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.

SwapnaNiketan

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	-

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	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	14,02,66,871
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	16,84,02,190
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	14,02,66,871
	(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	**14,14,05,325**
3		Total Incurred Cost of the Project (Actual incurred)	26,28,38,838
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	48%
5		Amount which can be withdrawn from the Designated Account	26,28,38,838
6		Less: Amount withdrawn till date of this certificate from designated bank account	10,71,53,492
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	15,56,85,346

Table C

Sold Inventory As per Annexure A

Statement for calculation of Receivables from the sales of the Real Estate Project

No. of Flats	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement	Received Amount*	Balance Receivable
480	13,540.80	55,28,85,600	10,71,53,492	44,57,32,108

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Unsold Inventory Valuation

No. of Flats	Carpet Area (in Sq. mts)	Unit Consideration as per (ASR)
0	-	-

*Amount received by SDPL has been considered as booking amount received and withdrawn.

Table D - Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	29,00,91,501
2	Balance amount of receivables from sold apartments as per Table C of this cerlificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	44,57,32,108
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)]	44,57,32,108
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	10,71,53,492
3	Withdrawals	10,71,53,492
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	15,56,85,346
2	Total Borrowed Funds (secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate	-	-	-
4	Customer Receipts Used for The Project	43,14,96,826	43,14,96,826	10,71,53,492
5	Total Fund for The Project	55,29,30,340	55,29,30,340	26,28,38,838
6	Total Estimated Cost (As per Table A)	55,29,30,340	55,29,30,340	

Table G

Sr.	Comments
1	NA

Agreed and accepted by:

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

Dated –

SANDEEP DWELLERS PVT. LTD. 3-C GULMOHAR TEMPLE RD., CIVIL LINES NAGPUR

Yours Faithfully
For Paresh Jairam Tank & Co.
Chartered Accountants

Paresh Jairam Tank & Co. F. No. 139681W Chartered Accountants

Paresh Jairam Tank
(Partner)
Membership No. 103605
UDIN - 24103605BKEBEG7303

UDIN DATE - 20/04/2024.