PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp.DhantoliGarden Main Gate, Bhivapurkar 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 - P50500034209 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 - P50500034209 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.

SDPL Aashray Hazariphad II - plot 3&4

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 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)	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	1,64,72,219
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	2,11,51,800
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	1,64,72,219
	(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.	25,85,220
	(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	**1,90,57,439**
3		Total Incurred Cost of the Project (Actual incurred)	4,70,12,370
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	28%
5		Amount which can be withdrawn from the Designated Account	4,70,12,370
6		Less: Amount withdrawn till date of this certificate from designated bank account	5,05,696
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,65,06,674

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	Balance Receivable
1	W-3	701	25.88	17,22,050	40,594	16,81,456
2	W-3	702	25.88	17,07,910	40,594	16,67,316
3	W-4	101	25.88	27,82,550	20,792	27,61,758
4	W-4	106	39.57	18,63,060	20,792	18,42,268
5	W-4	303	39.57	18,12,950	50,496	17,62,454

6	W-4	402	25.88	27,49,978	10,892	27,39,086
7	W-4	403	39.57	17,87,700	37,624	17,50,076
8	W-4	404	39.57	18,88,700	61,386	18,27,314
9	W-4	405	39.57	18,88,700	50,496	18,38,204
10	W-4	504	39.57	18,88,700	50,496	18,38,204
11	W-4	505	39.57	18,88,700	50,246	18,38,454
12	W-4	604	39.57	18,38,200	50,496	17,87,704
13	W-4	704	39.57	17,37,200	20,792	17,16,408
		Total	459.65	2,55,56,398	5,05,696	2,50,50,702

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	703	39.57	12,44,018
50	3	704	39.57	12,44,018
51	3	705	39.57	12,44,018
52	3	706	39.57	12,44,018
53	3	707	25.88	8,13,667
54	3	708	25.88	8,13,667
55	3	1	14.61	5,59,347
56	3	2	13.92	5,33,011
57	3	3	13.92	5,33,011
58	3	4	14.61	5,59,347
59	3	5	13.55	5,18,579
60	3	6	13.16	5,03,803
61	3	7	14.61	5,59,347
62	3	8	14.61	5,59,347
63	3	9	13.16	5,03,803
64	3	10	13.55	5,18,579
65	4	102	25.88	8,13,667
66	4	103	39.57	12,44,018
67	4	104	39.57	12,44,018
68	4	105	39.57	12,44,018
69	4	107	25.88	8,13,667
70	4	108	25.88	8,13,667
71	4	201	25.88	8,13,667
72	4	202	25.88	8,13,667
73	4	203	39.57	12,44,018
74	4	204	39.57	12,44,018
75	4	205	39.57	12,44,018
76	4	206	39.57	12,44,018
77	4	207	25.88	8,13,667
78	4	208	25.88	8,13,667
79	4	301	25.88	8,13,667
80	4	302	25.88	8,13,667
81	4	304	39.57	12,44,018
82	4	305	39.57	12,44,018
83	4	306	39.57	12,44,018
84	4	307	25.88	8,13,667

85	4	308	25.88	8,13,667
86	4	401	25.88	8,13,667
87	4	406	39.57	12,44,018
88	4	407	25.88	8,13,667
89	4	408	25.88	8,13,667
90	4	501	25.88	8,13,667
91	4	502	25.88	8,13,667
92	4	503	39.57	12,44,018
93	4	506	39.57	12,44,018
94	4	507	25.88	8,13,667
95	4	508	25.88	8,13,667
96	4	601	25.88	8,13,667
97	4	602	25.88	8,13,667
98	4	603	39.57	12,44,018
99	4	605	39.57	12,44,018
100	4	606	39.57	12,44,018
101	4	607	25.88	8,13,667
102	4	608	25.88	8,13,667
103	4	701	25.88	8,13,667
104	4	702	25.88	8,13,667
105	4	703	39.57	12,44,018
106	4	705	39.57	12,44,018
107	4	706	39.57	12,44,018
108	4	707	25.88	8,13,667
109	4	708	25.88	8,13,667
110	4	1	14.61	5,59,347
111	4	2	13.92	5,33,011
112	4	3	13.92	5,33,011
113	4	4	14.61	5,59,347
114	4	5	13.55	5,18,579
115	4	6	13.16	5,03,803
116	4	7	14.61	5,59,347
117	4	8	14.61	5,59,347
118	4	9	13.16	5,03,803
119	4	10	13.55	5,18,579
		Total	3,484.88	11,14,75,887

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	12,26,24,993
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)	2,50,50,702
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	3,484.88
	(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.	11,14,75,887

4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	13,65,26,589
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	70%

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	5,05,696
3	Withdrawals	5,05,696
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		4,65,06,674
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		5,05,696
5	Total Fund For The Project	16,96,37,363		4,70,12,370
6	Total Estimated Cost (As per Table A)	16,96,37,363		

Table G

Sr.	Comments
1	Nil

Agreed and accepted by:

For Sandeep Dwellers Pvt. Ltd.

Director

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

Dated – 13/10/2023

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

PARESH JAIRAM TANK

Digitally signed by PARESH JAIRAM TANK
Date: 2023.10.13 12:48:36 +05'30'

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 23103605BGXAGX8170