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 December 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**

G A D & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

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.	2,13,67,741
	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	16,38,12,168
	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	27,51,10,111
	(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.	3,00,02,788
	(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 :-	1,36,21,215
	Sub-Total of DEVELOPMENT COST	31,91,03,592
3	Total Cost of The project (Actual incurred as on date of certificate)	48,29,15,760
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	49.29
5	Amount which can be withdrawn from the Designated Account.	48,29,15,760
6	Less: Amount withdrawn till date of this certificate from the Designated Account	13,81,75,489
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	34,47,40,271

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





CA. Ankit Talreja
Nagpur
07 January 2025
UDIN:25177608BMGXTN8949

Date:- 07-01-2025
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)	49,67,78,540
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)	23,29,66,992
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	9,697.09
	(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	38,74,18,153
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	62,03,85,145
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)	43,42,69,602

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	13,87,10,317
3	Withdrawals	13,81,75,489
4	Closing Balance	5,34,828

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 Tairеja
Nagpur
07 January 2025
UDIN:25177608BMGXTN8949

Date:- 07-01-2025
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	33,97,208	15,57,051
2	207.00	63.89	44,60,167	21,19,686	23,40,481
3	407.00	63.89	49,97,696	14,53,962	35,43,734
4	416.00	90.17	65,49,389	44,91,012	20,58,377
5	507.00	63.89	44,97,696	19,22,251	25,75,445
6	508.00	63.89	44,90,000	21,33,862	23,56,138
7	516.00	90.17	64,28,848	44,08,355	20,20,493
8	607.00	63.89	44,47,719	21,13,769	23,33,950
9	608.00	63.89	44,47,719	18,49,550	25,98,169
10	707.00	63.89	44,00,000	15,66,396	28,33,604
11	708.00	63.89	44,85,053	21,31,513	23,53,540
12	907.00	63.89	44,90,000	19,56,240	25,33,760
13	603.00	73.13	58,06,436	16,58,983	41,47,453
14	616.00	90.17	65,00,000	45,22,146	19,77,854
15	703.00	73.13	63,52,000	18,10,476	45,41,524
16	715.00	90.17	44,00,000	8,57,142	35,42,858
17	716.00	90.17	44,00,000	95,238	43,04,762
18	807.00	63.89	44,97,926	21,37,630	23,60,296
19	814.00	90.17	67,50,290	44,35,240	23,15,050
20	815.00	83.99	57,33,420	39,31,489	18,01,931
21	816.00	90.17	64,52,105	44,24,304	20,27,801
22	901.00	73.13	44,00,000	13,06,930	30,93,070
23	908.00	63.89	49,97,696	21,04,000	28,93,696
24	911.00	73.13	58,06,436	35,94,396	22,12,040
25	915.00	90.17	67,18,146	46,09,889	21,08,257
26	916.00	90.17	67,50,291	42,90,610	24,59,681
27	1001.00	73.13	42,00,000	6,04,952	35,95,048
28	1003.00	73.13	40,00,000	17,80,256	22,19,744
29	1005.00	63.89	49,97,696	21,13,902	28,83,794
30	1006.00	63.89	49,97,696	21,13,902	28,83,794
31	1015.00	90.17	64,28,848	44,08,353	20,20,495
32	1016.00	90.17	64,52,105	43,04,476	21,47,629
33	1101.00	73.13	59,51,597	8,58,155	50,93,442
34	1103.00	73.13	44,95,000	11,60,348	33,34,652
35	1111.00	73.13	44,06,400	30,21,531	13,84,869
36	1112.00	73.13	44,06,436	2,97,030	41,09,406
37	116.00	90.17	51,00,000	20,00,000	31,00,000
38	307.00	63.89	44,95,000	4,95,050	39,99,950
39	311 & 312	146.26	1,19,03,194	88,84,193	30,19,001
40	316.00	90.17	60,00,000	40,95,238	19,04,762
41	415.00	90.17	65,09,209	44,63,454	20,45,755
42	605.00	63.89	44,97,926	20,59,968	24,37,958
43	611.00	73.13	60,24,177	9,52,384	50,71,793
44	615.00	90.17	66,69,930	50,81,852	15,88,078
45	906.00	63.89	44,48,000	21,13,902	23,34,098
46	913.00	90.17	67,01,190	42,29,334	24,71,856
47	1007.00	63.89	50,91,402	23,27,499	27,63,903
48	1205.00	63.89	44,95,000	99,010	43,95,990
49	1306.00	63.89	44,97,696	19,31,555	25,66,141
50	801.00	73.13	40,00,000	20,29,708	19,70,292
51	1115.00	90.17	64,28,848	48,98,170	15,30,678
52	1116.00	90.17	65,09,209	44,66,564	20,42,645
53	1201.00	73.13	44,95,000	15,80,386	29,14,614
54	1203.00	73.13	59,53,200	17,60,448	41,92,752
55	1211.00	73.13	57,33,856	43,68,657	13,65,199
56	1214.00	90.17	64,69,029	44,38,984	20,30,045
57	1215.00	90.17	64,69,028	38,57,306	26,11,722
58	1315.00	90.17	64,28,848	49,63,608	14,65,240
59	1316.00	90.17	67,50,290	45,23,322	22,26,968
60	1401.00	73.13	44,50,000	11,21,640	33,28,360
61	208.00	63.89	54,34,994	95,238	53,39,756
62	214.00	90.17	59,46,684	44,82,234	14,64,450
63	215.00	90.17	65,89,569	50,20,625	15,68,944
64	216.00	90.17	69,11,012	52,65,536	16,45,476
65	315.00	90.17	67,10,110	51,12,465	15,97,645
66	506.00	63.89	44,90,000	22,67,228	22,22,772
67	515.00	90.17	65,89,569	9,52,380	56,37,189
68	613.00	90.17	70,20,100	19,144	70,00,956
69	706.00	63.89	44,95,000	99,010	43,95,990
70	710.00	73.13	60,96,758	95,238	60,01,520
71	905.00	63.89	44,95,000	22,67,228	22,27,772
72	914.00	90.17	53,00,000	95,238	52,04,762
73	1009.00	73.13	44,90,000	5,95,050	38,94,950
74	1011.00	73.13	60,96,758	99,010	59,97,748
75	1107.00	63.89	55,91,172	4,95,050	50,96,122
76	1206.00	63.89	54,03,759	50,496	53,53,263
77	1311.00	73.13	44,95,000	99,010	43,95,990
78	1416.00	90.17	63,00,000	43,20,000	19,80,000
	TOTAL	**6,085.37**	**43,11,24,587.61**	**19,81,57,595.15**	**23,29,66,992.46**





