PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp.DhantoliGarden Main Gate, Bhivapunkar Marg, Dhantoli Nagpur - 440012
Tel : 0712-2447602,

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 AASHRAY HAZARIPAHAD II** having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd.

Sir,
This certificate is being issued for RERA compliance for **SDPL AASHRAY HAZARIPAHAD II** having MahaRERA Registration Number - To be applied for 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.

Sr No.		Particulars	Estimated Cost
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,06,91,363
	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.	72,63,568
	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 lieu 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)	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	2,79,54,931
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)	11,75,10,000
	(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.	1,62,38,432
	(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;	78,34,000
		Sub Total of Development Cost	**14,16,82,432**
2		**Total Cost of the Project (Estimated)**	16,96,37,363

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).	2,06,91,363
	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.	72,63,568
	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:	-
	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	**2,79,54,931**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	-
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
		(b) Actual cost of construction incurred as per books of accounts as verified 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(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.	-



	(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	-
3		Total Incurred Cost of the Project (Actual incurred)	2,79,54,931
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	16%
5		Amount which can be withdrawn from the Designated Account	46,06,757
6		Less: Amount withdrawn till date of this certificate from designated bank account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	46,06,757

Table C

Sold Inventory - Statement for calculation of Receivables from the sales of the Real Estate Project

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement	Received Amount
Nil	Nil	Nil	Nil	Nil	Nil

Unsold Inventory Valuation

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per (ASR)
1	3	101	25.88	8,13,667
2	3	102	25.88	8,13,667
3	3	103	39.57	12,44,018
4	3	104	39.57	12,44,018
5	3	105	39.57	12,44,018
6	3	106	39.57	12,44,018
7	3	107	25.88	8,13,667
8	3	108	25.88	8,13,667
9	3	201	25.88	8,13,667
10	3	202	25.88	8,13,667
11	3	203	39.57	12,44,018
12	3	204	39.57	12,44,018
13	3	205	39.57	12,44,018
14	3	206	39.57	12,44,018
15	3	207	25.88	8,13,667
16	3	208	25.88	8,13,667

17	3	301	25.88	8,13,667
18	3	302	25.88	8,13,667
19	3	303	39.57	12,44,018
20	3	304	39.57	12,44,018
21	3	305	39.57	12,44,018
22	3	306	39.57	12,44,018
23	3	307	25.88	8,13,667
24	3	308	25.88	8,13,667
25	3	401	25.88	8,13,667
26	3	402	25.88	8,13,667
27	3	403	39.57	12,44,018
28	3	404	39.57	12,44,018
29	3	405	39.57	12,44,018
30	3	406	39.57	12,44,018
31	3	407	25.88	8,13,667
32	3	408	25.88	8,13,667
33	3	501	25.88	8,13,667
34	3	502	25.88	8,13,667
35	3	503	39.57	12,44,018
36	3	504	39.57	12,44,018
37	3	505	39.57	12,44,018
38	3	506	39.57	12,44,018
39	3	507	25.88	8,13,667
40	3	508	25.88	8,13,667
41	3	601	25.88	8,13,667
42	3	602	25.88	8,13,667
43	3	603	39.57	12,44,018
44	3	604	39.57	12,44,018
45	3	605	39.57	12,44,018
46	3	606	39.57	12,44,018
47	3	607	25.88	8,13,667
48	3	608	25.88	8,13,667
49	3	701	25.88	8,13,667
50	3	702	25.88	8,13,667
51	3	703	39.57	12,44,018
52	3	704	39.57	12,44,018
53	3	705	39.57	12,44,018
54	3	706	39.57	12,44,018
55	3	707	25.88	8,13,667
56	3	708	25.88	8,13,667
57	3	1	14.61	5,59,347
58	3	2	13.92	5,33,011
59	3	3	13.92	5,33,011
60	3	4	14.61	5,59,347
61	3	5	13.55	5,18,579
62	3	6	13.16	5,03,803
63	3	7	14.61	5,59,347
64	3	8	14.61	5,59,347



65	3	9	13.16	5,03,803
66	3	10	13.55	5,18,579
67	4	101	25.88	8,13,667
68	4	102	25.88	8,13,667
69	4	103	39.57	12,44,018
70	4	104	39.57	12,44,018
71	4	105	39.57	12,44,018
72	4	106	39.57	12,44,018
73	4	107	25.88	8,13,667
74	4	108	25.88	8,13,667
75	4	201	25.88	8,13,667
76	4	202	25.88	8,13,667
77	4	203	39.57	12,44,018
78	4	204	39.57	12,44,018
79	4	205	39.57	12,44,018
80	4	206	39.57	12,44,018
81	4	207	25.88	8,13,667
82	4	208	25.88	8,13,667
83	4	301	25.88	8,13,667
84	4	302	25.88	8,13,667
85	4	303	39.57	12,44,018
86	4	304	39.57	12,44,018
87	4	305	39.57	12,44,018
88	4	306	39.57	12,44,018
89	4	307	25.88	8,13,667
90	4	308	25.88	8,13,667
91	4	401	25.88	8,13,667
92	4	402	25.88	8,13,667
93	4	403	39.57	12,44,018
94	4	404	39.57	12,44,018
95	4	405	39.57	12,44,018
96	4	406	39.57	12,44,018
97	4	407	25.88	8,13,667
98	4	408	25.88	8,13,667
99	4	501	25.88	8,13,667
100	4	502	25.88	8,13,667
101	4	503	39.57	12,44,018
102	4	504	39.57	12,44,018
103	4	505	39.57	12,44,018
104	4	506	39.57	12,44,018
105	4	507	25.88	8,13,667
106	4	508	25.88	8,13,667
107	4	601	25.88	8,13,667
108	4	602	25.88	8,13,667
109	4	603	39.57	12,44,018
110	4	604	39.57	12,44,018
111	4	605	39.57	12,44,018
112	4	606	39.57	12,44,018

113	4	607	25.88	8,13,667
114	4	608	25.88	8,13,667
115	4	701	25.88	8,13,667
116	4	702	25.88	8,13,667
117	4	703	39.57	12,44,018
118	4	704	39.57	12,44,018
119	4	705	39.57	12,44,018
120	4	706	39.57	12,44,018
121	4	707	25.88	8,13,667
122	4	708	25.88	8,13,667
123	4	1	14.61	5,59,347
124	4	2	13.92	5,33,011
125	4	3	13.92	5,33,011
126	4	4	14.61	5,59,347
127	4	5	13.55	5,18,579
128	4	6	13.16	5,03,803
129	4	7	14.61	5,59,347
130	4	8	14.61	5,59,347
131	4	9	13.16	5,03,803
132	4	10	13.55	5,18,579
		Total	**3,944.51**	**12,59,26,717**

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	14,16,82,432.00
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	3,944.51
	(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.	12,59,26,717.44
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	12,59,26,717.44

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	100%

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	-
3	Withdrawals	-
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	4,18,91,209		
2	Total Borrowed Funds (secured) - Drawdown availed till date	-		
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	3,00,00,000		
4	Customer Receipts Used For The Project	9,77,46,154		
5	Total Fund For The Project	16,96,37,363		
6	Total Estimated Cost (As per Table A)	16,96,37,363		

Table G



Sr.	Comments
1	
2	
3	
4	

Agreed and accepted by:

For Sandeep Dwellers Pvt. Ltd.

Director

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

Dated – 09-01-2023

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 23103605BGWZZA3584
UDIN Date- 09/01/2023