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 30th September 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	28,47,62,319
	(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.	2,73,43,665
	(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	32,60,96,677
3	Total Cost of The project (Actual incurred as on date of certificate)	48,99,08,845
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	50.01
5	Amount which can be withdrawn from the Designated Account.	48,99,08,845
6	Less: Amount withdrawn till date of this certificate from the Designated Account	9,64,12,478
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	39,34,96,367

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





CA. Ankit Talreja
Nagpur
15 October 2024
UDIN:24177608BKBJMT4229

Date:- 15-10-2024
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)	48,97,85,455
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)	19,48,10,072
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	11,021.18
	(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	44,03,18,197
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	63,51,28,269
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)	44,45,89,788

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	9,68,47,822
3	Withdrawals	9,64,12,478
4	Closing Balance	4,35,344

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
15 October 2024
UDIN:24177608BKBJMT4229

Date:- 15-10-2024
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	115.00	90.17	49,54,259	33,97,208	15,57,051
2	207.00	63.89	44,60,167	15,89,170	28,70,997
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	16,02,151	28,95,545
6	508.00	63.89	44,90,000	13,33,664	31,56,336
7	516.00	90.17	64,28,848	44,08,355	20,20,493
8	607.00	63.89	44,47,719	15,85,327	28,62,392
9	608.00	63.89	44,47,719	15,85,329	28,62,390
10	707.00	63.89	44,00,000	15,66,396	28,33,604
11	708.00	63.89	44,85,053	15,98,635	28,86,418
12	907.00	63.89	44,90,000	14,22,774	30,67,226
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	16,03,223	28,94,703
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	13,21,188	36,76,508
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	13,21,188	36,76,508
30	1006.00	63.89	49,97,696	13,21,188	36,76,508
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	95,238	50,04,762
38	307.00	63.89	44,95,000	4,95,050	39,99,950
39	311 & 312	146.26	1,19,03,194	81,62,287	37,40,907
40	316.00	90.17	60,00,000	95,238	59,04,762
41	415.00	90.17	65,09,209	44,63,454	20,45,755
42	602.00	73.13	44,95,000	10,00,952	34,94,048
43	605.00	63.89	44,97,926	99,010	43,98,916
44	611.00	73.13	60,24,177	9,56,156	50,68,021
45	615.00	90.17	66,69,930	95,238	65,74,692
46	906.00	63.89	44,48,000	16,03,222	28,44,778
47	913.00	90.17	67,01,190	12,86,666	54,14,524
48	1007.00	63.89	50,91,402	95,238	49,96,164
49	1205.00	63.89	44,95,000	99,010	43,95,990
50	1306.00	63.89	44,97,696	99,010	43,98,686
51	801.00	73.13	40,00,000	13,06,934	26,93,066
52	1115.00	90.17	64,28,848	45,74,504	18,54,344
53	1116.00	90.17	65,09,209	44,66,564	20,42,645
54	1201.00	73.13	44,95,000	15,80,386	29,14,614
55	1203.00	73.13	59,53,200	17,60,448	41,92,752
56	1211.00	73.13	57,33,856	39,31,790	18,02,066
57	1214.00	90.17	64,69,029	44,38,984	20,30,045
58	1215.00	90.17	64,69,028	38,57,306	26,11,722
59	1315.00	90.17	64,28,848	45,73,670	18,55,178
60	1316.00	90.17	67,50,290	45,23,322	22,26,968
61	1401.00	73.13	44,50,000	11,21,640	33,28,360
	TOTAL	**4,761.28**	**33,31,64,102.61**	**13,83,54,031.00**	**19,48,10,071.61**