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	209	73.13	29,21,690
8	210	73.13	29,21,690
9	211	73.13	29,21,690
10	212	73.13	29,21,690
11	301	73.13	29,21,690
12	302	73.13	29,21,690
13	303	73.13	29,21,690
14	304	73.13	29,21,690
15	305	63.89	25,52,533
16	306	63.89	25,52,533
17	308	63.89	25,52,533
18	309	73.13	29,21,690
19	310	73.13	29,21,690
20	401	73.13	29,21,690
21	402	73.13	29,21,690
22	403	73.13	29,21,690
23	404	73.13	29,21,690
24	405	63.89	25,52,533
25	406	63.89	25,52,533
26	408	63.89	25,52,533
27	409	73.13	29,21,690
28	410	73.13	29,21,690
29	411	73.13	29,21,690
30	412	73.13	29,21,690
31	501	73.13	29,21,690
32	502	73.13	29,21,690
33	503	73.13	29,21,690
34	504	73.13	29,21,690
35	505	63.89	25,52,533
36	509	73.13	29,21,690
37	510	73.13	29,21,690
38	511	73.13	29,21,690
39	512	73.13	29,21,690
40	601	73.13	29,21,690
41	602	73.13	29,21,690
42	604	73.13	29,21,690
43	606	63.89	25,52,533
44	609	73.13	29,21,690
45	610	73.13	29,21,690
46	612	73.13	29,21,690
47	701	73.13	29,21,690
48	702	73.13	29,21,690
49	704	73.13	29,21,690
50	705	63.89	25,52,533
51	709	73.13	29,21,690
52	711	73.13	29,21,690
53	712	73.13	29,21,690
54	802	73.13	29,21,690
55	803	59.45	23,75,146
56	804	73.13	29,21,690
57	805	63.89	25,52,533
58	806	63.89	25,52,533
59	809	73.13	29,21,690
60	810	73.13	29,21,690
61	811	73.13	29,21,690
62	812	59.45	23,75,146
63	902	73.13	29,21,690
64	903	73.13	29,21,690
65	904	73.13	29,21,690
66	909	73.13	29,21,690
67	910	73.13	29,21,690
68	912	73.13	29,21,690
69	1002	73.13	29,21,690
70	1004	73.13	29,21,690
71	1008	63.89	25,52,533
72	1010	73.13	29,21,690
73	1012	73.13	29,21,690
74	1102	73.13	29,21,690



