PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp.DhantoliGarden Main Gate, Bhivapurkar Marg, Dhantoli Nagpur-440012
Tel : 0712-2447602,

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Sandeep Dwellers Private Limited
3C, Gulmohar, Temple Road, Civil Lines, Nagpur

Sub: Certificate of Financial Progress of Work of **Swapna-Niketan – A Project by NMC** having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd. (Developer) and The Nagpur Slum Rehabilitation Authority, Nagpur (Land Owner).

Sir,
This certificate is being issued for RERA compliance for **Swapna-Niketan – A Project by NMC** having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd. (Developer) and The Nagpur Slum Rehabilitation Authority, Nagpur (Land Owner) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Aaranyam

Sr No.		Particulars	Estimated Cost
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	12,14,33,514
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	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 development 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Estimated Cost of 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.	-

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	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**12,14,33,514**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	36,97,68,708
	(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	6,16,28,118
	(d)	Estimated Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	1,00,000
	(e)	Interest payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub Total of Development Cost	**43,14,96,826**
2		**Total Cost of the Project (Estimated)**	55,29,30,340

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr No.		Particulars	Amount Incurred
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	12,14,33,514
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	-
	c)	Incurred 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)	Estimated Land paid payable as per annual statement of rates (ASR) for development 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 rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-
		(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-



	ii)	Incurred 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 lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
	iii)	Incurred Cost of 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 estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	**12,14,33,514**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	9,16,34,469
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	10,72,98,068
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	9,16,34,469
	(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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	6,16,281
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interest etc. to any Statutory Authority.	-
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	5,22,172
		Sub Total of Development Cost	**9,27,72,922**
3		Total Incurred Cost of the Project (Actual incurred)	21,42,06,436
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	39%
5		Amount which can be withdrawn from the Designated Account	21,42,06,436
6		Less: Amount withdrawn till date of this certificate from designated bank account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	21,42,06,436

Table C

PARESH JAIRAM TANK & CO. F. No. 139681 W CHARTERED ACCOUNTANTS

Sold Inventory - Statement for calculation of Receivables from the sales of the Real Estate Project

Sr No	Wing	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement	Received Amount	Balance Receivable
1	A1	502	28.21	11,51,845	50,000	11,01,845
2	A2	606	28.21	11,51,845	50,000	11,01,845
			56.42	23,03,690	1,00,000	22,03,690

Unsold Inventory Valuation

Sr. No.	FLAT NO FOR SALE	Carpet Area (in Sq. mts)	Unit Consideration as per (ASR)
1	A1-001	28.21	8,60,179
2	A1-002	28.21	8,60,179
3	A1-003	28.21	8,60,179
4	A1-004	28.21	8,60,179
5	A1-101	28.21	8,60,179
6	A1-102	28.21	8,60,179
7	A1-103	28.21	8,60,179
8	A1-104	28.21	8,60,179
9	A1-105	28.21	8,60,179
10	A1-106	28.21	8,60,179
11	A1-107	28.21	8,60,179
12	A1-108	28.21	8,60,179
13	A1-201	28.21	8,60,179
14	A1-202	28.21	8,60,179
15	A1-203	28.21	8,60,179
16	A1-204	28.21	8,60,179
17	A1-205	28.21	8,60,179
18	A1-206	28.21	8,60,179
19	A1-207	28.21	8,60,179
20	A1-208	28.21	8,60,179
21	A1-301	28.21	8,60,179
22	A1-302	28.21	8,60,179
23	A1-303	28.21	8,60,179
24	A1-304	28.21	8,60,179
25	A1-305	28.21	8,60,179
26	A1-306	28.21	8,60,179
27	A1-307	28.21	8,60,179
28	A1-308	28.21	8,60,179
29	A1-401	28.21	8,60,179
30	A1-402	28.21	8,60,179
31	A1-403	28.21	8,60,179
32	A1-404	28.21	8,60,179
33	A1-405	28.21	8,60,179
34	A1-406	28.21	8,60,179
35	A1-407	28.21	8,60,179
36	A1-408	28.21	8,60,179
37	A1-501	28.21	8,60,179
38	A1-503	28.21	8,60,179
39	A1-504	28.21	8,60,179



