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AMIT A. AGRAWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account))

Date: 15-02-2023

To: SACCHIDANAND REALITIES, SHOP NO. 3, SANCHAYANI COMPLEX, RANAPRATAP NAGAR, TRIMURTI NAGAR, NAGPUR-440022

Subject: Certificate of Financial Progress of Work of MAYA NAGARI PARK 1 having MahaRERA Registration Number _____NA_____ (Only applicable after project registration) being developed by SACCHIDANAND REALITIES.

Sir,

This certificate is being issued for RERA compliance for the MAYA NAGARI PARK 1 having MahaRERA Registration Number _____NA_____ (Only applicable after project registration)being developed by SACCHIDANAND REALITIES and is based on the records and documents produced before me and explainations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)

Sr No.		Particulars	Estimated Cost (At the time of registration of Project)(INR)
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	22,237,000
	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/UT Adminstration or any Statutory Authority.	17,267,370
	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	2,210,520
	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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	**41,714,890**
ii)	**Development Cost / Cost of Construction:**		92,908,703
	(a)	Estimated Cost of Construction as certified by Engineer	-
	(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, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed 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)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	92,908,703
		Sub Total of Development Cost	**134,623,593**
		Total Cost of the Project (Estimated)	

Amit A. Agrawal & Associates * Chartered Accountants *

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		Particulars	Amount (INR) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	22,237,000
	b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	17,267,370
	c)	Incurred Expensditure for Acquisition 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	2,210,520
	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 infrastructure for the same as certified by Engineer.	-
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified 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 accomodation or rent in lieu of Transit accomodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
	iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid 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	**41,714,890**
2	**Development Cost / Cost of Construction:**		51,000,000
	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(i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), 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 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	**51,000,000**
		Total Cost of the Project (Incurred)	**92,714,890**

3		Total Cost of the Project (Actual incurred as on date of certificate)	92,714,890
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	68.87%
5		Amount which can be withdrawn from the Designated Account	92,714,890
6		Less: Amount withdrawn till date of this certificate from Designated Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	92,714,890

*Pass through charges or indirect taxes not included in incurred cost of the project

Amit A. Agrawal & Associates ★ Chartered Accountants ★

Table C - Statement of calculation of receivables from Sale of the Real Estate project

Sold Inventory

Sr. No	Floor No.	Carpet Area (Sq. Mtrs)	Unit Conisderation as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	-	-	-	-	-
		Total	-	-	-

Unsold Inventory

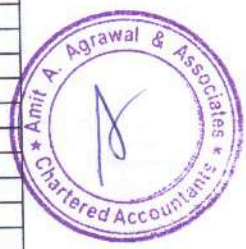
Sr. No	Plot No.	Plotabble Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	1	261.270	640,112
2	2	264.880	648,956
3	3	267.800	656,110
4	4	270.450	662,603
5	5	273.000	668,850
6	6	275.640	675,318
7	7	278.530	682,399
8	8	281.780	690,361
9	9	284.600	697,270
10	10	287.300	703,885
11	11	289.900	710,255
12	12	292.180	715,841
13	13	380.330	931,809
14	14	127.500	312,375
15	15	120.000	294,000
16	16	120.000	294,000
17	17	120.000	294,000
18	18	120.000	294,000
19	19	120.000	294,000
20	20	120.000	294,000
21	21	120.000	294,000
22	22	127.500	312,375
23	23	127.500	312,375
24	24	120.000	294,000
25	25	120.000	294,000
26	26	120.000	294,000
27	27	120.000	294,000
28	28	120.000	294,000
29	29	120.000	294,000
30	30	127.500	312,375
31	31	271.640	665,518
32	32	354.100	867,545
33	33	376.280	921,886
34	34	367.580	900,571
35	35	358.880	879,256
36	36	350.540	858,823
37	37	342.200	838,390
38	38	333.500	817,075
39	39	324.800	795,760
40	40	315.740	773,563
41	41	306.310	750,460
42	42	296.530	726,499
43	43	286.740	702,513
44	44	277.310	679,410
45	45	306.910	751,930
46	46	269.860	661,157
47	47	127.500	312,375
48	48	120.000	294,000
49	49	120.000	294,000
50	50	120.000	294,000
51	51	120.000	294,000
52	52	120.000	294,000
53	53	120.000	294,000
54	54	120.000	294,000
55	55	120.000	294,000
56	56	127.500	312,375
57	57	127.500	312,375
58	58	120.000	294,000
59	59	120.000	294,000
60	60	120.000	294,000
61	61	120.000	294,000
62	62	120.000	294,000
63	63	120.000	294,000
64	64	120.000	294,000
65	65	120.000	294,000
66	66	120.000	294,000
67	67	127.500	312,375
68	68	257.390	630,606
69	69	293.690	719,541
70	70	286.450	701,803
71	71	296.220	725,739