75	1104	73.13	29,21,690
76	1105	63.89	25,52,533
77	1106	63.89	25,52,533
78	1108	63.89	25,52,533
79	1109	73.13	29,21,690
80	1110	73.13	29,21,690
81	1202	73.13	29,21,690
82	1204	73.13	29,21,690
83	1207	63.89	25,52,533
84	1208	63.89	25,52,533
85	1209	73.13	29,21,690
86	1210	73.13	29,21,690
87	1212	73.13	29,21,690
88	1301	73.13	29,21,690
89	1302	73.13	29,21,690
90	1304	73.13	29,21,690
91	1305	63.89	25,52,533
92	1307	63.89	25,52,533
93	1308	63.89	25,52,533
94	1309	73.13	29,21,690
95	1310	73.13	29,21,690
96	1312	73.13	29,21,690
97	1402	73.13	29,21,690
98	1403	59.45	23,75,146
99	1404	73.13	29,21,690
100	1405	63.89	25,52,533
101	1406	63.89	25,52,533
102	1407	63.89	25,52,533
103	1409	73.13	29,21,690
104	1410	73.13	29,21,690
105	1411	73.13	29,21,690
106	1412	59.45	23,75,146
107	113	90.17	36,02,472
108	114	90.17	36,02,472
109	213	90.17	36,02,472
110	313	90.17	36,02,472
111	314	90.17	36,02,472
112	413	90.17	36,02,472
113	414	90.17	36,02,472
114	513	90.17	36,02,472
115	514	90.17	36,02,472
116	614	90.17	36,02,472
117	713	90.17	36,02,472
118	714	90.17	36,02,472
119	813	90.17	36,02,472
120	1013	90.17	36,02,472
121	1014	90.17	36,02,472
122	1113	90.17	36,02,472
123	1114	90.17	36,02,472
124	1213	90.17	36,02,472
125	1216	90.17	36,02,472
126	1303	73.13	29,21,690
127	1313	90.17	36,02,472
128	1314	90.17	36,02,472
129	1413	90.17	36,02,472
130	1414	90.17	36,02,472
131	1415	83.99	33,55,568
Total		**9697.09**	**38,74,18,153**



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	13,32,31,917.85
2	Total Borrowed Funds (Secured) - Drawdown availed till date	20,00,00,000	20,00,00,000	8,56,11,075
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	6,64,50,000
4	Customer Receipts under for Project	52,96,94,300	52,96,94,300	19,76,22,767
5	Total Funds for Project	97,96,94,300	97,96,94,300	48,29,15,760
6	Total Estimated Cost (As per Table A)	97,96,94,300	97,96,94,300	48,29,15,760

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:25177608BMGXTN8949

Agreed and accepted by:





Name:- Dilip Agrawal

R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)
Place:-Nagpur
Date 07-01-2025