

**FORM – 3****CHARTERED ACCOUNTANTS CERTIFICATE****R SANDESH DEVELOPERS****PORJECT NAME:- SANDESH MEDICLAVE****KHASARA NO. 195/2, MOUZA : JAMTHA, NAGPUR**

| Sr. No.                 | Particulars                                                                                                                                                                                  | Amt. Estimated<br>(In Rs.) | Amt. Incurred<br>(In Rs.) |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|
| <b>1. (i) LAND COST</b> |                                                                                                                                                                                              |                            |                           |
| a.                      | Acquisition Cost of Land or Development Rights, lease Premium, Lease Rent, Interest Cost incurred or payable on Land Cost and Legal Cost                                                     | 3,92,12,453                | 3,92,12,453               |
| b.                      | Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government or any Statutory Authority  | 44,00,000                  | NIL                       |
| c.                      | Acquisition of Cost of TDR (if any)                                                                                                                                                          | NIL                        | NIL                       |
| d.                      | Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. | 7,81,062                   | 7,81,062                  |
| e.                      | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities                                                                            | NIL                        | NIL                       |
| f.                      | Under Rehabilitation Scheme                                                                                                                                                                  |                            |                           |
|                         | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer                                                        | NIL                        | NIL                       |
|                         | (ii) Actual cost of construction of rehab building incurred as per                                                                                                                           | NIL                        | NIL                       |

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B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, 9637234171

B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035.

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|                                                     |                                                                                                                                                                                                                                                                                    |                    |                    |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|
|                                                     | the books of accounts as verified by the CA                                                                                                                                                                                                                                        |                    |                    |
|                                                     | <b>Note:</b> for total cost of construction incurred, Minimum of (i) or (ii) to be considered,                                                                                                                                                                                     | NIL                | NIL                |
|                                                     | (iii) 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 or rent in lieu of Transit accommodation, overhead cost,       | NIL                | NIL                |
|                                                     | (iv) 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.                                                                                         | NIL                | NIL                |
| <b>Sub – Total of LAND COST</b>                     |                                                                                                                                                                                                                                                                                    | <b>4,43,93,515</b> | <b>3,99,93,515</b> |
| <b>(ii) DEVELOPMENT COST / COST OF CONSTRUCTION</b> |                                                                                                                                                                                                                                                                                    |                    |                    |
| a.                                                  | (i) Estimated cost of Construction as Certified by Engineer                                                                                                                                                                                                                        | NIL                | NIL                |
|                                                     | (ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA                                                                                                                                                                                       | NIL                | NIL                |
|                                                     | <b>Note:</b> for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered                                                                                                                                                                         |                    |                    |
|                                                     | (iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and | <b>1,55,87,658</b> | <b>NIL</b>         |

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|                                                                     |                                                                                                                                                                |                    |                    |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|
|                                                                     | maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.                |                    |                    |
| b.                                                                  | Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority                                                                       | 1,20,000           | NIL                |
| c.                                                                  | Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction |                    | NIL                |
| <b>Sub – Total of DEVELOPMENT COST</b>                              |                                                                                                                                                                | <b>1,57,07,658</b> | <b>NIL</b>         |
| <b>TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)</b> |                                                                                                                                                                | <b>6,01,01,173</b> | <b>3,99,93,517</b> |
| 2.                                                                  | <b>Total Estimated Cost of the Real Estate Project (of Estimated Column)</b>                                                                                   | <b>6,01,01,173</b> |                    |
| 3.                                                                  | <b>Total Cost Incurred of the Real Estate Project (of Incurred Column)</b>                                                                                     | <b>3,99,93,517</b> |                    |
| 4.                                                                  | % Completion of Construction Work (as per Project Architect's Certificate)                                                                                     | <b>N.A.</b>        |                    |
| 5.                                                                  | Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)                                                              | <b>67%</b>         |                    |
| 6.                                                                  | Amount which can be withdrawn from the Designated Account<br>Total Estimated Cost * Proportion of Cost incurred (2 * 5)                                        | <b>3,99,93,517</b> |                    |
| 7.                                                                  | Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement                                                           | <b>NIL</b>         |                    |
| 8.                                                                  | Net Amount which can be withdrawn from the Designated Bank Account under this Certificate                                                                      | <b>3,99,93,517</b> |                    |

