	303	61.15	18,72,658
16	2	402	60.92	18,65,614
17	2	403	61.15	18,72,658
18	2	601	60.17	18,42,646
19	2	603	61.15	18,72,658
20	2	604	59.96	18,36,215
21	2	702	60.92	18,65,614
22	2	703	61.15	18,72,658
23	2	704	59.96	18,36,215
24	2	1002	60.92	18,65,614
25	2	1004	59.96	18,36,215
26	3	102	89.77	27,49,239
27	4	Shop 1	18.88	5,78,028
28	4	Shop 2	19.15	5,86,419
29	4	Shop 3	19.15	5,86,419
30	4	Shop 4	18.88	5,78,028
		Total	1,819.40	5,57,17,367

PARESH JAIRAM TANK & CO. F. No. 139681 W CHARTERED ACCOUNTANTS

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	-1,97,28,483
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)	5,24,33,009
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	1,819.40

	(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.	5,57,17,367
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	10,81,50,376
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	26,95,97,991
3	Withdrawals	26,95,97,991
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	7,33,71,710		2,47,02,859
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	17,12,00,657		26,95,97,991
5	Total Fund For The Project	27,45,72,367		29,43,00,850
6	Total Estimated Cost (As per Table A)	27,45,72,367		

PARESH JAIRAM TANK & CO. F. No. 139681 W CHARTERED ACCOUNTANTS

Table G

Sr.	Comments
1	Nil
2	Nil
3	Nil
4	Nil

Agreed and accepted by:
For Sandeep Dwellers Pvt. Ltd.
Director

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

Dated – 08/01/2024

PARESH JAIRAM TANK & CO. ★ F. No. 139681 W ★ CHARTERED ACCOUNTANTS

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 24103605BKEBCO2367
UDIN Date – 08/01/2024