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 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).	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 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	18,51,02,500
	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 (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.	-
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(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

GAD & 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).	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.	47,28,101
	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	18,22,30,601
	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	1,53,83,583
	(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.	9,68,995
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	20,000
	(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	1,63,72,578
3	Total Cost of The project (Actual incurred as on date of certificate)	19,86,03,179
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	92.33
5	Amount which can be withdrawn from the Designated Account.	19,86,03,179
6	Less: Amount withdrawn till date of this certificate from the Designated Account	9,32,56,306
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10,53,46,873

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

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Nagpur
15th October 2024
UDIN : 24177608BKBJJU3361

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)	1,64,99,321
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)	3,79,71,648
3	(i) Balance Unsold area (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	-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,79,71,648
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)	2,65,80,154

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	9,34,64,672
3	Withdrawals	9,32,56,306
4	Closing Balance	2,08,366

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

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Nagpur
15th October 2024
UDIN : 24177608BKBJJU3361

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	Plot No. 1	288.82	45,07,832	45,07,832	-
2	Plot No. 2	281.10	45,71,923	9,14,500	36,57,423
3	Plot No. 3	320.40	57,76,723	57,76,723	-
4	Plot No. 4	381.33	60,54,400	60,54,400	-
5	Plot No. 5	127.50	17,84,133	17,84,133	-
6	Plot No. 6	105.00	16,10,563	3,31,000	12,79,563
7	Plot No. 7	105.00	15,82,308	15,82,308	-
8	Plot No. 8	105.00	15,71,000	15,71,000	-
9	Plot No. 9	105.00	15,82,308	15,82,308	-
10	Plot No. 10	146.03	22,00,613	22,00,613	-
11	Plot No. 11	127.28	19,18,000	19,18,000	-
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. 16	102.75	17,91,720	17,91,720	-
17	Plot No. 17	127.50	19,21,374	19,21,374	-
18	Plot No. 18	127.50	18,87,063	18,87,063	-
19	Plot No. 19	102.75	13,60,380	3,00,000	10,60,380
20	Plot No. 20	102.75	13,60,380	1,00,000	12,60,380
21	Plot No. 21	102.75	15,37,340	15,37,340	-
22	Plot No. 22	102.75	15,37,340	4,51,000	10,86,340
23	Plot No. 23	102.75	16,59,000	16,59,000	-
24	Plot No. 24	127.28	17,39,900	17,39,900	-
25	Plot No. 25	128.03	21,63,640	21,63,640	-
26	Plot No. 26	102.75	16,31,300	3,43,000	12,88,300
27	Plot No. 27	102.75	16,59,000	16,59,000	-
28	Plot No. 28	102.75	16,59,000	16,59,000	-
29	Plot No. 29	102.75	16,03,700	16,03,700	-
30	Plot No. 30	102.75	16,03,700	3,20,741	12,82,959
31	Plot No. 31	127.50	19,89,995	19,89,995	-
32	Plot No. 32	127.50	16,87,560	4,04,861	12,82,699
33	Plot No. 33 & 34	205.50	33,18,000	20,50,000	12,68,000
34	Plot No. 35	102.75	14,04,621	3,26,273	10,78,348
35	Plot No. 36	102.75	16,59,000	3,70,510	12,88,490
36	Plot No. 37	102.75	16,20,291	16,20,291	-
37	Plot No. 38	129.90	20,97,360	20,97,360	-
38	Plot No. 39	128.03	19,30,166	19,30,166	-
39	Plot No. 40	103.50	17,60,230	17,60,230	-
40	Plot No. 41	103.50	16,15,401	16,15,401	-
41	Plot No. 42	103.50	16,71,000	16,71,000	-
42	Plot No. 43	103.50	16,71,000	2,50,000	14,21,000
43	Plot No. 44 & 45	231.37	35,48,900	35,48,900	-
44	Plot No. 46	127.12	20,52,000	20,52,000	-
45	Plot No. 47	103.50	15,81,980	6,21,980	9,60,000
46	Plot No. 48	103.50	16,71,105	16,71,105	-
47	Plot No. 49	103.50	16,43,259	16,43,259	-
48	Plot No. 50	103.50	16,43,000	16,43,000	-
49	Plot No. 51	103.50	15,50,000	3,10,000	12,40,000
50	Plot No. 52	129.53	18,82,251	18,82,251	-
51	Plot No. 53	132.28	19,93,404	19,93,404	-
52	Plot No. 54	112.00	16,87,784	16,87,784	-
53	Plot No. 55	112.00	16,22,000	16,22,000	-
54	Plot No. 56	112.00	16,22,600	16,22,600	-
55	Plot No. 57	112.00	16,22,000	16,22,000	-
56	Plot No. 58	112.00	16,22,000	16,22,000	-
57	Plot No. 59	130.80	21,51,000	21,51,000	-
58	Plot No. 60	129.16	20,85,400	2,00,000	18,85,400
59	Plot No. 61 & 62	224.00	31,34,482	31,34,482	-
60	Plot No. 63	112.00	16,99,050	16,99,050	-
61	Plot No. 64	112.00	19,89,174	3,98,000	15,91,174
62	Plot No. 65	112.00	18,80,673	3,76,000	15,04,673
63	Plot No. 66	132.28	20,28,915	20,28,915	-

