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 (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) (1st Floor,Mohata Nikunj, Canal Road,Ramdaspeth, Opp. Shriram Bhavan, Nagpur-440010)

Sub.:- Certificate of Financial Progress of Work of OFFICERS ENCLAVE MahaRERA Registration Number P50500047527 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)

Sir,

This certificate is being issued for RERA compliance for the OFFICERS ENCLAVE having MahaRERA Registration Number P50500047527 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) and is based on the records and documents produced before me and explanations provided to me by the Management of the company.

For Qurter 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).	9,88,86,171
	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.	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.	-
	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	18,17,45,723
	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, 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.	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 on money borrowed for construction :-	4,77,06,351
	Sub-Total of DEVELOPMENT 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 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).	9,88,86,171
	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.	2,12,87,137
	c) Incurred Expenditure for Acquisition cost 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.	-
	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	16,37,31,564
	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	18,67,70,755
	(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.	2,09,09,040
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	3,69,478
	(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 :-	90,86,790
	Sub-Total of DEVELOPMENT COST	21,71,36,063
3	Total Cost of The project (Actual incurred as on date of certificate)	38,08,67,627
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	38.88
5	Amount which can be withdrawn from the Designated Account.	38,08,67,627
6	Less: Amount withdrawn till date of this certificate from the Designated Account	5,31,48,055
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	32,77,19,572

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





CA. Ankit Talreja
Nagpur
15 April 2024
UDIN:24177608BKBIXV9118

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)	**59,88,26,673**
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)	**14,58,00,256**
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**12,583.79**
	(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	**50,27,47,591**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**64,85,47,847**
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)	**45,39,83,493**

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	**5,31,61,122**
3	Withdrawals	**5,31,48,055**
4	Closing Balance	**13,067**

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 (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd) 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
15 April 2024
UDIN:24177608BKBIXV9118

Date:-
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	115.00	90.17	49,54,259	10,47,620	39,06,639
2	207.00	63.89	44,60,167	13,24,804	31,35,363
3	507.00	63.89	44,97,696	14,06,140	30,91,556
4	508.00	63.89	44,90,000	13,33,664	31,56,336
5	516.00	90.17	64,28,848	95,238	63,33,610
6	607.00	63.89	44,47,719	13,21,106	31,26,613
7	608.00	63.89	44,47,719	13,21,108	31,26,611
8	707.00	63.89	44,00,000	9,39,662	34,60,338
9	708.00	63.89	44,85,053	9,90,100	34,94,953
10	907.00	63.89	44,90,000	14,22,774	30,67,226
11	603.00	73.13	58,06,436	16,58,983	41,47,453
12	616.00	90.17	65,00,000	42,71,432	22,28,568
13	703.00	73.13	63,52,000	18,10,476	45,41,524
14	709.00	73.13	58,06,436	95,239	57,11,197
15	715.00	90.17	44,00,000	4,76,190	39,23,810
16	716.00	90.17	44,00,000	95,238	43,04,762
17	814.00	90.17	67,50,290	14,77,144	52,73,146
18	815.00	83.99	57,33,420	37,67,676	19,65,744
19	816.00	90.17	64,52,105	42,21,525	22,30,580
20	901.00	73.13	44,00,000	13,06,930	30,93,070
21	908.00	63.89	49,97,696	99,010	48,98,686
22	911.00	73.13	58,06,436	34,28,565	23,77,871
23	915.00	90.17	67,18,146	44,17,983	23,00,163
24	916.00	90.17	67,50,291	39,72,264	27,78,027
25	1001.00	73.13	42,00,000	1,09,902	40,90,098
26	1003.00	73.13	40,00,000	17,80,256	22,19,744
27	1015.00	90.17	64,28,848	43,73,122	20,55,726
28	1016.00	90.17	64,52,105	42,39,954	22,12,151
29	1101.00	73.13	59,51,597	8,59,156	50,92,441
30	1103.00	73.13	44,95,000	11,60,348	33,34,652
31	1111.00	73.13	44,06,400	26,43,840	17,62,560
32	1112.00	73.13	44,06,436	99,010	43,07,426
33	1116.00	90.17	65,09,209	42,80,586	22,28,623
34	1201.00	73.13	44,95,000	15,80,386	29,14,614
35	1203.00	73.13	59,53,200	17,00,916	42,52,284
36	1211.00	73.13	57,33,856	34,40,317	22,93,539
37	1214.00	90.17	64,69,029	42,54,155	22,14,874
38	1215.00	90.17	64,69,028	16,19,048	48,49,980
39	1216.00	90.17	66,00,000	2,85,714	63,14,286
40	1316.00	90.17	67,50,290	95,238	66,55,052
41	1401.00	73.13	44,50,000	11,21,640	33,28,360
	TOTAL	**3,198.67**	**22,17,44,715.71**	**7,59,44,459.46**	**14,58,00,256.25**

Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	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	208	63.89	25,52,533
8	209	73.13	29,21,690
9	210	73.13	29,21,690
10	211	73.13	29,21,690
11	212	73.13	29,21,690
12	301	73.13	29,21,690
13	302	73.13	29,21,690
14	303	73.13	29,21,690
15	304	73.13	29,21,690
16	305	63.89	25,52,533
17	306	63.89	25,52,533
18	307	63.89	25,52,533
19	308	63.89	25,52,533