40	A1-505	28.21	8,60,179
41	A1-506	28.21	8,60,179
42	A1-507	28.21	8,60,179
43	A1-508	28.21	8,60,179
44	A1-601	28.21	8,60,179
45	A1-602	28.21	8,60,179
46	A1-603	28.21	8,60,179
47	A1-604	28.21	8,60,179
48	A1-605	28.21	8,60,179
49	A1-606	28.21	8,60,179
50	A1-607	28.21	8,60,179
51	A1-608	28.21	8,60,179
52	A1-701	28.21	8,60,179
53	A1-702	28.21	8,60,179
54	A1-703	28.21	8,60,179
55	A1-704	28.21	8,60,179
56	A1-705	28.21	8,60,179
57	A1-706	28.21	8,60,179
58	A1-707	28.21	8,60,179
59	A1-708	28.21	8,60,179
60	A2-001	28.21	8,60,179
61	A2-002	28.21	8,60,179
62	A2-003	28.21	8,60,179
63	A2-004	28.21	8,60,179
64	A2-101	28.21	8,60,179
65	A2-102	28.21	8,60,179
66	A2-103	28.21	8,60,179
67	A2-104	28.21	8,60,179
68	A2-105	28.21	8,60,179
69	A2-106	28.21	8,60,179
70	A2-107	28.21	8,60,179
71	A2-108	28.21	8,60,179
72	A2-201	28.21	8,60,179
73	A2-202	28.21	8,60,179
74	A2-203	28.21	8,60,179
75	A2-204	28.21	8,60,179
76	A2-205	28.21	8,60,179
77	A2-206	28.21	8,60,179
78	A2-207	28.21	8,60,179
79	A2-208	28.21	8,60,179
80	A2-301	28.21	8,60,179
81	A2-302	28.21	8,60,179
82	A2-303	28.21	8,60,179
83	A2-304	28.21	8,60,179
84	A2-305	28.21	8,60,179
85	A2-306	28.21	8,60,179
86	A2-307	28.21	8,60,179
87	A2-308	28.21	8,60,179
88	A2-401	28.21	8,60,179
89	A2-402	28.21	8,60,179
90	A2-403	28.21	8,60,179



91	A2-404	28.21	8,60,179
92	A2-405	28.21	8,60,179
93	A2-406	28.21	8,60,179
94	A2-407	28.21	8,60,179
95	A2-408	28.21	8,60,179
96	A2-501	28.21	8,60,179
97	A2-502	28.21	8,60,179
98	A2-503	28.21	8,60,179
99	A2-504	28.21	8,60,179
100	A2-505	28.21	8,60,179
101	A2-506	28.21	8,60,179
102	A2-507	28.21	8,60,179
103	A2-508	28.21	8,60,179
104	A2-601	28.21	8,60,179
105	A2-602	28.21	8,60,179
106	A2-603	28.21	8,60,179
107	A2-604	28.21	8,60,179
108	A2-605	28.21	8,60,179
109	A2-607	28.21	8,60,179
110	A2-608	28.21	8,60,179
111	A2-701	28.21	8,60,179
112	A2-702	28.21	8,60,179
113	A2-703	28.21	8,60,179
114	A2-704	28.21	8,60,179
115	A2-705	28.21	8,60,179
116	A2-706	28.21	8,60,179
117	A2-707	28.21	8,60,179
118	A2-708	28.21	8,60,179
119	A3-001	28.21	8,60,179
120	A3-002	28.21	8,60,179
121	A3-003	28.21	8,60,179
122	A3-004	28.21	8,60,179
123	A3-101	28.21	8,60,179
124	A3-102	28.21	8,60,179
125	A3-103	28.21	8,60,179
126	A3-104	28.21	8,60,179
127	A3-105	28.21	8,60,179
128	A3-106	28.21	8,60,179
129	A3-107	28.21	8,60,179
130	A3-108	28.21	8,60,179
131	A3-201	28.21	8,60,179
132	A3-202	28.21	8,60,179
133	A3-203	28.21	8,60,179
134	A3-204	28.21	8,60,179
135	A3-205	28.21	8,60,179
136	A3-206	28.21	8,60,179
137	A3-207	28.21	8,60,179
138	A3-208	28.21	8,60,179
139	A3-301	28.21	8,60,179
140	A3-302	28.21	8,60,179
141	A3-303	28.21	8,60,179



