M A SHUKLA AND CO
Chartered Accountants
NAGPUR

Annexure D

FORM 3

(See Regulation 3)

Date: 02.09.2022

To,

M/s SANDESH INFRASTRUCTURES PVT. LTD.,

Mr. Dilip Pralhadrai Agrawal (Director)

Subject : Certificate of Financial Progress of Work of "**OFFICERS ENCLAVE", situated at** situated on the project land being ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold land bearing Khasara No. 36/2, admeasuring about 0.93 Hectare (as per Purchase Deed) Mouza – Beltarodi, Tahasil Nagpur (Rural), District-Nagpur-440015, having MahaRERA Registration Number NA (Only Applicable after project Registration) being developed by **M/s SANDESH INFRASTRUCTURES PVT. LTD., Director Mr Dilip Pralhadrai Agrawal.**

Sir,

This certificate is being issued for RERA compliance for the **"OFFICERS ENCLAVE"** having MahaRERA Registration Number **NA** (Only Applicable after project Registration) being developed by **M/s SANDESH INFRASTRUCTURES PVT. LTD., Director Mr Dilip Pralhadrai Agrawal.** and is based on the record and documents produced before me and explanations provided to me by the management of the Firm/Company.



Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, 9637234171/8830846189

Camanishshukla.ngp@gmail.com

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

Sr.No. (1)	Particulars (2)	Estimated cost (At the time of Registration of project) (3)
1.	**I. Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	9,88,86,171
	b) Incurred 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.	3,93,01,296
	c) Estimated Acquisition cost of TDR (if any)	4,32,21,909
	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	3,36,347
	e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA
	f) Under Rehabilitation scheme:	NA
	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, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	NA
	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatever payable to any authorities towards and in project of rehabilitation.	NA
	iv. Any other cost including internet estimated on the borrowing done specifically for construction or rehabilitation component	NA
	Sub - Total of Land Cost:	**18,17,45,723**

M/s M. A. SHUKLA AND CO. F.R.N. 157657W NAGPUR

	II. Development Cost/Cost of Construction of Building a. Estimated Cost of Construction as certified by Engineer.	64,11,71,656
	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 consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	10,68,61,943
	d. Estimated Taxes, cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority.	22,08,627
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	4,77,06,351
	Sub-total of Development/Construction Cost:	**79,79,48,577**
	Total Cost of the Project (Estimated)	**97,96,94,300**



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

S.No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1.	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	9,88,86,171
	(b) Incurred Expenditure on Premiums 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.	1,69,57,533
	(c) Incurred Expenditure for Acquisition of TDR (if any).	4,32,21,909
	(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	3,36,347
	(e) Land Premium paid for redevelopment of land owned by public authorities.	NA
	(f) Under Rehabilitation scheme:	NA
	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 infrastructure for the same as certified by Engineer. (b) Incurred Expenditure for construction of rehab. building as per the books of accounts as verified by the CA.	NA
	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 paid to slum dwellers. tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	NA
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to authorities towards and in project of rehabilitation.	NA
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost:	**15,94,01,960**
2.	**Development Cost/Cost of Construction**	
	(i) Expenditure for construction. Minimum of (a) and (b) to be Considered (a) Construction COST incurred including development and infrastructure for the same as certified by Engineer (Rs. 5,19,50,269)	**5,19,50,269**
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. (Rs. 5,20,51,297.00)	**00**
	(ii) Cost incurred on additional items not included in estimated cost (As per	**00**



	engineer certificate) (ii) Incurred Expenditure for development of entire project excluding cost of construction as per (1) above, ie, salaries. consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage. layout roads etc.), 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 the project registered. (iv) Incurred Expenditure towards Taxes, cess, fees. charges. premiums, interest etc. to any Statutory Authority. (v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction finding or money borrowed for construction. **Sub-total of Development Cast:**	**91,03,457** **10,15,139** **00** **6,20,68,865**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	22,14,70,825
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(Table A).	97,96,94,300
5.	Amount which can be withdrawn from the Designated Account.	22,14,70,825
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	22,14,70,825

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Table C

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

Sold Inventory

Sr. No. (1)	Plot No. (2)	Carpet Area (In.Sq.Mtrs.) (3)	Unit Consideration as per Agreement/Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1					
2					
	Total				