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	308	63.89	25,52,533
19	309	73.13	29,21,690
20	310	73.13	29,21,690
21	401	73.13	29,21,690
22	402	73.13	29,21,690
23	403	73.13	29,21,690
24	404	73.13	29,21,690
25	405	63.89	25,52,533
26	406	63.89	25,52,533
27	408	63.89	25,52,533
28	409	73.13	29,21,690
29	410	73.13	29,21,690
30	411	73.13	29,21,690
31	412	73.13	29,21,690
32	501	73.13	29,21,690
33	502	73.13	29,21,690
34	503	73.13	29,21,690
35	504	73.13	29,21,690
36	505	63.89	25,52,533
37	506	63.89	25,52,533
38	509	73.13	29,21,690
39	510	73.13	29,21,690
40	511	73.13	29,21,690
41	512	73.13	29,21,690
42	601	73.13	29,21,690
43	604	73.13	29,21,690
44	606	63.89	25,52,533
45	609	73.13	29,21,690
46	610	73.13	29,21,690
47	612	73.13	29,21,690
48	701	73.13	29,21,690
49	702	73.13	29,21,690
50	704	73.13	29,21,690
51	705	63.89	25,52,533
52	706	63.89	25,52,533
53	709	73.13	29,21,690
54	710	73.13	29,21,690
55	711	73.13	29,21,690
56	712	73.13	29,21,690
57	802	73.13	29,21,690
58	803	59.45	23,75,146
59	804	73.13	29,21,690
60	805	63.89	25,52,533
61	806	63.89	25,52,533
62	809	73.13	29,21,690
63	810	73.13	29,21,690
64	811	73.13	29,21,690
65	812	59.45	23,75,146
66	902	73.13	29,21,690
67	903	73.13	29,21,690
68	904	73.13	29,21,690
69	905	63.89	25,52,533
70	909	73.13	29,21,690
71	910	73.13	29,21,690
72	912	73.13	29,21,690
73	1002	73.13	29,21,690
74	1004	73.13	29,21,690
75	1008	63.89	25,52,533
76	1009	73.13	29,21,690
77	1010	73.13	29,21,690
78	1011	73.13	29,21,690
79	1012	73.13	29,21,690
80	1102	73.13	29,21,690
81	1104	73.13	29,21,690
82	1105	63.89	25,52,533
83	1106	63.89	25,52,533
84	1107	63.89	25,52,533
85	1108	63.89	25,52,533
86	1109	73.13	29,21,690
87	1110	73.13	29,21,690
88	1202	73.13	29,21,690
89	1204	73.13	29,21,690
90	1206	63.89	25,52,533
91	1207	63.89	25,52,533
92	1208	63.89	25,52,533
93	1209	73.13	29,21,690
94	1210	73.13	29,21,690
95	1212	73.13	29,21,690





96	1301	73.13	29,21,690
97	1302	73.13	29,21,690
98	1304	73.13	29,21,690
99	1305	63.89	25,52,533
100	1307	63.89	25,52,533
101	1308	63.89	25,52,533
102	1309	73.13	29,21,690
103	1310	73.13	29,21,690
104	1311	73.13	29,21,690
105	1312	73.13	29,21,690
106	1402	73.13	29,21,690
107	1403	59.45	23,75,146
108	1404	73.13	29,21,690
109	1405	63.89	25,52,533
110	1406	63.89	25,52,533
111	1407	63.89	25,52,533
112	1409	73.13	29,21,690
113	1410	73.13	29,21,690
114	1411	73.13	29,21,690
115	1412	59.45	23,75,146
116	113	90.17	36,02,472
117	114	90.17	36,02,472
118	213	90.17	36,02,472
119	214	90.17	36,02,472
120	215	90.17	36,02,472
121	216	90.17	36,02,472
122	313	90.17	36,02,472
123	314	90.17	36,02,472
124	315	90.17	36,02,472
125	413	90.17	36,02,472
126	414	90.17	36,02,472
127	513	90.17	36,02,472
128	514	90.17	36,02,472
129	515	90.17	36,02,472
130	613	90.17	36,02,472
131	614	90.17	36,02,472
132	713	90.17	36,02,472
133	714	90.17	36,02,472
134	813	90.17	36,02,472
135	914	90.17	36,02,472
136	1013	90.17	36,02,472
137	1014	90.17	36,02,472
138	1113	90.17	36,02,472
139	1114	90.17	36,02,472
140	1213	90.17	36,02,472
141	1216	90.17	36,02,472
142	1303	73.13	29,21,690
143	1313	90.17	36,02,472
144	1314	90.17	36,02,472
145	1413	90.17	36,02,472
146	1414	90.17	36,02,472
147	1415	83.99	33,55,568
148	1416	90.17	36,02,472
Total		**11021.18**	**44,03,18,197**





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	24,79,34,977.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	20,00,00,000	20,00,00,000	8,76,05,181
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	1,64,50,000
4	Customer Receipts under for Project	52,96,94,300	52,96,94,300	13,79,18,687
5	Total Funds for Project	97,96,94,300	97,96,94,300	48,99,08,845
6	Total Estimated Cost (As per Table A)	97,96,94,300	97,96,94,300	48,99,08,845

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:24177608BKBJMT4229

Agreed and accepted by:





Name:- Dilip Agrawal

R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)
Place:-Nagpur
Date 15-10-2024