142	A3-304	28.21	8,60,179
143	A3-305	28.21	8,60,179
144	A3-306	28.21	8,60,179
145	A3-307	28.21	8,60,179
146	A3-308	28.21	8,60,179
147	A3-401	28.21	8,60,179
148	A3-402	28.21	8,60,179
149	A3-403	28.21	8,60,179
150	A3-404	28.21	8,60,179
151	A3-405	28.21	8,60,179
152	A3-406	28.21	8,60,179
153	A3-407	28.21	8,60,179
154	A3-408	28.21	8,60,179
155	A3-501	28.21	8,60,179
156	A3-502	28.21	8,60,179
157	A3-503	28.21	8,60,179
158	A3-504	28.21	8,60,179
159	A3-505	28.21	8,60,179
160	A3-506	28.21	8,60,179
161	A3-507	28.21	8,60,179
162	A3-508	28.21	8,60,179
163	A3-601	28.21	8,60,179
164	A3-602	28.21	8,60,179
165	A3-603	28.21	8,60,179
166	A3-604	28.21	8,60,179
167	A3-605	28.21	8,60,179
168	A3-606	28.21	8,60,179
169	A3-607	28.21	8,60,179
170	A3-608	28.21	8,60,179
171	A3-701	28.21	8,60,179
172	A3-702	28.21	8,60,179
173	A3-703	28.21	8,60,179
174	A3-704	28.21	8,60,179
175	A3-705	28.21	8,60,179
176	A3-706	28.21	8,60,179
177	A3-707	28.21	8,60,179
178	A3-708	28.21	8,60,179
179	A4-001	28.21	8,60,179
180	A4-002	28.21	8,60,179
181	A4-003	28.21	8,60,179
182	A4-004	28.21	8,60,179
183	A4-101	28.21	8,60,179
184	A4-102	28.21	8,60,179
185	A4-103	28.21	8,60,179
186	A4-104	28.21	8,60,179
187	A4-105	28.21	8,60,179
188	A4-106	28.21	8,60,179
189	A4-107	28.21	8,60,179
190	A4-108	28.21	8,60,179
191	A4-201	28.21	8,60,179
192	A4-202	28.21	8,60,179



193	A4-203	28.21	8,60,179
194	A4-204	28.21	8,60,179
195	A4-205	28.21	8,60,179
196	A4-206	28.21	8,60,179
197	A4-207	28.21	8,60,179
198	A4-208	28.21	8,60,179
199	A4-301	28.21	8,60,179
200	A4-302	28.21	8,60,179
201	A4-303	28.21	8,60,179
202	A4-304	28.21	8,60,179
203	A4-305	28.21	8,60,179
204	A4-306	28.21	8,60,179
205	A4-307	28.21	8,60,179
206	A4-308	28.21	8,60,179
207	A4-401	28.21	8,60,179
208	A4-402	28.21	8,60,179
209	A4-403	28.21	8,60,179
210	A4-404	28.21	8,60,179
211	A4-405	28.21	8,60,179
212	A4-406	28.21	8,60,179
213	A4-407	28.21	8,60,179
214	A4-408	28.21	8,60,179
215	A4-501	28.21	8,60,179
216	A4-502	28.21	8,60,179
217	A4-503	28.21	8,60,179
218	A4-504	28.21	8,60,179
219	A4-505	28.21	8,60,179
220	A4-506	28.21	8,60,179
221	A4-507	28.21	8,60,179
222	A4-508	28.21	8,60,179
223	A4-601	28.21	8,60,179
224	A4-602	28.21	8,60,179
225	A4-603	28.21	8,60,179
226	A4-604	28.21	8,60,179
227	A4-605	28.21	8,60,179
228	A4-606	28.21	8,60,179
229	A4-607	28.21	8,60,179
230	A4-608	28.21	8,60,179
231	A4-701	28.21	8,60,179
232	A4-702	28.21	8,60,179
233	A4-703	28.21	8,60,179
234	A4-704	28.21	8,60,179
235	A4-705	28.21	8,60,179
236	A4-706	28.21	8,60,179
237	A4-707	28.21	8,60,179
238	A4-708	28.21	8,60,179
239	A5-001	28.21	8,60,179
240	A5-002	28.21	8,60,179
241	A5-003	28.21	8,60,179
242	A5-004	28.21	8,60,179
243	A5-101	28.21	8,60,179



