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 Om - 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 Om - 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).	3,03,38,210
	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.	1,52,58,183
	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	-

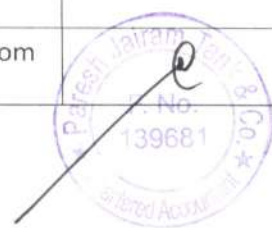
Paresh Jairam Tank & Co. M. No. 139681 Chartered Accountants

		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	4,55,96,393
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)	23,32,76,817
	(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.	4,14,22,500
	(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;	1,38,07,500
		Sub Total of Development Cost	**28,86,06,817**
2		**Total Cost of the Project (Estimated)**	33,42,03,210

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).	3,03,38,210
	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.	1,52,58,183
	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	**4,55,96,393**
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)	4,55,96,393
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	14%
5		Amount which can be withdrawn from the Designated Account	62,20,859
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	62,20,859

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
Nil	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	1	101	122.68	45,09,153
2	1	102	86.76	31,89,061
3	1	103	88.38	32,48,422
4	1	104	97.20	35,72,830
5	1	105	106.58	39,17,307
6	1	201	122.68	45,09,153
7	1	202	86.76	31,89,061
8	1	203	88.38	32,48,422
9	1	204	97.20	35,72,830
10	1	205	106.58	39,17,307
11	1	301	122.68	45,09,153
12	1	302	86.76	31,89,061
13	1	303	88.38	32,48,422
14	1	304	97.20	35,72,830
15	1	305	106.58	39,17,307
16	1	401	122.68	45,09,153
17	1	402	86.76	31,89,061
18	1	403	88.38	32,48,422
19	1	404	97.20	35,72,830
20	1	405	106.58	39,17,307
21	1	501	122.68	45,09,153
22	1	502	86.76	31,89,061
23	1	503	88.38	32,48,422
24	1	504	97.20	35,72,830
25	1	505	106.58	39,17,307
26	1	601	122.68	45,09,153
27	1	602	86.76	31,89,061
28	1	603	88.38	32,48,422
29	1	604	97.20	35,72,830
30	1	605	106.58	39,17,307
31	1	701	122.68	45,09,153
32	1	702	86.76	31,89,061
33	1	703	88.38	32,48,422
34	1	704	97.20	35,72,830
35	1	705	106.58	39,17,307



36	1	801	122.68	45,09,153
37	1	802	86.76	31,89,061
38	1	803	88.38	32,48,422
39	1	804	97.20	35,72,830
40	1	805	106.58	39,17,307
41	1	901	122.68	45,09,153
42	1	902	86.76	31,89,061
43	1	903	88.38	32,48,422
44	1	904	97.20	35,72,830
45	1	905	106.58	39,17,307
46	1	1001	122.68	45,09,153
47	1	1002	86.76	31,89,061
48	1	1003	88.38	32,48,422
49	1	1004	97.20	35,72,830
50	1	1005	106.58	39,17,307
51	1	1101	122.68	45,09,153
52	1	1102	86.76	31,89,061
53	1	1103	88.38	32,48,422
54	1	1104	97.20	35,72,830
55	1	1105	106.58	39,17,307
56	1	1201	122.68	45,09,153
57	1	1202	86.76	31,89,061
58	1	1203	88.38	32,48,422
59	1	1204	97.20	35,72,830
60	1	1205	106.58	39,17,307
61	1	1301	122.68	45,09,153
62	1	1302	86.76	31,89,061
63	1	1303	88.38	32,48,422
64	1	1304	97.20	35,72,830
65	1	1305	106.58	39,17,307
66	1	1401	122.68	45,09,153
67	1	1402	86.76	31,89,061
68	1	1403	88.38	32,48,422
69	1	1404	97.20	35,72,830
70	1	1405	106.58	39,17,307
71	1	1501	122.68	45,09,153
72	1	1502	86.76	31,89,061
73	1	1503	88.38	32,48,422
74	1	1504	97.20	35,72,830
75	1	1505	106.58	39,17,307
		Total	**7,523.99**	**27,65,51,593**

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	28,86,06,817
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),	7,523.99
	(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.	27,65,51,593
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	27,65,51,593
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
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	9,27,60,963		
2	Total Borrowed Funds (secured) - Drawdown availed till date	2,50,00,000		
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	-		
4	Customer Receipts Used For The Project	21,64,42,247		
5	Total Fund For The Project	33,42,03,210		
6	Total Estimated Cost (As per Table A)	33,42,03,210		

Paresh Jain & Co. F. No. 139681 Chartered Accountant

Table G

Sr.	Comments
1	NA

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 - 23103605BGWZYZ4783 UDIN Date- 09/01/2023