**Note:**

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1. This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
2. Estimated Cost of Construction in 1(ii)(a)(i) is as certified by the engineer.
3. On site expenditure mention in 1(ii)(a)(iii) has been estimated on the basis of average monthly cost.
4. Interest cost of construction has been calculated on lump assumption basis.
5. Land cost has been reckoned on basis of the value of the land as ascertained from the Annual Statement of Rates (ASR) relevant on the date of registration of the real estate project. Accordingly the Land cost for the project on the date of RERA registration i.e. 23.08.2021 has been reckoned to be Rs. 3,92,12,453/- as per certificate dated 15/09/2021 issued by Advocate Shri Sandeep M Khedkar.

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant

For M/s Kejriwal & Associates

FRN :- 324527E

Chartered Accountants

  
CA Manish Shukla

Partner

Meb. No. :- 138335

Date :-01.10.2021

UDIN No :- 21138335AAAABW4288



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## UNSOLD INVENTORY VALUATION

Ready Recknor rate as on the date of Certificate of the Unit  
Rs. 8,800/- per Sq. Mtrs.

PROJECT NAME : SANDESH MEDICLAVE

Date 20/09/2021

| Sr. No. | Plot Area in Sq. Mtr. | No. of Plots | Total Area in Sq. Mtr. | Rate of ASR | Unit Consideration as per Ready Reconor Rate (ASR) |
|---------|-----------------------|--------------|------------------------|-------------|----------------------------------------------------|
| 1       | 149.4                 | 16           | 2390.4                 | 8,800       | 2,10,35,520                                        |
| 2       | 152.03                | 1            | 152.03                 | 8,800       | 13,37,864                                          |
| 3       | 156.15                | 1            | 156.15                 | 8,800       | 13,74,120                                          |
| 4       | 160.13                | 1            | 160.13                 | 8,800       | 14,09,144                                          |
| 5       | 161.1                 | 1            | 161.1                  | 8,800       | 14,17,680                                          |
| 6       | 162                   | 4            | 648                    | 8,800       | 57,02,400                                          |
| 7       | 163.87                | 1            | 163.87                 | 8,800       | 14,42,056                                          |
| 8       | 165.98                | 1            | 165.98                 | 8,800       | 14,60,624                                          |
| 9       | 166.95                | 4            | 667.8                  | 8,800       | 58,76,640                                          |
| 10      | 167.33                | 1            | 167.33                 | 8,800       | 14,72,504                                          |
| 11      | 173.25                | 1            | 173.25                 | 8,800       | 15,24,600                                          |
| 12      | 173.7                 | 11           | 1910.7                 | 8,800       | 1,68,14,160                                        |
| 13      | 175.05                | 1            | 175.05                 | 8,800       | 15,40,440                                          |
| 14      | 175.88                | 1            | 175.88                 | 8,800       | 15,47,744                                          |
| 15      | 176.33                | 1            | 176.33                 | 8,800       | 15,51,704                                          |
| 16      | 176.4                 | 3            | 529.2                  | 8,800       | 46,56,960                                          |
| 17      | 176.69                | 1            | 176.69                 | 8,800       | 15,54,872                                          |
| 18      | 180.9                 | 1            | 180.9                  | 8,800       | 15,91,920                                          |
| 19      | 183.6                 | 3            | 550.8                  | 8,800       | 48,47,040                                          |
| 20      | 184.88                | 1            | 184.88                 | 8,800       | 16,26,944                                          |
| 21      | 185.33                | 1            | 185.33                 | 8,800       | 16,30,904                                          |



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|    |        |              |               |       |                     |
|----|--------|--------------|---------------|-------|---------------------|
| 22 | 196.69 | 1            | 196.69        | 8,800 | 17,30,872           |
| 23 | 443.18 | 1            | 443.18        | 8,800 | 38,99,984           |
| 24 | 527.09 | 1            | 527.09        | 8,800 | 46,38,392           |
| 25 | 562.79 | 1            | 562.79        | 8,800 | 49,52,552           |
| 26 | 603.48 | 1            | 603.48        | 8,800 | 53,10,624           |
|    |        | <b>TOTAL</b> | <b>11,585</b> |       | <b>10,19,48,264</b> |

\* Management is considering submission of application for revision of layout plots with respect to unsold units

\*\* Not specifically identifiable in the demarcated residential layout plan.



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