244	A5-102	28.21	8,60,179
245	A5-103	28.21	8,60,179
246	A5-104	28.21	8,60,179
247	A5-105	28.21	8,60,179
248	A5-106	28.21	8,60,179
249	A5-107	28.21	8,60,179
250	A5-108	28.21	8,60,179
251	A5-201	28.21	8,60,179
252	A5-202	28.21	8,60,179
253	A5-203	28.21	8,60,179
254	A5-204	28.21	8,60,179
255	A5-205	28.21	8,60,179
256	A5-206	28.21	8,60,179
257	A5-207	28.21	8,60,179
258	A5-208	28.21	8,60,179
259	A5-301	28.21	8,60,179
260	A5-302	28.21	8,60,179
261	A5-303	28.21	8,60,179
262	A5-304	28.21	8,60,179
263	A5-305	28.21	8,60,179
264	A5-306	28.21	8,60,179
265	A5-307	28.21	8,60,179
266	A5-308	28.21	8,60,179
267	A5-401	28.21	8,60,179
268	A5-402	28.21	8,60,179
269	A5-403	28.21	8,60,179
270	A5-404	28.21	8,60,179
271	A5-405	28.21	8,60,179
272	A5-406	28.21	8,60,179
273	A5-407	28.21	8,60,179
274	A5-408	28.21	8,60,179
275	A5-501	28.21	8,60,179
276	A5-502	28.21	8,60,179
277	A5-503	28.21	8,60,179
278	A5-504	28.21	8,60,179
279	A5-505	28.21	8,60,179
280	A5-506	28.21	8,60,179
281	A5-507	28.21	8,60,179
282	A5-508	28.21	8,60,179
283	A5-601	28.21	8,60,179
284	A5-602	28.21	8,60,179
285	A5-603	28.21	8,60,179
286	A5-604	28.21	8,60,179
287	A5-605	28.21	8,60,179
288	A5-606	28.21	8,60,179
289	A5-607	28.21	8,60,179
290	A5-608	28.21	8,60,179
291	A5-701	28.21	8,60,179
292	A5-702	28.21	8,60,179
293	A5-703	28.21	8,60,179
294	A5-704	28.21	8,60,179



