

**FORM – 3****CHARTERED ACCOUNTANTS CERTIFICATE****SANDESH INFRASTRUCTURES PVT LTD.****PROJECT NAME:- SANDESH DREAM LAND****KHASARA NO. 186/6, MOUZA : JAMTHA, DIST. NAGPUR**

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
1. (i) LAND COST			
a.	Acquisition Cost of Land or Development Rights, lease Premium, Lease Rent, Interest Cost incurred or payable on Land Cost and Legal Cost	3,64,50,000	3,64,50,000
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	30,00,000	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.	4,90,870	4,90,870
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. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.

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	the books of accounts as verified by the CA		
	Note: 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
Sub – Total of LAND COST		3,99,40,870	3,69,40,870
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
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
	Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered		



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	(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 maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.	95,61,473	NIL
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	1,00,000	NIL
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	10,00,000	NIL
Sub – Total of DEVELOPMENT COST		1,06,61,473	NIL
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		5,06,02,343	3,69,40,870
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	5,06,02,343	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	3,69,40,870	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	N.A.	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	73%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	3,69,40,870	



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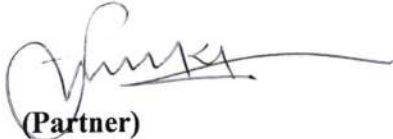
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	NIL
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	3,69,40,870

Note:

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. 25.08.2021 has been reckoned to be Rs. 3,64,50,000/- as per certificate dated 18/08/2021 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.

For Kejriwal & Associates


(Partner)

CA Manish Ashok Shukla

Membership No: 138335

FRN No :- 324527E

Chartered Accountant

Place: Nagpur

Dated: 26.08.2021

UDIN :- 21138335AAAABU4466



ANNEXURE A

H.O. - Room No.13 & 14, 1st Floor, Apex Market Complex Cuttack Road, Kalpana Square, Bhubaneswar -751006.

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ANNEXURE A
UNSOLD INVENTORY VALUATION

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

PROJECT NAME : SANDESH DREAM LAND

Date 25/08/2021

PLOT NO.	PLOT NO.	AREA SQ.MTR	RATE OF ASR	Unit Consideration as per Ready Reconor Rate (ASR)
1	1	196.44	8800	17,28,672
2	2	181.18	8800	15,94,384
3	3	179.21	8800	15,77,048
4	4	176.00	8800	15,48,800
5	5	161.66	8800	14,22,608
6	6	119.34	8800	10,50,192
7	7	119.34	8800	10,50,192
8	8	119.34	8800	10,50,192
9	9	119.34	8800	10,50,192
10	10	123.43	8800	10,86,184
11	11	133.45	8800	11,74,360
12	12	119.34	8800	10,50,192

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13	13	119.34	8800	10,50,192
14	14	119.34	8800	10,50,192
15	15	119.34	8800	10,50,192
16	16	147.09	8800	12,94,392
17	17	194.76	8800	17,13,888
18	18	166.14	8800	14,62,032
19	19	166.14	8800	14,62,032
20	20	166.14	8800	14,62,032
21	21	166.14	8800	14,62,032
22	22	181.08	8800	15,93,504
23	23	152.68	8800	13,43,584
24	24	111.95	8800	9,85,160
25	25	111.95	8800	9,85,160
26	26	111.95	8800	9,85,160
27	27	111.95	8800	9,85,160
28	28	115.49	8800	10,16,312
29	29	125.52	8800	11,04,576
30	30	111.95	8800	9,85,160
31	31	111.95	8800	9,85,160

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32	32	111.95	8800	9,85,160
33	33	111.95	8800	9,85,160
34	34	138.25	8800	12,16,600
35	35	136.15	8800	11,98,120
36	36	120.96	8800	10,64,448
37	37	120.96	8800	10,64,448
38	38	120.96	8800	10,64,448
39	39	120.96	8800	10,64,448
40	40	125.84	8800	11,07,392
41	41	264.33	8800	23,26,104
42	42	233.75	8800	20,57,000
43	43	233.74	8800	20,56,912
44	44	246.10	8800	21,65,680
45	45	661.39	8800	58,20,232
	TOTAL	7,106		6,25,35,088

* 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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