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:**		

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	(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:**		

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	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	2,99,65,050
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	2,99,65,050
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	3,38,35,332
	(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	**3,25,50,270**
3		Total Incurred Cost of the Project (Actual incurred)	6,05,05,201
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	36%
5		Amount which can be withdrawn from the Designated Account	6,05,05,201
6		Less: Amount withdrawn till date of this certificate from designated bank account	83,65,057
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,21,40,144

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	3	108	25.88	18,88,700	21,000	18,67,700
2	3	701	25.88	17,22,050	109896	16,12,154
3	3	702	25.88	17,07,910	109896	15,98,014
4	3	3A	14.61	19,37,250	380952	15,56,298
5	3	3B	13.92	19,37,250	285714	16,51,536
6	3	3C	13.92	22,41,750	397620	18,44,130
7	3	3D	14.61	23,31,000	2119049	2,11,951
8	4	106	25.88	18,63,060	20792	18,42,268
9	4	108	39.57	28,33,303	90100	27,43,203
10	4	301	39.57	27,57,553	10892	27,46,661
11	4	303	25.88	18,12,950	50496	17,62,454
12	4	304	25.88	18,88,700	20792	18,67,908
13	4	306	25.88	18,38,200	20792	18,17,408
14	4	401	39.57	27,57,300	248516	25,08,784

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15	4	402	39.57	27,49,978	148516	26,01,462
16	4	405	25.88	18,88,700	500358	13,88,342
17	4	406	25.88	18,38,200	219556	16,18,644
18	4	502	39.57	27,07,053	964068	17,42,985
19	4	503	25.88	18,38,200	545546	12,92,654
20	4	504	25.88	18,88,700	50496	18,38,204
21	4	505	25.88	18,88,700	237098	16,51,602
22	4	506	25.88	17,87,700	646536	11,41,164
23	4	602	39.57	27,57,553	149504	26,08,049
24	4	603	25.88	18,38,200	20792	18,17,408
25	4	604	25.88	18,38,200	602500	12,35,700
26	4	608	39.57	27,57,300	20792	27,36,508
27	4	703	25.88	17,87,700	49504	17,38,196
28	4	704	25.88	17,37,200	20792	17,16,408
29	4	705	25.88	16,86,700	10892	16,75,808
30	4	706	25.88	17,77,600	291600	14,86,000
		Total	825.77	6,22,84,660	83,65,057	5,39,19,603

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	12,44,081
4	3	104	39.57	12,44,081
5	3	105	39.57	12,44,081
6	3	106	39.57	12,44,081
7	3	107	25.88	8,13,667
8	3	201	25.88	8,13,667
9	3	202	25.88	8,13,667
10	3	203	39.57	12,44,081
11	3	204	39.57	12,44,081
12	3	205	39.57	12,44,081
13	3	206	39.57	12,44,081
14	3	207	25.88	8,13,667
15	3	208	25.88	8,13,667
16	3	301	25.88	8,13,667
17	3	302	25.88	8,13,667
18	3	303	39.57	12,44,081
19	3	304	39.57	12,44,081
20	3	305	39.57	12,44,081
21	3	306	39.57	12,44,081
22	3	307	25.88	8,13,667
23	3	308	25.88	8,13,667
24	3	401	25.88	8,13,667
25	3	402	25.88	8,13,667
26	3	403	39.57	12,44,081
27	3	404	39.57	12,44,081
28	3	405	39.57	12,44,081



29	3	406	39.57	12,44,081
30	3	407	25.88	8,13,667
31	3	408	25.88	8,13,667
32	3	501	25.88	8,13,667
33	3	502	25.88	8,13,667
34	3	503	39.57	12,44,081
35	3	504	39.57	12,44,081
36	3	505	39.57	12,44,081
37	3	506	39.57	12,44,081
38	3	507	25.88	8,13,667
39	3	508	25.88	8,13,667
40	3	601	25.88	8,13,667
41	3	602	25.88	8,13,667
42	3	603	39.57	12,44,081
43	3	604	39.57	12,44,081
44	3	605	39.57	12,44,081
45	3	606	39.57	12,44,081
46	3	607	25.88	8,13,667
47	3	608	25.88	8,13,667
48	3	703	39.57	12,44,081
49	3	704	39.57	12,44,081
50	3	705	39.57	12,44,081
51	3	706	39.57	12,44,081
52	3	707	25.88	8,13,667
53	3	708	25.88	8,13,667
54	3	3 E	13.55	4,26,012
55	3	3F	13.16	5,03,765
56	3	3 G	14.61	5,59,271
57	3	3 H	14.61	5,59,271
58	3	3 I	13.16	5,03,765
59	3	3 J	13.55	5,18,694
60	4	101	39.57	15,14,740
61	4	102	39.57	15,14,740
62	4	103	25.88	9,90,686
63	4	104	25.88	9,90,686
64	4	105	25.88	9,90,686
65	4	107	25.88	8,13,667
66	4	201	39.57	12,44,081
67	4	202	39.57	12,44,081
68	4	203	25.88	8,13,667
69	4	204	25.88	8,13,667
70	4	205	25.88	8,13,667
71	4	206	25.88	8,13,667
72	4	207	39.57	12,44,081
73	4	208	39.57	12,44,081
74	4	302	39.57	12,44,081
75	4	305	25.88	8,13,667
76	4	307	39.57	12,44,081
77	4	308	39.57	12,44,081
78	4	403	25.88	8,13,667

PARESH JAIRAM TANK & CO. F. No. 139681 W CHARTERED ACCOUNTANTS

79	4	404	25.88	8,13,667
80	4	407	39.57	12,44,081
81	4	408	39.57	12,44,081
82	4	501	39.57	12,44,081
83	4	507	39.57	12,44,081
84	4	508	39.57	12,44,081
85	4	601	39.57	12,44,081
86	4	605	25.88	8,13,667
87	4	606	25.88	8,13,667
88	4	607	39.57	12,44,081
89	4	701	39.57	12,44,081
90	4	702	39.57	12,44,081
91	4	707	39.57	12,44,081
92	4	708	39.57	12,44,081
93	4	4A	14.61	4,59,338
94	4	4B	13.92	4,37,645
95	4	4C	13.92	4,37,645
96	4	4D	14.61	4,59,338
97	4	4 E	13.55	4,26,012
98	4	4 F	13.16	4,13,750
99	4	4 G	14.61	4,59,338
100	4	4 H	14.61	4,59,338
101	4	4 I	13.16	4,13,750
102	4	4 J	13.55	4,26,012
		Total	3,105.14	9,91,70,552

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	10,91,32,162
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)	5,39,19,603
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	3,105.14
	(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.	9,91,70,552
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	15,30,90,155
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

PARESH JAIRAM TANK & CO. CHARTERED ACCOUNTANTS F. No. 139681 W

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	83,65,057
3	Withdrawals	83,65,057
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	-	5,21,40,144
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	3,00,00,000	-	-
4	Customer Receipts Used For The Project	9,77,46,154	-	83,65,057
5	Total Fund For The Project	16,96,37,363	-	6,05,05,201
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 – 10/01/2024

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

PARESH JAIRAM TANK & CO. F.No. 139681 W CHARTERED ACCOUNTANTS

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 24103605BKEBCY3398
UDIN Date – 10/01/2024