295	A5-705	28.21	8,60,179
296	A5-706	28.21	8,60,179
297	A5-707	28.21	8,60,179
298	A5-708	28.21	8,60,179
299	A6-001	28.21	8,60,179
300	A6-002	28.21	8,60,179
301	A6-003	28.21	8,60,179
302	A6-004	28.21	8,60,179
303	A6-101	28.21	8,60,179
304	A6-102	28.21	8,60,179
305	A6-103	28.21	8,60,179
306	A6-104	28.21	8,60,179
307	A6-105	28.21	8,60,179
308	A6-106	28.21	8,60,179
309	A6-107	28.21	8,60,179
310	A6-108	28.21	8,60,179
311	A6-201	28.21	8,60,179
312	A6-202	28.21	8,60,179
313	A6-203	28.21	8,60,179
314	A6-204	28.21	8,60,179
315	A6-205	28.21	8,60,179
316	A6-206	28.21	8,60,179
317	A6-207	28.21	8,60,179
318	A6-208	28.21	8,60,179
319	A6-301	28.21	8,60,179
320	A6-302	28.21	8,60,179
321	A6-303	28.21	8,60,179
322	A6-304	28.21	8,60,179
323	A6-305	28.21	8,60,179
324	A6-306	28.21	8,60,179
325	A6-307	28.21	8,60,179
326	A6-308	28.21	8,60,179
327	A6-401	28.21	8,60,179
328	A6-402	28.21	8,60,179
329	A6-403	28.21	8,60,179
330	A6-404	28.21	8,60,179
331	A6-405	28.21	8,60,179
332	A6-406	28.21	8,60,179
333	A6-407	28.21	8,60,179
334	A6-408	28.21	8,60,179
335	A6-501	28.21	8,60,179
336	A6-502	28.21	8,60,179
337	A6-503	28.21	8,60,179
338	A6-504	28.21	8,60,179
339	A6-505	28.21	8,60,179
340	A6-506	28.21	8,60,179
341	A6-507	28.21	8,60,179
342	A6-508	28.21	8,60,179
343	A6-601	28.21	8,60,179
344	A6-602	28.21	8,60,179
345	A6-603	28.21	8,60,179



346	A6-604	28.21	8,60,179
347	A6-605	28.21	8,60,179
348	A6-606	28.21	8,60,179
349	A6-607	28.21	8,60,179
350	A6-608	28.21	8,60,179
351	A6-701	28.21	8,60,179
352	A6-702	28.21	8,60,179
353	A6-703	28.21	8,60,179
354	A6-704	28.21	8,60,179
355	A6-705	28.21	8,60,179
356	A6-706	28.21	8,60,179
357	A6-707	28.21	8,60,179
358	A6-708	28.21	8,60,179
359	A7-001	28.21	8,60,179
360	A7-002	28.21	8,60,179
361	A7-003	28.21	8,60,179
362	A7-004	28.21	8,60,179
363	A7-101	28.21	8,60,179
364	A7-102	28.21	8,60,179
365	A7-103	28.21	8,60,179
366	A7-104	28.21	8,60,179
367	A7-105	28.21	8,60,179
368	A7-106	28.21	8,60,179
369	A7-107	28.21	8,60,179
370	A7-108	28.21	8,60,179
371	A7-201	28.21	8,60,179
372	A7-202	28.21	8,60,179
373	A7-203	28.21	8,60,179
374	A7-204	28.21	8,60,179
375	A7-205	28.21	8,60,179
376	A7-206	28.21	8,60,179
377	A7-207	28.21	8,60,179
378	A7-208	28.21	8,60,179
379	A7-301	28.21	8,60,179
380	A7-302	28.21	8,60,179
381	A7-303	28.21	8,60,179
382	A7-304	28.21	8,60,179
383	A7-305	28.21	8,60,179
384	A7-306	28.21	8,60,179
385	A7-307	28.21	8,60,179
386	A7-308	28.21	8,60,179
387	A7-401	28.21	8,60,179
388	A7-402	28.21	8,60,179
389	A7-403	28.21	8,60,179
390	A7-404	28.21	8,60,179
391	A7-405	28.21	8,60,179
392	A7-406	28.21	8,60,179
393	A7-407	28.21	8,60,179
394	A7-408	28.21	8,60,179
395	A7-501	28.21	8,60,179
396	A7-502	28.21	8,60,179