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

64	Plot No. 67	132.28	20,29,000	20,29,000	-
65	Plot No. 68	112.00	18,98,757	18,98,479	278
66	Plot No. 69	112.00	18,97,875	18,97,875	-
67	Plot No. 70	112.00	15,08,625	15,08,625	-
68	Plot No. 71	112.00	15,08,625	15,08,625	-
69	Plot No. 72	112.00	18,08,355	18,08,355	-
70	Plot No. 73	128.80	20,79,600	20,79,600	-
71	Plot No. 74	128.000	20,25,351	4,05,070	16,20,281
72	Plot No. 75	112.00	20,19,319	6,05,512	14,13,807
73	Plot No. 76	112.00	18,00,000	18,00,000	-
74	Plot No. 77	112.00	18,08,300	18,08,300	-
75	Plot No. 78	112.00	15,07,500	5,51,000	9,56,500
76	Plot No. 79	112.00	15,07,500	15,07,000	500
77	Plot No. 80	132.28	17,78,750	13,01,000	4,77,750
78	Plot No. 81	155.25	24,65,000	24,65,000	-
79	Plot No. 82	120.75	19,23,634	19,23,634	-
80	Plot No. 83	120.75	18,00,000	18,00,000	-
81	Plot No. 84	120.75	19,49,600	3,90,000	15,59,600
82	Plot No. 85	120.75	18,84,637	3,77,000	15,07,637
83	Plot No. 86	120.75	18,39,146	4,01,000	14,38,146
84	Plot No. 87	120.75	18,19,650	3,63,930	14,55,720
85	Plot No. 88	120.75	18,61,000	18,61,000	-
86	Plot No. 89	120.75	18,61,000	18,61,000	
87	Plot No. 90	156.97	21,46,300	3,00,000	18,46,300
	TOTAL	**11,154.32**	**17,26,35,465**	**13,46,63,817**	**3,79,71,648**

Unsold Inventory

Sr. No.	Plot No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	NIL		
	Total	-	-

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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	2,00,00,000.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	4,41,47,728
4	Customer Receipts under for Project	13,66,40,420	17,26,35,465	13,44,55,451
5	Total Funds for Project	32,19,22,920	35,79,17,965	19,86,03,179
6	Total Estimated Cost (As per Table A)	21,51,02,500	21,51,02,500	19,86,03,179

Table G
Any Comments / Observations of CA

1	NO ADVERSE COMMENTS

Yours Faithfully,
For G A D & Associates
FRN - 146550W

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Partner
M. no. 177608
UDIN : 24177608BKBJJU3361

Agreed and accepted by:

R SANDESH INFRASTRUCTURES PRIVATE LIMITED R SANDESH GROUP

Name:- Dilip Agrawal
Director
R Sandesh Infrastructures Private Limited
Place:-Nagpur
Date:- 15/10/2024