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 (Plot No.135,Mohata Nikunj 1st Floor,Canal Road, House No.143/A, Ramdaspeth,Opp Shreeram Bhawan Nagpur-440010)

Sub.:- Certificate of Financial Progress of Work of **RSG WEST-END** MahaRERA Registration Number **P50500049231** being developed by M/s **R Sandesh Infrastructures Private Limited.**

Sir,

This certificate is being issued for RERA compliance for the **RSG WEST-END** having MahaRERA Registration Number **P50500049231** being developed by **R Sandesh Infrastructures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management.

For Quarter Ending 30th June 2023 (1st Qtr FY 2023-24)

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).	17,75,02,500
	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.	76,00,000
	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 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 linked 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	18,51,02,500
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	3,00,00,000
	(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 (including 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.	-
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc payable to any statutory Autiority.	-
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :	-
	Sub-Total of DEVELOPMENT COST	3,00,00,000
	Total Cost of The project (Estimated)	21,51,02,500

FRN-146550W NAGPUR

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).	17,75,02,500
	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.	3,25,000
	c) Incurred Expenditure for 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) 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	17,78,27,500
	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	17,67,536
	(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.	5,53,332
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	
	(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 :-	-
	Sub-Total of DEVELOPMENT COST	23,20,868
3	Total Cost of The project (Actual incurred as on date of certificate)	18,01,48,368
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	83.75
5	Amount which can be withdrawn from the Designated Account.	18,01,48,368
6	Less: Amount withdrawn till date of this certificate from the Designated Account	1,84,95,165
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	16,16,53,203

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

CA. Ankit Talreja
Nagpur
25th September 2023
UDIN 23177608BGSMRQ3873

Date:- 25/11/2023
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)	3,49,54,132
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)	13,32,78,274
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	689.65
	(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	84,48,214
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	14,17,26,488
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)	9,92,08,542

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	2,05,70,833
3	Withdrawals	1,84,95,165
4	Closing Balance	20,75,668

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 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
25th September 2023
UDIN 23177608BGSMRQ3873

Date:- 25/11/2023
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	Plot No. 01	288.82	45,07,832	5,50,000	39,57,832
2	Plot No. 02	281.10	45,71,923	4,51,000	41,20,923
3	Plot No. 03	320.40	57,76,723	-	57,76,723
4	Plot No. 04	381.33	64,64,792	37,35,314	27,29,478
5	Plot No. 05	127.50	17,84,133	3,56,826	14,27,307
6	Plot No. 06	105.00	16,10,563	51,000	15,59,563
7	Plot No. 07	105.00	15,82,308	4,00,000	11,82,308
8	Plot No. 08	105.00	15,71,006	3,14,200	12,56,806
9	Plot No. 09	105.00	15,82,308	3,16,461	12,65,847
10	Plot No. 10	146.03	22,79,200	2,50,000	20,29,200
11	Plot No. 11	127.28	19,18,000	3,83,600	15,34,400
12	Plot No. 12	102.75	15,76,000	3,16,000	12,60,000
13	Plot No. 13	102.75	16,03,700	-	16,03,700
14	Plot No. 14	102.75	16,59,000	-	16,59,000
15	Plot No. 15	102.75	16,59,000	-	16,59,000
16	Plot No. 17	127.50	19,21,374	-	19,21,374
17	Plot No. 18	127.50	18,87,064	5,21,000	13,66,064
18	Plot No. 19	102.75	13,60,380	1,00,000	12,60,380
19	Plot No. 20	102.75	13,60,380	1,00,000	12,60,380
20	Plot No. 21	102.75	15,37,340	3,28,500	12,08,840
21	Plot No. 22	102.75	15,37,340	4,51,000	10,86,340
22	Plot No. 23	102.75	16,50,000	3,80,000	12,70,000
23	Plot No. 24	127.28	17,39,900	3,50,000	13,89,900
24	Plot No. 25	128.03	21,63,640	-	21,63,640
25	Plot No. 26	102.75	16,31,351	3,43,000	12,88,351
26	Plot No. 27	102.75	16,59,000	3,51,000	13,08,000
27	Plot No. 28	102.75	16,59,000	51,000	16,08,000
28	Plot No. 29	102.75	16,03,700	51,000	15,52,700
29	Plot No. 30	102.75	16,03,700	51,000	15,52,700
30	Plot No. 31	127.50	19,89,995	3,98,000	15,91,995
31	Plot No. 32	127.50	16,87,560	4,04,861	12,82,699
32	Plot No. 33	102.75	16,59,000	10,50,000	6,09,000
33	Plot No. 35	102.75	14,04,621	3,26,273	10,78,348
34	Plot No. 36	102.75	16,59,000	1,49,999	15,09,001
35	Plot No. 37	102.75	16,20,291	5,70,000	10,50,291
36	Plot No. 38	129.90	20,97,360	2,60,735	18,36,625
37	Plot No. 39	128.03	19,30,166	10,21,000	9,09,166
38	Plot No. 40	103.50	17,60,230	1,00,000	16,60,230
39	Plot No. 41	103.50	16,15,401	-	16,15,401
40	Plot No. 42	103.50	16,71,000	-	16,71,000
41	Plot No. 43	103.50	16,71,111	50,000	16,21,111
42	Plot No. 44	103.50	13,36,874	7,47,200	5,89,674
43	Plot No. 46	127.12	20,52,000	5,51,000	15,01,000
44	Plot No. 47	103.50	15,81,985	3,20,000	12,61,985
45	Plot No. 48	103.50	16,71,105	3,34,221	13,36,884
46	Plot No. 49	103.50	15,59,600	1,00,000	14,59,600
47	Plot No. 50	103.50	16,43,000	2,96,000	13,47,000
48	Plot No. 51	103.50	15,50,000	2,21,000	13,29,000
49	Plot No. 52	129.53	18,82,252	5,00,000	13,82,252
50	Plot No. 53	132.28	19,93,407	11,01,000	8,92,407
51	Plot No. 54	112.00	16,87,784	6,87,784	10,00,000
52	Plot No. 55	112.00	16,22,000	3,21,000	13,01,000
53	Plot No. 56	112.00	16,22,000	3,25,000	12,97,000
54	Plot No. 57	112.00	16,22,000	2,86,000	13,36,000
55	Plot No. 58	112.00	16,22,000	3,21,000	13,01,000
56	Plot No. 59	130.80	22,24,530	21,000	22,03,530
57	Plot No. 60	129.16	20,85,417	50,000	20,35,417
58	Plot No. 61	112.00	18,08,400	50,000	17,58,400
59	Plot No. 62	112.00	17,48,074	50,000	16,98,074
60	Plot No. 63	112.00	16,99,050	-	16,99,050
61	Plot No. 64	112.00	19,89,174	-	19,89,174
62	Plot No. 65	112.00	14,76,125	1,50,000	13,26,125
63	Plot No. 66	132.28	22,06,983	4,07,000	17,99,983
64	Plot No. 67	132.28	22,06,983	5,10,000	16,96,983
65	Plot No. 68	112.00	18,98,770	-	18,98,770



