M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Square, Amravati - 444601

Mob. No. +91 7020387041 email id - cagadassociates@gmail.com,
caankittalreja@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,
R Sandesh Infrastructures Private Limited (Plot No.135,Mohata Nikunj 1st Floor,Canal Road, House No.143/A, Ramdaspeth,Opp Shreeram Bhawan Nagpur-440010)

Sub.:- Certificate of Financial Progress of Work of **SANDESH NAGARI 3** MahaRERA Registration Number **P50500049369** being developed by M/s **R Sandesh Infrastructures Private Limited.**

Sir,

This certificate is being issued for RERA compliance for the **Sandesh Nagari-3** having MahaRERA Registration Number **P50500049369** being developed by **R Sandesh Infrastructures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management.

For Quarter Ending 31st March 2024

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost
		(At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	6,51,38,400
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	90,24,000
	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 redevelopment 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	iii) Estimated Cost of ASR linled premium, fees, charges artd security deposits ot maittenance 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	7,41,62,400
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	3,73,90,000
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	-
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	3,73,90,000
	Total Cost of The project (Estimated)	**11,15,52,400**



Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	6,51,38,400
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	35,50,032
	c) Incurred Expenditure for 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) Land Premium paid for redevelopment 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 rehab building including site development and infrastruture for the same as certified by Engineer.	-
	(b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	-
	(ii) Incurred Expenditure 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 appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	6,86,88,432
	Development Cost/ Cost of Construction of Building:	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	71,98,055
	(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 (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	6,67,299
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	25,270
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	78,90,624
3	Total Cost of The project (Actual incurred as on date of certificate)	7,65,79,056
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	68.65
5	Amount which can be withdrawn from the Designated Account.	7,65,79,056
6	Less: Amount withdrawn till date of this certificate from the Designated Account	2,96,08,213
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,69,70,843

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W





CA. Ankit Talreja
Nagpur
15th April 2024
UDIN 24177608BKBIYL3782

Date:- 15/04/2024
Place:-Nagpur

Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**3,49,73,344**
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)	**7,29,54,193**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**2,089.26**
	(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	**1,36,63,761**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**8,66,17,954**
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)	**6,06,32,568**

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	**-**
2	Deposits	**2,97,06,032**
3	Withdrawals	**2,96,08,213**
4	Closing Balance	**97,819**

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 M/s **R Sandesh Infrastructures Private Limited** has utilized the required proportion of money, as specified in the act, collectred from allottees for this project only for land and construcion of this project.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W



CA. Ankit Talreja
Nagpur
15th April 2024
UDIN 24177608BKBIYL3782

Date:- 15/04/2024
Place:-Nagpur

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot No.1	216.14	25,59,160	5,11,836	20,47,324
2	Plot No.2	102.75	11,04,885	11,04,885	-
3	Plot No.3	102.75	11,04,885	11,04,885	-
4	Plot No.5	102.75	8,84,793	2,01,000	6,83,793
5	Plot No.6	102.75	8,84,793	2,01,000	6,83,793
6	Plot No.7	102.75	8,84,793	1,76,960	7,07,833
7	Plot No.8	135	10,53,517	10,53,517	-
8	Plot No.9	135	10,53,517	10,53,517	-
9	Plot No.15	188.4	17,23,731	3,00,000	14,23,731
10	Plot No.16	175.78	18,35,316	9,68,000	8,67,316
11	Plot No.17	164.47	17,70,339	3,54,000	14,16,339
12	Plot No.18	185.25	15,95,210	4,69,000	11,26,210
13	Plot No.019 & 020	378	28,48,128	51,000	27,97,128
14	Plot No.25	204.5	20,91,157	51,000	20,40,157
15	Plot No.26	208.75	20,89,677	20,89,677	-
16	Plot No.27	213.25	21,34,724	21,34,724	-
17	Plot No.29	172.88	16,00,342	3,23,000	12,77,342
18	Plot No.30	154.28	16,10,835	21,000	15,89,835
19	Plot No.31	105	9,94,584	1,98,918	7,95,666
20	Plot No.32	105	9,94,584	2,00,000	7,94,584
21	Plot No.33	105	10,05,886	1,21,000	8,84,886
22	Plot No.34	105	11,13,256	2,22,651	8,90,605
23	Plot No.35	105	10,39,793	10,39,793	-
24	Plot No.36	105	10,39,793	10,39,793	-
25	Plot No.37	105	10,39,793	10,39,793	-
26	Plot No.38	105	10,39,793	10,39,793	-
27	Plot No.39	132	11,36,668	11,36,668	-
28	Plot No.40	132	14,20,835	2,85,000	11,35,835
29	Plot No.41	105	11,58,465	51,000	11,07,465
30	Plot No.42	105	11,64,116	2,32,823	9,31,293
31	Plot No.43	105	9,88,933	9,88,933	-
32	Plot No.44	105	11,69,767	2,34,000	9,35,767
33	Plot No.45	105	9,83,282	51,000	9,32,282
34	Plot No.46	105	11,58,465	11,58,465	-
35	Plot No.47	105	11,86,720	60,000	11,26,720
36	Plot No.48	105	10,39,793	10,39,793	-
37	Plot No.49	130.65	12,23,484	1,50,000	10,73,484
38	Plot No.50	145.5	15,26,994	3,05,401	12,21,593
39	Plot No.51	100.5	10,81,772	1,75,000	9,06,772
40	Plot No.52	100.5	8,65,418	8,65,418	-
41	Plot No.053, 054 & 073	301.5	31,60,938	2,00,001	29,60,937
42	Plot No.055 & 056	228	20,86,044	1,51,000	19,35,044
43	Plot No.57	127.5	12,69,467	21,000	12,48,467
44	Plot No.58	100.5	9,73,595	1,94,750	7,78,845
45	Plot No.59	100.5	10,00,639	2,00,200	8,00,439
46	Plot No.60	100.5	9,73,595	1,94,720	7,78,875
47	Plot No.61	100.5	9,73,595	1,94,720	7,78,875
48	Plot No.62	100.5	10,27,683	2,05,536	8,22,147
49	Plot No.63	145.65	15,66,194	3,13,240	12,52,954
50	Plot No.64	133.28	12,19,421	2,31,000	9,88,421
51	Plot No.65	100.5	10,49,319	10,49,319	-
52	Plot No.66	100.5	10,54,728	2,11,000	8,43,728
53	Plot No.067 & 068	201	21,39,744	17,36,196	4,03,548
54	Plot No.69	100.5	10,06,048	1,51,000	8,55,048
55	Plot No.70	127.5	12,07,710	2,45,000	9,62,710
56	Plot No.071 & 072	228	20,86,044	2,00,000	18,86,044





