M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041 email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
Ample Mercantile Private Limited (House No.897, Shivnarayan Bhawan, P S Agrawal Marg, Santra Market, Hanuman Mandir , Nagpur-440018)

Sub.:- Certificate of Financial Progress of Work of **SANDESH PARK VIEW** MahaRERA Registration Number **P50500030670** being developed by **Ample Mercantile Private Limited** .

Sir,

This certificate is being issued for RERA compliance for the **SANDESH PARK VIEW** having MahaRERA Registration Number **P50500030670** being developed by **Ample Mercantile Private Limited** and is based on the records and documents produced before me and explanations provided to me by the Director of the company.

For Quarter Ending 31st March 2023

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	3,98,25,000
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	35,00,000
	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	10,52,141
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance 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	4,43,77,141
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	-
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,96,08,182
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,00,000
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	1,97,08,182
	Total Cost of The project (Estimated)	**6,40,85,323**

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	3,98,25,000
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	48,23,879
	c) Incurred Expenditure for 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	10,52,360
	e) Land Premium paid for redevelopment 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 rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	-
	(ii) Incurred Expenditure 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	4,57,01,239
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	-
	(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 (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	1,96,08,182
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	1,96,08,182
3	Total Cost of The project (Actual incurred as on date of certificate)	6,53,09,421
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	101.91
5	Amount which can be withdrawn from the Designated Account.	6,53,09,421
6	Less: Amount withdrawn till date of this certificate from the Designated Account	4,75,40,651
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,77,68,770

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W





CA. Ankit Talreja
Nagpur
22nd August 2023
UDIN 23177608BGSMPY8878

Date:- 22/08/2023
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	-12,24,098
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)	3,70,05,270
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	-
	(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	-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,70,05,270
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)	2,59,03,689

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	-
2	Deposits	6,25,83,176
3	Withdrawals	4,75,40,651
4	Closing Balance	1,50,42,525

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 M/s **R Sandesh Projects** has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
22nd August 2023
UDIN 23177608BGSMPY8878

Date:- 22/08/2023
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	1.00	303.88	37,61,608	21,71,000	15,90,608
2	2.00	120.37	14,64,100	14,64,100	-
3	3.00	96.63	10,92,126	4,75,000	6,17,126
4	4.00	95.33	13,54,500	13,54,500	-
5	5.00	94.32	11,42,167	2,28,000	9,14,167
6	6.00	93.40	13,22,045	-	13,22,045
7	7.00	92.40	13,77,500	13,77,500	-
8	8.00	91.54	11,50,000	2,30,000	9,20,000
9	9.00	99.08	14,50,000	2,91,000	11,59,000
10	10.00	344.26	55,58,421	55,58,421	-
11	11.00	389.25	50,27,800	50,27,800	-
12	12.00	389.41	54,49,093	10,99,093	43,50,000
13	13.00	380.13	59,33,000	11,87,000	47,46,000
14	14.00	369.61	48,13,960	9,62,793	38,51,167
15	15.00	358.11	49,00,000	49,00,000	-
16	16.00	346.73	45,72,000	45,72,000	-
17	17.00	327.61	47,99,000	47,99,000	-
18	18.00	310.15	41,72,500	37,00,000	4,72,500
19	19.00	137.65	17,77,200	17,77,200	-
20	20.00	140.96	20,48,341	20,48,341	-
21	21.00	140.96	20,21,000	20,01,000	20,000
22	22.00	140.96	22,75,935	1,50,000	21,25,935
23	23.00	140.96	20,25,500	20,25,500	-
24	24.00	140.96	20,25,580	20,25,580	-
25	25.00	137.65	17,78,000	17,78,000	-
26	26.00	140.96	20,00,000	20,00,000	-
27	27.00	140.96	17,44,883	17,44,883	-
28	28.00	140.96	17,44,883	4,09,668	13,35,215
29	29.00	140.96	18,20,748	3,64,080	14,56,668
30	30.00	140.96	20,51,000	3,91,000	16,60,000
31	33.00	141.44	20,32,484	20,32,484	-
32	34.00	141.44	18,26,960	3,86,391	14,40,569
33	35.00	141.44	20,32,484	20,32,484	-
34	36.00	141.44	18,26,952	18,26,952	-
35	37.00	168.51	24,03,550	12,51,000	11,52,550
36	38.00	176.38	24,68,120	5,01,000	19,67,120
37	39.00	198.13	28,47,114	28,47,114	-
38	40.00	190.41	26,65,000	-	26,65,000
39	41.00	190.41	26,02,960	26,02,960	-
40	42.00	198.13	24,52,950	24,52,950	-
41	43.00	301.89	46,30,600	13,91,000	32,39,600
42	44.00	150.68	21,65,265	21,65,265	-
43	45.00	166.62	23,00,000	23,00,000	-
44	46.00	175.01	24,62,000	24,62,000	-
45	47.00	184.81	25,86,100	25,86,100	-
46	48.00	202.50	28,33,650	28,33,650	-
47	31 & 32	279.40	40,49,300	40,49,300	-
	TOTAL	**5,564.23**	**12,68,38,379**	**8,98,33,109**	**3,70,05,270**

Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
Nil			
		-	-

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	4,75,00,000	4,75,00,000	-
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	11,19,12,938	12,68,38,379	6,53,09,421
5	Total Funds for Project	15,94,12,938	17,43,38,379	6,53,09,421
6	Total Estimated Cost (As per Table A)	6,40,85,323	6,40,85,323	6,53,09,421

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS



Yours Faithfully,
For G A D & Associates
FRN - 146550W



CA. Ankit Talreja
Partner
M. no. 177608
UDIN 23177608BGSMPY8878

Agreed and accepted by:



Name:- Dilip Agrawal
Member
R Sandesh Projects
Place:-Nagpur
Date:- 22/08/2023