66	Plot No. 69	112.00	18,98,770	-	18,98,770
67	Plot No. 70	112.00	15,08,625	1,21,000	13,87,625
68	Plot No. 71	112.00	15,08,625	1,21,000	13,87,625
69	Plot No. 72	112.00	18,08,355	13,21,000	4,87,355
70	Plot No. 73	128.80	20,79,600	13,71,000	7,08,600
71	Plot No. 74	128.00	20,25,351	21,000	20,04,351
72	Plot No. 76	112.00	17,99,913	51,000	17,48,913
73	Plot No. 77	112.00	18,08,352	4,00,000	14,08,352
74	Plot No. 78	112.00	18,09,000	11,00,000	7,09,000
75	Plot No. 81	155.25	24,65,000	4,93,000	19,72,000
76	Plot No. 82	120.75	19,23,634	-	19,23,634
77	Plot No. 83	120.75	18,00,000	9,51,000	8,49,000
78	Plot No. 84	120.75	19,49,630	51,000	18,98,630
79	Plot No. 85	120.75	18,84,637	-	18,84,637
80	Plot No. 86	120.75	18,39,152	-	18,39,152
81	Plot No. 87	120.75	18,19,650	3,63,930	14,55,720
82	Plot No. 88	120.75	18,85,000	4,70,000	14,15,000
83	Plot No. 89	120.75	16,89,679	4,70,000	12,19,679
84	Plot No. 90	156.97	21,46,300	2,00,000	19,46,300
	TOTAL	**10,464.67**	**16,26,65,178**	**2,93,86,904**	**13,32,78,274**

Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No. 16	102.750	12,58,688
2	Plot No. 34	102.750	12,58,688
3	Plot No. 45	127.870	15,66,408
4	Plot No. 75	112.000	13,72,000
5	Plot No. 79	112.000	13,72,000
6	Plot No. 80	132.280	16,20,430
		689.65	**84,48,214**

FRN-146550W NAGPUR

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	18,52,82,500	18,52,82,500	1,00,00,000.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	14,07,61,464
4	Customer Receipts under for Project	13,66,40,420	17,11,13,392	2,93,86,904
5	Total Funds for Project	32,19,22,920	35,63,95,892	18,01,48,368
6	Total Estimated Cost (As per Table A)	21,51,02,500	21,51,02,500	18,01,48,368

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 23177608BGSMRQ3873

Agreed and accepted by:

Name:- Dilip Agrawal
Director
R Sandesh Infrastructures Private Limited
Place:-Nagpur
Date:- 25/11/2023