- Unit Consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

AREA DETAILS OF APARTMENT

Sr. No.	Flat/Apartment No.	Carpet Area	Unit Consideration as per Ready Reckoner Rate
{1}	{2}	{3}	{4}
1	201	73.13	29,21,690
2	202	73.13	29,21,690
3	203	73.13	29,21,690
4	204	73.13	29,21,690
5	205	63.89	25,52,533
6	206	63.89	25,52,533
7	207	63.89	25,52,533
8	208	63.89	25,52,533
9	209	73.13	29,21,690
10	210	73.13	29,21,690
11	211	73.13	29,21,690
12	212	73.13	29,21,690
13	301	73.13	29,21,690
14	302	73.13	29,21,690
15	303	73.13	29,21,690
16	304	73.13	29,21,690
17	305	63.89	25,52,533
18	306	63.89	25,52,533
19	307	63.89	25,52,533
20	308	63.89	25,52,533
21	309	73.13	29,21,690
22	310	73.13	29,21,690
23	311	73.13	29,21,690
24	312	73.13	29,21,690
25	401	73.13	29,21,690
26	402	73.13	29,21,690
27	403	73.13	29,21,690



28	404	73.13	29,21,690
29	405	63.89	25,52,533
30	406	63.89	25,52,533
31	407	63.89	25,52,533
32	408	63.89	25,52,533
33	409	73.13	29,21,690
34	410	73.13	29,21,690
35	411	73.13	29,21,690
36	412	73.13	29,21,690
37	501	73.13	30,67,774
38	502	73.13	30,67,774
39	503	73.13	30,67,774
40	504	73.13	30,67,774
41	505	63.89	26,80,159
42	506	63.89	26,80,159
43	507	63.89	26,80,159
44	508	63.89	26,80,159
45	509	73.13	30,67,774
46	510	73.13	30,67,774
47	511	73.13	30,67,774
48	512	73.13	30,67,774
49	601	73.13	30,67,774
50	602	73.13	30,67,774
51	603	73.13	30,67,774
52	604	73.13	30,67,774
53	605	63.89	26,80,159
54	606	63.89	26,80,159
55	607	63.89	26,80,159
56	608	63.89	26,80,159
57	609	73.13	30,67,774
58	610	73.13	30,67,774
59	611	73.13	30,67,774
60	612	73.13	30,67,774
61	701	73.13	30,67,774
62	702	73.13	30,67,774
63	703	73.13	30,67,774
64	704	73.13	30,67,774
65	705	63.89	26,80,159
66	706	63.89	26,80,159
67	707	63.89	26,80,159
68	708	63.89	26,80,159
69	709	73.13	30,67,774
70	710	73.13	30,67,774
71	711	73.13	30,67,774
72	712	73.13	30,67,774

M/s M. A. SHUKLA AND CO. F.R.N. 157657W NAGPUR

73	801	73.13	30,67,774
74	802	73.13	30,67,774
75	803	59.45	24,93,903
76	804	73.13	30,67,774
77	805	63.89	26,80,159
78	806	63.89	26,80,159
79	807	63.89	26,80,159
80	809	73.13	30,67,774
81	810	73.13	30,67,774
82	811	73.13	30,67,774
83	812	59.45	24,93,903
84	901	73.13	30,67,774
85	902	73.13	30,67,774
86	903	73.13	30,67,774
87	904	73.13	30,67,774
88	905	63.89	26,80,159
89	906	63.89	26,80,159
90	907	63.89	26,80,159
91	908	63.89	26,80,159
92	909	73.13	30,67,774
93	910	73.13	30,67,774
94	911	73.13	30,67,774
95	912	73.13	30,67,774
96	1001	73.13	30,67,774
97	1002	73.13	30,67,774
98	1003	73.13	30,67,774
99	1004	73.13	30,67,774
100	1005	63.89	26,80,159
101	1006	63.89	26,80,159
102	1007	63.89	26,80,159
103	1008	63.89	26,80,159
104	1009	73.13	30,67,774
105	1010	73.13	30,67,774
106	1011	73.13	30,67,774
107	1012	73.13	30,67,774
108	1101	73.13	30,67,774
109	1102	73.13	30,67,774
110	1103	73.13	30,67,774
111	1104	73.13	30,67,774
112	1105	63.89	26,80,159
113	1106	63.89	26,80,159
114	1107	63.89	26,80,159
115	1108	63.89	26,80,159
116	1109	73.13	30,67,774
117	1110	73.13	30,67,774