20	309	73.13	29,21,690
21	310	73.13	29,21,690
22	311	73.13	29,21,690
23	312	73.13	29,21,690
24	401	73.13	29,21,690
25	402	73.13	29,21,690
26	403	73.13	29,21,690
27	404	73.13	29,21,690
28	405	63.89	25,52,533
29	406	63.89	25,52,533
30	407	63.89	25,52,533
31	408	63.89	25,52,533
32	409	73.13	29,21,690
33	410	73.13	29,21,690
34	411	73.13	29,21,690
35	412	73.13	29,21,690
36	501	73.13	29,21,690
37	502	73.13	29,21,690
38	503	73.13	29,21,690
39	504	73.13	29,21,690
40	505	63.89	25,52,533
41	506	63.89	25,52,533
42	509	73.13	29,21,690
43	510	73.13	29,21,690
44	511	73.13	29,21,690
45	512	73.13	29,21,690
46	601	73.13	29,21,690
47	602	73.13	29,21,690
48	604	73.13	29,21,690
49	605	63.89	25,52,533
50	606	63.89	25,52,533
51	609	73.13	29,21,690
52	610	73.13	29,21,690
53	611	73.13	29,21,690
54	612	73.13	29,21,690
55	701	73.13	29,21,690
56	702	73.13	29,21,690
57	704	73.13	29,21,690
58	705	63.89	25,52,533
59	706	63.89	25,52,533
60	710	73.13	29,21,690
61	711	73.13	29,21,690
62	712	73.13	29,21,690
63	801	73.13	29,21,690
64	802	73.13	29,21,690
65	803	59.45	23,75,146
66	804	73.13	29,21,690
67	805	63.89	25,52,533
68	806	63.89	25,52,533
69	807	63.89	25,52,533
70	809	73.13	29,21,690
71	810	73.13	29,21,690
72	811	73.13	29,21,690
73	812	59.45	23,75,146
74	902	73.13	29,21,690
75	903	73.13	29,21,690
76	904	73.13	29,21,690
77	905	63.89	25,52,533
78	906	63.89	25,52,533
79	909	73.13	29,21,690
80	910	73.13	29,21,690
81	912	73.13	29,21,690
82	1002	73.13	29,21,690
83	1004	73.13	29,21,690
84	1005	63.89	25,52,533
85	1006	63.89	25,52,533
86	1007	63.89	25,52,533
87	1008	63.89	25,52,533
88	1009	73.13	29,21,690
89	1010	73.13	29,21,690
90	1011	73.13	29,21,690
91	1012	73.13	29,21,690
92	1102	73.13	29,21,690
93	1104	73.13	29,21,690
94	1105	63.89	25,52,533
95	1106	63.89	25,52,533
96	1107	63.89	25,52,533
97	1108	63.89	25,52,533
98	1109	73.13	29,21,690
99	1110	73.13	29,21,690
100	1202	73.13	29,21,690





101	1204	73.13	29,21,690
102	1205	63.89	25,52,533
103	1206	63.89	25,52,533
104	1207	63.89	25,52,533
105	1208	63.89	25,52,533
106	1209	73.13	29,21,690
107	1210	73.13	29,21,690
108	1212	73.13	29,21,690
109	1301	73.13	29,21,690
110	1302	73.13	29,21,690
111	1304	73.13	29,21,690
112	1305	63.89	25,52,533
113	1306	63.89	25,52,533
114	1307	63.89	25,52,533
115	1308	63.89	25,52,533
116	1309	73.13	29,21,690
117	1310	73.13	29,21,690
118	1311	73.13	29,21,690
119	1312	73.13	29,21,690
120	1402	73.13	29,21,690
121	1403	59.45	23,75,146
122	1404	73.13	29,21,690
123	1405	63.89	25,52,533
124	1406	63.89	25,52,533
125	1407	63.89	25,52,533
126	1409	73.13	29,21,690
127	1410	73.13	29,21,690
128	1411	73.13	29,21,690
129	1412	59.45	23,75,146
130	113	90.17	36,02,472
131	114	90.17	36,02,472
132	116	90.17	36,02,472
133	213	90.17	36,02,472
134	214	90.17	36,02,472
135	215	90.17	36,02,472
136	216	90.17	36,02,472
137	313	90.17	36,02,472
138	314	90.17	36,02,472
139	315	90.17	36,02,472
140	316	90.17	36,02,472
141	413	90.17	36,02,472
142	414	90.17	36,02,472
143	415	90.17	36,02,472
144	416	90.17	36,02,472
145	513	90.17	36,02,472
146	514	90.17	36,02,472
147	515	90.17	36,02,472
148	613	90.17	36,02,472
149	614	90.17	36,02,472
150	615	90.17	36,02,472
151	713	90.17	36,02,472
152	714	90.17	36,02,472
153	813	90.17	36,02,472
154	913	90.17	36,02,472
155	914	90.17	36,02,472
156	1013	90.17	36,02,472
157	1014	90.17	36,02,472
158	1113	90.17	36,02,472
159	1114	90.17	36,02,472
160	1115	90.17	36,02,472
161	1213	90.17	36,02,472
162	1303	73.13	29,21,690
163	1313	90.17	36,02,472
164	1314	90.17	36,02,472
165	1315	90.17	36,02,472
166	1413	90.17	36,02,472
167	1414	90.17	36,02,472
168	1415	83.99	33,55,568
169	1416	90.17	36,02,472
Total		**12583.79**	**50,27,47,591**





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	25,00,00,000	25,00,00,000	5,06,60,581.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	20,00,00,000	20,00,00,000	8,76,33,756
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	16,66,41,898
4	Customer Receipts under for Project	52,96,94,300	52,96,94,300	7,59,31,392
5	Total Funds for Project	97,96,94,300	97,96,94,300	38,08,67,627
6	Total Estimated Cost (As per Table A)	97,96,94,300	97,96,94,300	38,08,67,627

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:24177608BKBIXV9118

Agreed and accepted by:

Name:- Dilip Agrawal

R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)
Place:-Nagpur
Date 15-04-2024