72	72	136.280	333,886
73	73	72.000	176,400
74	74	72.000	176,400
75	75	72.000	176,400
76	76	72.000	176,400
77	77	72.000	176,400
78	78	125.480	307,426
79	79	125.480	307,426
80	80	72.000	176,400
81	81	72.000	176,400
82	82	72.000	176,400
83	83	72.000	176,400
84	84	72.000	176,400
85	85	136.280	333,886
86	86	136.280	333,886
87	87	72.000	176,400
88	88	72.000	176,400
89	89	72.000	176,400
90	90	72.000	176,400
91	91	72.000	176,400
92	92	125.480	307,426
93	93	125.480	307,426
94	94	72.000	176,400
95	95	72.000	176,400
96	96	72.000	176,400
97	97	72.000	176,400
98	98	72.000	176,400
99	99	136.280	333,886
100	100	136.280	333,886
101	101	72.000	176,400
102	102	72.000	176,400
103	103	72.000	176,400
104	104	72.000	176,400
105	105	72.000	176,400
106	106	125.480	307,426
107	107	125.480	307,426
108	108	72.000	176,400
109	109	72.000	176,400
110	110	72.000	176,400
111	111	72.000	176,400
112	112	72.000	176,400
113	113	136.280	333,886
114	114	136.280	333,886
115	115	72.000	176,400
116	116	72.000	176,400
117	117	72.000	176,400
118	118	72.000	176,400
119	119	72.000	176,400
120	120	125.480	307,426
121	121	127.280	311,836
122	122	97.500	238,875
123	123	97.500	238,875
124	124	97.500	238,875
125	125	97.500	238,875
126	126	97.500	238,875
127	127	166.280	407,386
128	128	166.280	407,386
129	129	97.500	238,875
130	130	97.500	238,875
131	131	97.500	238,875
132	132	97.500	238,875
133	133	97.500	238,875
134	134	127.280	311,836
135	135	127.280	311,836
136	136	97.500	238,875
137	137	97.500	238,875
138	138	97.500	238,875
139	139	97.500	238,875
140	140	97.500	238,875
141	141	166.280	407,386
142	142	369.030	904,124
143	143	317.630	778,194
144	144	260.450	638,103
145	145	262.740	643,713
146	146	259.200	635,040
147	147	267.300	654,885
148	148	275.400	674,730
149	149	283.500	694,575
150	150	292.820	717,409
151	151	304.800	746,760
152	152	317.100	776,895
153	153	372.170	911,817

