



PARESH JAIRAM TANK & CO
CHARTERED ACCOUNTANTS

Off : 101, Laxminarayan Enclave, Opp.Dhantoli Garden 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 Aaranyam Wanjara – A project by SDPL having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd. and 3 Others.

Sir,
This certificate is being issued for RERA compliance for Aaranyam Wanjara – A project by SDPL having MahaRERA Registration Number - To be applied for being developed by M/s. Sandeep Dwellers Pvt. Ltd. and 3 Others and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Sr No.	Particulars	Estimated Cost
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	15,01,16,817
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.	50,00,000
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 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.	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of LAND COST Rs	15,51,16,817
	ii)	Development Cost / Cost of Construction:	
	(a)	Estimated Cost of Construction as certified by Engineer	
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	2,23,79,950
	(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.	63,94,271
	(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	2,88,74,221
2		Total Cost of the Project (Estimated)	18,39,91,038

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).	15,01,16,817
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.	50,00,000
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 lieu 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	15,51,16,817
ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	-
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	-
(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.	-
(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;	-
	Sub Total of Development Cost	-
3	Total Incurred Cost of the Project (Actual incurred)	15,51,16,817
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	84%
5	Amount which can be withdrawn from the Designated Account	13,07,73,907

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	13,07,73,907

Table C

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
Nil	Nil	Nil	Nil	Nil	Nil	Nil

Unsold Inventory Valuation

Sr. No.	Plot No	Carpet Area (in Sq. mts)	Unit Consideration as per (ASR)
1	B	680.52	61,72,344
3	1	1,495.00	1,35,59,677
4	2	1,842.11	1,67,07,956
5	3	1,690.73	1,53,34,912
6	4	105.32	9,55,271
7	5	100.00	9,07,000
8	6	100.00	9,07,000
9	7	120.34	10,91,520
10	8	96.88	8,78,656
11	9	96.88	8,78,656
12	10	250.00	22,67,500
13	11	250.00	22,67,500
14	12	96.88	8,78,656
15	13	96.88	8,78,656
16	14	120.34	10,91,520
2	15	1,278.25	1,15,93,737
17	16	140.73	12,76,385
18	17	96.88	8,78,656
19	18	96.88	8,78,656
20	19	96.88	8,78,656
21	20	96.88	8,78,656
22	21	96.88	8,78,656
23	22	125.00	11,33,750
24	23	125.00	11,33,768
25	24	96.88	8,78,693
26	25	96.88	8,78,720
27	26	96.88	8,78,738
28	27	96.88	8,78,720
29	28	132.27	11,99,698
30	29	93.51	8,48,154
31	30	96.88	8,78,656

32	31	96.88	8,78,656
33	32	96.88	8,78,656
34	33	96.88	8,78,656
35	34	125.00	11,33,750
36	35	125.00	11,33,750
37	36	96.87	8,78,647
38	37	96.87	8,78,647
39	38	96.87	8,78,647
40	39	85.05	7,71,413
41	40	143.17	12,98,579
42	41	96.88	8,78,656
43	42	96.88	8,78,656
44	43	125.00	11,33,750
45	44	111.11	10,07,731
46	45	80.90	7,33,745
47	46	77.53	7,03,170
48	47	74.16	6,72,604
49	48	70.79	6,42,029
50	49	82.74	7,50,406
Total		11,880.85	10,77,59,273

Table D - Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	2,88,74,221
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	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	11,880.85
	(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.	10,77,59,273
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	10,77,59,273
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	-
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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	15,51,16,817	15,51,16,817	15,51,16,817
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	2,88,74,221	2,88,74,221	2,88,74,221
5	Total Fund for The Project	18,39,91,038	18,39,91,038	18,39,91,038
6	Total Estimated Cost (As per Table A)	18,39,91,038	18,39,91,038	18,39,91,038

Table G

Sr.	Comments
1	NA

Agreed and accepted by:

Gaurav

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

Dated – 24-03-2025



Yours Faithfully
For Paresch Jairam Tank & Co.
Chartered Accountants

Akshay

CA Akshay Nandakishor Yawalkar
(Partner)
Membership No. 620043
UDIN - 25620043BMJNYX1383