57	Plot No.76	100.5	9,46,550	9,46,549	1
58	Plot No.77	138.37	14,00,037	2,80,009	11,20,028
59	Plot No.78	130.31	12,62,379	2,73,400	9,88,979
60	Plot No.79	108	11,32,276	2,26,456	9,05,820
61	Plot No.80	108	10,46,251	2,61,000	7,85,251
62	Plot No.81	108	10,46,251	2,51,000	7,95,251
63	Plot No.82	133.31	13,41,665	1,00,000	12,41,665
64	Plot No.83	141.75	12,96,915	1,29,692	11,67,223
65	Plot No.84	127.48	11,66,355	2,51,000	9,15,355
66	Plot No.85	87.1	7,96,905	7,96,905	-
67	Plot No.86	87.1	8,43,782	8,43,782	-
68	Plot No.87	87.1	8,20,344	3,14,100	5,06,244
69	Plot No.89	126.75	11,59,676	2,31,934	9,27,742
70	Plot No.90	215.28	23,17,252	6,30,124	16,87,128
71	Plot No.91	114	11,04,376	2,20,876	8,83,500
72	Plot No.92	114	10,99,468	10,99,468	-
73	Plot No.93	114	12,27,085	70,000	11,57,085
74	Plot No.94	114	9,01,907	3,00,000	6,01,907
75	Plot No.95	114	12,39,355	5,00,000	7,39,355
76	Plot No.96	114	11,84,137	2,37,000	9,47,137
77	Plot No.97	114	10,24,616	2,05,000	8,19,616
78	Plot No.98	114	12,88,439	51,000	12,37,439
79	Plot No.99	148.28	12,76,857	21,000	12,55,857
80	Plot No.100	210	20,34,377	4,07,000	16,27,377
81	Plot No.101	211.44	17,06,939	17,06,939	-
82	Plot No.102	211.44	17,06,939	17,06,939	-
83	Plot No.103	211.44	22,75,919	4,56,000	18,19,919
84	Plot No.104	211.44	21,62,123	1,00,000	20,62,123
85	Plot No.106	226.6	25,85,446	5,17,090	20,68,356
	TOTAL	**11,804.72**	**11,53,91,381**	**4,24,37,188**	**7,29,54,193**

Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.4	102.75	6,71,985
2	Plot No.10	102.75	6,71,985
3	Plot No.11	102.75	6,71,985
4	Plot No.12	102.75	6,71,985
5	Plot No.13	102.75	6,71,985
6	Plot No.14	102.75	6,71,985
7	Plot No.21	192.75	12,60,585
8	Plot No.22	195.25	12,76,935
9	Plot No.23	197.75	12,93,285
10	Plot No.24	200.57	13,11,728
11	Plot No.28	186.9	12,22,326
12	Plot No.74	100.5	6,57,270
13	Plot No.75	100.5	6,57,270
14	Plot No.88	87.1	5,69,634
15	Plot No.105	211.44	13,82,818
	Total	**2,089.26**	**1,36,63,761.00**



Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	7,48,46,000	7,48,46,000	1,00,00,000.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	2,42,39,687
4	Customer Receipts under for Project	9,08,66,630	12,90,55,142	4,23,39,369
5	Total Funds for Project	16,57,12,630	20,39,01,142	7,65,79,056
6	Total Estimated Cost (As per Table A)	11,15,52,400	11,15,52,400	7,65,79,056

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W



CA. Ankit Talreja
Partner
M. no. 177608
UDIN 24177608BKBIYL3782

Agreed and accepted by:

Name:- Dilip Agrawal
Director
R Sandesh Infrastructures Private Limited
Place:-Nagpur
Date:- 15/04/2024