397	A7-503	28.21	8,60,179
398	A7-504	28.21	8,60,179
399	A7-505	28.21	8,60,179
400	A7-506	28.21	8,60,179
401	A7-507	28.21	8,60,179
402	A7-508	28.21	8,60,179
403	A7-601	28.21	8,60,179
404	A7-602	28.21	8,60,179
405	A7-603	28.21	8,60,179
406	A7-604	28.21	8,60,179
407	A7-605	28.21	8,60,179
408	A7-606	28.21	8,60,179
409	A7-607	28.21	8,60,179
410	A7-608	28.21	8,60,179
411	A7-701	28.21	8,60,179
412	A7-702	28.21	8,60,179
413	A7-703	28.21	8,60,179
414	A7-704	28.21	8,60,179
415	A7-705	28.21	8,60,179
416	A7-706	28.21	8,60,179
417	A7-707	28.21	8,60,179
418	A7-708	28.21	8,60,179
419	A8-001	28.21	8,60,179
420	A8-002	28.21	8,60,179
421	A8-003	28.21	8,60,179
422	A8-004	28.21	8,60,179
423	A8-101	28.21	8,60,179
424	A8-102	28.21	8,60,179
425	A8-103	28.21	8,60,179
426	A8-104	28.21	8,60,179
427	A8-105	28.21	8,60,179
428	A8-106	28.21	8,60,179
429	A8-107	28.21	8,60,179
430	A8-108	28.21	8,60,179
431	A8-201	28.21	8,60,179
432	A8-202	28.21	8,60,179
433	A8-203	28.21	8,60,179
434	A8-204	28.21	8,60,179
435	A8-205	28.21	8,60,179
436	A8-206	28.21	8,60,179
437	A8-207	28.21	8,60,179
438	A8-208	28.21	8,60,179
439	A8-301	28.21	8,60,179
440	A8-302	28.21	8,60,179
441	A8-303	28.21	8,60,179
442	A8-304	28.21	8,60,179
443	A8-305	28.21	8,60,179
444	A8-306	28.21	8,60,179
445	A8-307	28.21	8,60,179
446	A8-308	28.21	8,60,179
447	A8-401	28.21	8,60,179

PARESH JAIRAM TANK & CO. F. No. 139681 W CHARTERED ACCOUNTANTS

448	A8-402	28.21	8,60,179
449	A8-403	28.21	8,60,179
450	A8-404	28.21	8,60,179
451	A8-405	28.21	8,60,179
452	A8-406	28.21	8,60,179
453	A8-407	28.21	8,60,179
454	A8-408	28.21	8,60,179
455	A8-501	28.21	8,60,179
456	A8-502	28.21	8,60,179
457	A8-503	28.21	8,60,179
458	A8-504	28.21	8,60,179
459	A8-505	28.21	8,60,179
460	A8-506	28.21	8,60,179
461	A8-507	28.21	8,60,179
462	A8-508	28.21	8,60,179
463	A8-601	28.21	8,60,179
464	A8-602	28.21	8,60,179
465	A8-603	28.21	8,60,179
466	A8-604	28.21	8,60,179
467	A8-605	28.21	8,60,179
468	A8-606	28.21	8,60,179
469	A8-607	28.21	8,60,179
470	A8-608	28.21	8,60,179
471	A8-701	28.21	8,60,179
472	A8-702	28.21	8,60,179
473	A8-703	28.21	8,60,179
474	A8-704	28.21	8,60,179
475	A8-705	28.21	8,60,179
476	A8-706	28.21	8,60,179
477	A8-707	28.21	8,60,179
478	A8-708	28.21	8,60,179
	Total	13,484.38	41,11,65,715



Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	33,87,23,904
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)	22,03,690
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	13,484.38
	(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.	41,11,65,715
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	41,33,69,405
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	70%

Table E - Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 Ms. Sandeep Dwellers Pvt. Ltd. has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F - Means Of Finance

Sr No.	Particulars	Estimated (At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	12,14,33,514	12,14,33,514	12,14,33,514
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts Used for The Project	43,14,96,826	43,14,96,826	43,14,96,826
5	Total Fund for The Project	55,29,30,340	55,29,30,340	55,29,30,340
6	Total Estimated Cost (As per Table A)	55,29,30,340	55,29,30,340	55,29,30,340

Table G

Sr.	Comments
1	NA

Agreed and accepted by:

For Sandeep Dwellers Pvt. Ltd.

Director

For M/s. Sandeep Dwellers Pvt. Ltd.
Gaurav Agarwala

Dated – 10/01/2024

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

PARESH JAIRAM TANK & CO. F. No. 139681 W CHARTERED ACCOUNTANTS

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 24103605BKEBCV5358
UDIN Date – 10/01/2024