KEJRIWAL & ASSOCIATES
Chartered Accountants
BHUBHANESHWAR • BARBIL • NAGPUR

FORM – 3
CHARTERED ACCOUNTANTS CERTIFICATE
SANDESH INFRASTRUCTURES PVT. LTD.
PORJECT NAME:- 'SANDESH CITY - AELLYSIA - I

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	5,11,05,000	5,11,05,000
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	33,20,479	33,20,479
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.	6,43,127	6,43,127
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 the books of accounts as verified	NIL	NIL

H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.
Camanishshukla.ngp@gmail.com

M/s. KEJRIWAL & ASSOCIATES Firm No. 324527 E CHARTERED ACCOUNTANTS

Scanned with CamScanner

	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		**5,50,68,606**	**5,50,68,606**
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	(i) Estimated cost of Construction as Certified by Engineer	11,22,00,000	
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA		2,02,47,603
	Note: 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 maintenance costs,	**1,20,14,747**	

H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592
Camanishshukla.ngp@gmail.com

M/s. KEJRIWAL & ASSOCIATES CHARTERED ACCOUNTANTS Firm No 324527 E

Scanned with CamScanner

	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	**5,00,000**	NIL
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	**NIL**	NIL
Sub – Total of DEVELOPMENT COST		**12,47,14,747**	**2,02,47,603**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		**17,97,83,353**	**7,53,16,209**
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	**17,97,83,353**	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	**7,53,16,209**	
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%)	**41.89%**	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	**7,53,16,209**	
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	**7,53,16,209**	

Note:

H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.
Camanishshukla.ngp@gmail.com

M/s. KEJRIWAL & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ Firm No 324527 E

Scanned with CamScanner

1. This Certificate is being issued for RERA compliance for the Company {Sandesh Infrastructures Pvt. Ltd.] and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.
2. Land Acquisition cost calculated as per current ASR rate as per details provide by management.
3. Estimated Cost of Construction in 1(ii)(a)(i) is as certified by the engineer.
4. On site expenditure mention in 1(ii)(a)(iii) has been estimated on the basis of average monthly cost.

Yours Faithfully
For Kejriwal & Associates

Por CA Manish Shukla

This certificate is being issued for RERA compliance for the Company [Sandesh Infrastructures Pvt. LTd.] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
For Kejriwal & Associates

M/s. KEJRIWAL & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ Firm No 324527 E

(Partner)
CA Manish Ashok Shukla
Membership No: 138335
FRN No :- 324527E
Chartered Accountant
Place: Nagpur
Dated: 17/11/2021
UDIN :- 21138335AAAABX2400

H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.
Camanishshukla.ngp@gmail.com

Scanned with CamScanner

PROJECT NAME : SANDESH CITY -AELLYSIA – I

ANNEXURE A

UNSOLD INVENTORY VALUATION

Ready Recknor rate as on the date of Certificate of the Residential Premises Rs. 29,400/-

ROW HOUSE NO.	B/UP AREA	RATE OF ASR	ALLOTED PLOT AREA IN SQ.MT.
1	115.430	29400.00	33,93,642.00
2	113.500	29400.00	33,36,900.00
3	113.500	29400.00	33,36,900.00
4	113.500	29400.00	33,36,900.00
5	113.500	29400.00	33,36,900.00
6	113.500	29400.00	33,36,900.00
7	113.500	29400.00	33,36,900.00
8	115.430	29400.00	33,93,642.00
9	115.430	29400.00	33,93,642.00
10	113.500	29400.00	33,36,900.00
11	113.500	29400.00	33,36,900.00
12	113.500	29400.00	33,36,900.00
13	113.500	29400.00	33,36,900.00
14	113.500	29400.00	33,36,900.00
15	113.500	29400.00	33,36,900.00
16	113.500	29400.00	33,36,900.00
17	115.430	29400.00	33,93,642.00
18	113.500	29400.00	33,36,900.00
19	113.500	29400.00	33,36,900.00

H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.
Camanishshukla.ngp@gmail.com

M/s. KEJRIWAL & ASSOCIATES CHARTERED ACCOUNTANTS Firm No. 324527 E

Scanned with CamScanner

20	113.500	29400.00	33,36,900.00
21	113.500	29400.00	33,36,900.00
22	113.500	29400.00	33,36,900.00
23	113.500	29400.00	33,36,900.00
24	115.430	29400.00	33,93,642.00
25	115.430	29400.00	33,93,642.00
26	113.500	29400.00	33,36,900.00
27	113.500	29400.00	33,36,900.00
28	113.500	29400.00	33,36,900.00
29	113.500	29400.00	33,36,900.00
30	115.430	29400.00	33,93,642.00
31	115.430	29400.00	33,93,642.00
32	113.500	29400.00	33,36,900.00
33	115.430	29400.00	33,93,642.00
34	115.430	29400.00	33,93,642.00
35	113.500	29400.00	33,36,900.00
36	113.500	29400.00	33,36,900.00
37	113.500	29400.00	33,36,900.00
38	113.500	29400.00	33,36,900.00
39	113.500	29400.00	33,36,900.00
40	113.500	29400.00	33,36,900.00
41	113.500	29400.00	33,36,900.00
42	115.430	29400.00	33,93,642.00
43	115.430	29400.00	33,93,642.00
44	113.500	29400.00	33,36,900.00
45	113.500	29400.00	33,36,900.00

H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.
Camanishshukla.ngp@gmail.com

M/s. KEJRIWAL & ASSOCIATES ★ Firm No 324527 E ★ CHARTERED ACCOUNTANTS

Scanned with CamScanner

46	113.500	29400.00	33,36,900.00
47	113.500	29400.00	33,36,900.00
48	113.500	29400.00	33,36,900.00
49	113.500	29400.00	33,36,900.00
50	113.500	29400.00	33,36,900.00
51	113.500	29400.00	33,36,900.00
TOTAL	**5811.660**	**29400.00**	**17,08,62,804**



H.O. - Room No.13 & 14,1st Floor, Apex Market ComplexCuttack Road, Kalpana Square, Bhubaneswar -751006.
B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171
B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.
Camanishshukla.ngp@gmail.com

Scanned with CamScanner