Amit A. Agrawal & Associates
Chartered Accountants

154	154	125.250	306,863
155	155	112.500	275,625
156	156	112.500	275,625
157	157	112.500	275,625
158	158	112.500	275,625
159	159	112.500	275,625
160	160	112.500	275,625
161	161	127.500	312,375
162	162	127.500	312,375
163	163	112.500	275,625
164	164	112.500	275,625
165	165	112.500	275,625
166	166	112.500	275,625
167	167	158.030	387,174
168	168	152.030	372,474
169	169	99.000	242,550
170	170	99.000	242,550
171	171	99.000	242,550
172	172	99.000	242,550
173	173	99.000	242,550
174	174	99.000	242,550
175	175	127.500	312,375
176	176	127.500	312,375
177	177	99.000	242,550
178	178	99.000	242,550
179	179	99.000	242,550
180	180	99.000	242,550
181	181	134.410	329,305
182	182	141.160	345,842
183	183	99.000	242,550
184	184	99.000	242,550
185	185	99.000	242,550
186	186	99.000	242,550
187	187	127.500	312,375
188	188	127.500	312,375
189	189	99.000	242,550
190	190	99.000	242,550
191	191	99.000	242,550
192	192	99.000	242,550
193	193	99.000	242,550
194	194	99.000	242,550
195	195	152.030	372,474
196	196	258.890	634,281
197	197	268.500	657,825
198	198	268.500	657,825
199	199	258.890	634,281
200	200	157.280	385,336
201	201	99.000	242,550
202	202	99.000	242,550
203	203	99.000	242,550
204	204	99.000	242,550
205	205	99.000	242,550
206	206	99.000	242,550
207	207	132.530	324,699
208	208	132.530	324,699
209	209	99.000	242,550
210	210	99.000	242,550
211	211	99.000	242,550
212	212	99.000	242,550
213	213	99.000	242,550
214	214	99.000	242,550
215	215	157.280	385,336
216	216	157.280	385,336
217	217	99.000	242,550
218	218	99.000	242,550
219	219	99.000	242,550
220	220	99.000	242,550
221	221	99.000	242,550
222	222	99.000	242,550
223	223	132.530	324,699
224	224	132.530	324,699
225	225	99.000	242,550
226	226	99.000	242,550
227	227	99.000	242,550
228	228	99.000	242,550
229	229	99.000	242,550
230	230	99.000	242,550
231	231	157.280	385,336
232	232	157.280	385,336
233	233	99.000	242,550
234	234	99.000	242,550
235	235	99.000	242,550



236	236	99.000	242,550
237	237	99.000	242,550
238	238	99.000	242,550
239	239	132.530	324,699
240	240	132.530	324,699
241	241	99.000	242,550
242	242	99.000	242,550
243	243	99.000	242,550
244	244	99.000	242,550
245	245	99.000	242,550
246	246	99.000	242,550
247	247	157.280	385,336
248	248	157.280	385,336
249	249	99.000	242,550
250	250	99.000	242,550
251	251	99.000	242,550
252	252	99.000	242,550
253	253	99.000	242,550
254	254	99.000	242,550
255	255	132.530	324,699
256	256	138.830	340,134
257	257	120.890	296,181
258	258	128.790	315,536
259	259	136.690	334,891
260	260	144.590	354,246
261	261	164.830	403,834
262	262	155.980	382,151
263	263	125.000	306,250
264	264	67.500	165,375
265	265	67.500	165,375
266	266	67.500	165,375
267	267	67.500	165,375
268	268	67.500	165,375
269	269	67.500	165,375
270	270	67.500	165,375
271	271	67.500	165,375
272	272	125.000	306,250
273	273	125.000	306,250
274	274	67.500	165,375
275	275	67.500	165,375
276	276	67.500	165,375
277	277	67.500	165,375
278	278	67.500	165,375
279	279	67.500	165,375
280	280	67.500	165,375
281	281	67.500	165,375
282	282	132.280	324,086
283	283	142.280	348,586
284	284	75.000	183,750
285	285	75.000	183,750
286	286	75.000	183,750
287	287	75.000	183,750
288	288	75.000	183,750
289	289	75.000	183,750
290	290	75.000	183,750
291	291	75.000	183,750
292	292	125.000	306,250
293	293	125.000	306,250
294	294	75.000	183,750
295	295	75.000	183,750
296	296	75.000	183,750
297	297	75.000	183,750
298	298	75.000	183,750
299	299	75.000	183,750
300	300	75.000	183,750
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302	302	142.280	348,586
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308	308	75.000	183,750
309	309	75.000	183,750
310	310	75.000	183,750
311	311	75.000	183,750
312	312	125.000	306,250
313	313	125.000	306,250
314	314	75.000	183,750
315	315	75.000	183,750
316	316	75.000	183,750
317	317	75.000	183,750

