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

Sub.:- Certificate of Financial Progress of Work of RSG TOWN MahaRERA Registration Number P50500049658 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt

Sir,

This certificate is being issued for RERA compliance for the RSG TOWN having MahaRERA Registration Number P50500049658 being developed by M/s R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS
For Qurter Ending 30th June 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)
I	Land Cost	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	22,85,00,000
	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.	1,73,05,075
	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	1,64,33,620
	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	26,22,38,695
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	5,79,15,059
	(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.	79,41,636
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	60,750
	(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	6,59,17,445
	Total Cost of The project (Estimated)	32,81,56,140

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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).	22,85,00,000
	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.	1,73,86,075
	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	1,64,33,620
	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	26,23,19,695
	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	3,80,07,749
	(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.	20,48,153
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	8,86,977
	(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	4,09,42,879
3	Total Cost of The project (Actual incurred as on date of certificate)	30,32,62,574
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	92.41
5	Amount which can be withdrawn from the Designated Account.	30,32,62,574
6	Less: Amount withdrawn till date of this certificate from the Designated Account	7,77,41,724
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	22,55,20,850

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



CA. Ankit Talreja
Nagpur
04 July 2024
UDIN:24177608BKBJFG3921

Date:- 04-07-2024
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.3	422.91	85,59,989	2,00,000	83,59,989
2	Plot No.5	407.42	78,93,844	21,00,000	57,93,844
3	Plot No.6	416.17	80,63,377	5,00,000	75,63,377
4	Plot No.76	220.70	42,76,008	42,76,008	-
5	Plot No.107	134.77	21,75,979	21,75,979	-
6	Plot No.108	60.28	10,96,980	10,96,980	-
7	Plot No.109	108.35	17,49,400	17,49,400	-
8	Plot No.110	198.24	32,01,000	32,01,000	-
9	Plot No.17	100.00	19,37,520	51,000	18,86,520
10	Plot No.19	100.00	19,37,520	19,37,520	-
11	Plot No.18	100.00	19,37,520	51,000	18,86,520
12	Plot No.20	100.00	16,14,600	16,14,600	-
13	Plot No.21	100.00	19,37,520	51,000	18,86,520
14	Plot No.22	100.00	25,83,400	25,83,000	400
15	Plot No.23	100.00	19,37,520	12,51,000	6,86,520
16	Plot No.24	100.00	19,37,520	51,000	18,86,520
17	Plot No.25	100.00	13,99,320	13,99,320	-
18	Plot No.26	172.76	44,62,900	44,62,900	-
19	Plot No.27	164.92	42,60,350	42,60,350	-
20	Plot No.28	98.40	19,06,520	6,30,001	12,76,519
21	Plot No.29	98.40	19,06,520	4,76,550	14,29,970
22	Plot No.30	98.40	19,06,519	4,76,550	14,29,969
23	Plot No.31	98.40	19,06,520	5,01,000	14,05,520
24	Plot No.32	98.40	22,25,001	22,25,001	-
25	Plot No.33	98.40	19,06,520	5,10,000	13,96,520
26	Plot No.34	125.60	30,42,000	30,42,000	-
27	Plot No.35	125.60	20,27,850	20,27,850	-
28	Plot No.37	98.40	19,06,520	5,01,000	14,05,520
29	Plot No.40	98.40	19,06,520	6,43,201	12,63,319
30	Plot No.42	200.00	48,43,800	48,43,800	-
31	Plot No.43	200.00	38,75,040	11,00,000	27,75,040
32	Plot No.44	98.40	19,06,520	10,51,000	8,55,520
33	Plot No.45	98.40	19,06,520	15,88,800	3,17,720
34	Plot No.47	98.40	23,83,150	23,83,150	-
35	Plot No.48	98.40	23,83,150	23,83,150	-
36	Plot No.49	98.40	23,83,150	23,83,150	-
37	Plot No.50	129.60	31,38,800	31,38,800	-
38	Plot No.51	129.60	31,38,800	31,38,800	-
39	Plot No.52	98.40	19,06,520	17,47,350	1,59,170
40	Plot No.53	98.40	23,83,200	23,83,200	-
41	Plot No.54	98.40	23,83,150	23,83,150	-
42	Plot No.55	98.40	23,83,150	23,83,150	-
43	Plot No.56	98.40	24,55,566	24,55,566	-
44	Plot No.57	98.40	24,55,566	24,55,566	
45	Plot No.58	164.92	41,15,568	41,15,568	
46	Plot No.59	377.63	81,30,000	81,30,000	-
47	Plot No.61	151.88	28,61,000	28,61,000	-
48	Plot No.62	151.88	29,43,000	29,43,000	-
49	Plot No.74	156.94	25,34,000	25,34,000	-
50	Plot No.75	220.70	42,76,107	1,00,000	41,76,107
51	Plot No.90	171.28	27,66,000	27,66,000	-

Ankit

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

52	Plot No.91	133.70	18,71,000	18,71,000	-
53	Plot No.92	134.77	26,11,196	26,11,196	-
54	Plot No.95	134.77	32,64,000	32,64,000	-
	TOTAL	**7,784.99**	**15,89,00,710.00**	**11,10,59,606.00**	**4,78,41,104**