118	1111	73.13	30,67,774
119	1112	73.13	30,67,774
120	1201	73.13	30,67,774
121	1202	73.13	30,67,774
122	1203	73.13	30,67,774
123	1204	73.13	30,67,774
124	1205	63.89	26,80,159
125	1206	63.89	26,80,159
126	1207	63.89	26,80,159
127	1208	63.89	26,80,159
128	1209	73.13	30,67,774
129	1210	73.13	30,67,774
130	1211	73.13	30,67,774
131	1212	73.13	30,67,774
132	1301	73.13	30,67,774
133	1302	73.13	30,67,774
134	1303	73.13	30,67,774
135	1304	73.13	30,67,774
136	1305	63.89	26,80,159
137	1306	63.89	26,80,159
138	1307	63.89	26,80,159
139	1308	63.89	26,80,159
140	1309	73.13	30,67,774
141	1310	73.13	30,67,774
142	1311	73.13	30,67,774
143	1312	73.13	30,67,774
144	1401	73.13	30,67,774
145	1402	73.13	30,67,774
146	1403	59.45	24,93,903
147	1404	73.13	30,67,774
148	1405	63.89	26,80,159
149	1406	63.89	26,80,159
150	1407	63.89	26,80,159
151	1409	73.13	30,67,774
152	1410	73.13	30,67,774
153	1411	73.13	30,67,774
154	1412	59.45	24,93,903
155	113	90.17	36,02,472
156	114	90.17	36,02,472
157	115	90.17	36,02,472
158	116	90.17	36,02,472
159	213	90.17	36,02,472
160	214	90.17	36,02,472
161	215	90.17	36,02,472
162	216	90.17	36,02,472



163	313	90.17	36,02,472
164	314	90.17	36,02,472
165	315	90.17	36,02,472
166	316	90.17	36,02,472
167	413	90.17	36,02,472
168	414	90.17	36,02,472
169	415	90.17	36,02,472
170	416	90.17	36,02,472
171	513	90.17	37,82,595
172	514	90.17	37,82,595
173	515	90.17	37,82,595
174	516	90.17	37,82,595
175	613	90.17	37,82,595
176	614	90.17	37,82,595
177	615	90.17	37,82,595
178	616	90.17	37,82,595
179	713	90.17	37,82,595
180	714	90.17	37,82,595
181	715	90.17	37,82,595
182	716	90.17	37,82,595
183	813	90.17	37,82,595
184	814	90.17	37,82,595
185	815	83.99	35,23,346
186	816	90.17	37,82,595
187	913	90.17	37,82,595
188	914	90.17	37,82,595
189	915	90.17	37,82,595
190	916	90.17	37,82,595
191	1013	90.17	37,82,595
192	1014	90.17	37,82,595
193	1015	90.17	37,82,595
194	1016	90.17	37,82,595
195	1113	90.17	37,82,595
196	1114	90.17	37,82,595
197	1115	90.17	37,82,595
198	1116	90.17	37,82,595
199	1213	90.17	37,82,595
200	1214	90.17	37,82,595
201	1215	90.17	37,82,595
202	1216	90.17	37,82,595
203	1313	90.17	37,82,595
204	1314	90.17	37,82,595
205	1315	90.17	37,82,595
206	1316	90.17	37,82,595
207	1413	90.17	37,82,595

M/s M. A. SHUKLA AND CO. F.R.N. 157657W NAGPUR

208	1414	90.17	37,82,595
209	1415	83.99	35,23,346
210	1416	90.17	37,82,595
	TOTAL	**15,782**	**65,41,48,241**

Table D

Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	75,82,23,475
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	00
3	(i) Balance Unsold area in Sq. Mtr. (to be certified by Management and to be verified by CA from the records and books of accounts), (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	15,782 SQ. MTR. 65,41,48,241
4	Estimated receivables of ongoing project. (Sum 2 + 3 (ii)]	65,41,48,241
5	(To Be Filled for Ongoing Projects Only) 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	NA

Table E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details Bank Name : Axis Bank Ltd Branch Name: Lakadganj Branch, Nagpur Account No : 922020026403705 IFSC Code : UTIB0000330
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	00
2.	Deposits	00
3.	Withdrawals	00
4.	Closing Balance	00

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 (Name of The Promoter) 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* (As time of Registration) (In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1.	Own Funds	25,00,00,000	25,00,00,000	22,77,12,907
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	20,00,00,000	20,00,00,000	00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	00	00	00
4.	Customer Receipts used for Project	52,96,94,300	52,96,94,300	00
5.	Total Funds for Project	97,96,94,300	97,96,94,300	22,77,12,907
6.	Total Estimated Cost (As per Table A)	97,96,94,300	97,96,94,300	97,96,94,300

Table G
Any Comments/Observation of CA

1.	
2.	
3.	
4.	

Yours Faithfully,
Signature of Charted Accountant
For M A SHUKLA AND CO.

M/s M. A. SHUKLA AND CO. F.R.N. 157657W NAGPUR

(Proprietor)
CA Manish Ashok Shukla
Membership No: 138335
Firm No :- 157657W
Chartered Accountant
Place: Nagpur
Dated: 18.08.2022
UDIN NO :- **22138335AQQCDY3726**

Agreed and accepted by:

D. P. Agrawal

Signature of Promoter
Name : DILIP PRALHADRAI AGRAWAL
Date : 18/08/2022