Unsold Inventory

Ready Recknor Rate as on the date of CertificateOf the

Residential premises Rs 7500 per sm. at Carpet Area

Sr. No.	Row House No.	Plot Area (in Sq Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Plot No.1	1,432.61	1,07,44,575
2	Plot No.2	261.41	19,60,575
3	Plot No.4	398.54	29,89,050
4	Plot No.7	424.97	31,87,275
5	Plot No.8	433.80	32,53,500
6	Plot No.9	459.82	34,48,650
7	Plot No.10	472.20	35,41,500
8	Plot No.11	414.88	31,11,600
9	Plot No.12	424.42	31,83,150
10	Plot No.13	428.73	32,15,475
11	Plot No.14	435.60	32,67,000
12	Plot No.15	442.50	33,18,750
13	Plot No.16	148.66	11,14,950
14	Plot No.36	98.40	7,38,000
15	Plot No.38	98.40	7,38,000
16	Plot No.39	98.40	7,38,000
17	Plot No.46	98.40	7,38,000
18	Plot No.41	98.40	7,38,000
19	Plot No.60	182.25	13,66,875
20	Plot No.63	151.88	11,39,100
21	Plot No.64	151.88	11,39,100
22	Plot No.65	151.88	11,39,100
23	Plot No.66	228.64	17,14,800
24	Plot No.67	228.64	17,14,800
25	Plot No.68	156.94	11,77,050
26	Plot No.69	156.94	11,77,050
27	Plot No.70	156.94	11,77,050
28	Plot No.71	156.94	11,77,050
29	Plot No.72	156.94	11,77,050
30	Plot No.73	156.94	11,77,050
31	Plot No.77	218.40	16,38,000
32	Plot No.78	218.40	16,38,000
33	Plot No.79	218.40	16,38,000
34	Plot No.80	218.40	16,38,000
35	Plot No.81	218.40	16,38,000
36	Plot No.82	235.20	17,64,000
37	Plot No.83	235.20	17,64,000
38	Plot No.84	218.40	16,38,000
39	Plot No.85	218.40	16,38,000
40	Plot No.86	218.40	16,38,000
41	Plot No.87	218.40	16,38,000
42	Plot No.88	218.40	16,38,000
43	Plot No.89	220.70	16,55,250
44	Plot No.93	134.77	10,10,775
45	Plot No.94	134.77	10,10,775
46	Plot No.96	134.77	10,10,775
47	Plot No.97	134.77	10,10,775
48	Plot No.98	134.77	10,10,775
49	Plot No.99	134.77	10,10,775
50	Plot No.100	134.77	10,10,775
51	Plot No.101	134.77	10,10,775
52	Plot No.102	134.77	10,10,775

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

56	Plot No.106	134.77	10,10,775
57	Plot No.111	166.99	12,52,425
58	Plot No.112	151.81	11,38,575
59	Plot No.113	99.51	7,46,325
60	Plot No.114	99.46	7,45,950
61	Plot No.115	99.45	7,45,875
62	Plot No.116	99.42	7,45,650
63	Plot No.117	99.39	7,45,425
64	Plot No.118	99.36	7,45,200
65	Plot No.119	99.33	7,44,975
66	Plot No.120	99.29	7,44,675
67	Plot No.121	124.07	9,30,525
68	Plot No.122	124.03	9,30,225
69	Plot No.123	99.19	7,43,925
70	Plot No.124	99.15	7,43,625
71	Plot No.125	99.12	7,43,400
72	Plot No.126	99.09	7,43,175
73	Plot No.127	99.06	7,42,950
74	Plot No.128	99.03	7,42,725
75	Plot No.129	99.00	7,42,500
76	Plot No.130	170.24	12,76,800
77	Plot No.131	175.79	13,18,425
78	Plot No.132	98.21	7,36,575
79	Plot No.133	98.18	7,36,350
80	Plot No.134	98.15	7,36,125
81	Plot No.135	98.12	7,35,900
82	Plot No.136	98.09	7,35,675
83	Plot No.137	98.06	7,35,450
84	Plot No.138	98.03	7,35,225
85	Plot No.139	98.00	7,35,000
86	Plot No.140	97.97	7,34,775
87	Plot No.141	189.56	14,21,700
	Total	**16,808.21**	**12,60,61,575**

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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)	2,48,93,566
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)	4,78,41,104
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	16,808.21
	(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	12,60,61,575
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	17,39,02,679
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)	12,17,31,875

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	7,77,41,724
3	Withdrawals	7,77,41,724
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 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

GAD & ASSOCIATES FRN-146550W NAGPUR *Chartered Accountants*

CA. Ankit Talreja
Nagpur
04 July 2024
UDIN:24177608BKBJFG3921

Date:- 04-07-2024
Place:-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	7,00,00,000	7,00,00,000	5,17,48,127.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	20,00,00,000	20,00,00,000	14,04,54,841
4	Customer Receipts under for Project	17,08,62,804	12,68,38,379	11,10,59,606
5	Total Funds for Project	44,08,62,804	39,68,38,379	30,32,62,574
6	Total Estimated Cost (As per Table A)	32,81,56,140	32,81,56,140	30,32,62,574

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:24177608BKBJFG3921

Agreed and accepted by:

R SANDESH INFRASTRUCTURES PRIVATE LIMITED R.SANDESH RG GROUP

Name:- Dilip Agrawal

R SANDESH INFRASTRUCTURES PRIVATE LIMITED (PREVIOUSLY KNOWN AS Sandesh Infrastructures Pvt Ltd)
Place:-Nagpur
Date 04-07-2024