Block No. 401, 4th Floor, Shree Govindraj Heights, Opp Hotel Woodland, Central Avenue Road, Gitanjali Sq., Nagpur - 440018

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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:		22,237,000
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	17,267,370
	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.	-
	c)	Estimated Acquisition cost of TDR (if any)	2,210,520
	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 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;	-
		Sub Total of Development Cost	**92,908,703**
		Total Cost of the Project (Estimated)	**134,623,593**

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:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	51,000,000
		(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



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	

Amit A. Agrawal & Associates * Chartered Accountants *

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
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
9	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
301	301	75.000	183,750
302	302	142.280	348,586
303	303	142.280	348,586
304	304	75.000	183,750
305	305	75.000	183,750
306	306	75.000	183,750
307	307	75.000	183,750
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
318	318	75.000	183,750
319	319	75.000	183,750
320	320	75.000	183,750
321	321	75.000	183,750
322	322	142.280	348,586
323	323	163.280	400,036
324	324	126.000	308,700
325	325	126.000	308,700
326	326	126.000	308,700
327	327	126.000	308,700
328	328	126.000	308,700
329	329	126.000	308,700
330	330	126.000	308,700
331	331	126.000	308,700
332	332	126.000	308,700
333	333	126.000	308,700
334	334	126.000	308,700
335	335	126.000	308,700
336	336	126.000	308,700
337	337	126.000	308,700
338	338	157.280	385,336
339	339	157.280	385,336
340	340	126.000	308,700
341	341	126.000	308,700
342	342	126.000	308,700
343	343	126.000	308,700
344	344	126.000	308,700
345	345	126.000	308,700
346	346	126.000	308,700
347	347	126.000	308,700
348	348	126.000	308,700
349	349	126.000	308,700
350	350	126.000	308,700
351	351	126.000	308,700
352	352	126.000	308,700
353	353	126.000	308,700
354	354	163.280	400,036
355	355	163.280	400,036
356	356	126.000	308,700
357	357	126.000	308,700
358	358	126.000	308,700
359	359	126.000	308,700
360	360	126.000	308,700
361	361	126.000	308,700
362	362	126.000	308,700
363	363	126.000	308,700
364	364	126.000	308,700
365	365	126.000	308,700
366	366	126.000	308,700
367	367	126.000	308,700
368	368	126.000	308,700
369	369	126.000	308,700
370	370	157.280	385,336
371	371	157.280	385,336
372	372	126.000	308,700
373	373	126.000	308,700
374	374	126.000	308,700
375	375	126.000	308,700
376	376	126.000	308,700
377	377	126.000	308,700
378	378	126.000	308,700
379	379	126.000	308,700
380	380	126.000	308,700
381	381	126.000	308,700
382	382	126.000	308,700
383	383	126.000	308,700
384	384	126.000	308,700
385	385	126.000	308,700
386	386	163.280	400,036
387	387	163.280	400,036
388	388	126.000	308,700
389	389	126.000	308,700
390	390	126.000	308,700
391	391	126.000	308,700
392	392	126.000	308,700
393	393	126.000	308,700
394	394	126.000	308,700

395	395	126.000	308,700
396	396	126.000	308,700
397	397	126.000	308,700
398	398	126.000	308,700
399	399	126.000	308,700
400	400	126.000	308,700
401	401	126.000	308,700
402	402	157.280	385,336
403	403	276.790	678,136
404	404	277.450	679,753
405	405	277.450	679,753
406	406	277.450	679,753
407	407	277.450	679,753
408	408	277.450	679,753
409	409	277.450	679,753
410	410	277.450	679,753
411	411	267.840	656,208
412	412	283.060	693,497
413	413	279.240	684,138
414	414	279.240	684,138
415	415	279.240	684,138
416	416	269.630	660,594
417	417	127.280	311,836
418	418	90.000	220,500
419	419	90.000	220,500
420	420	90.000	220,500
1	421	90.000	220,500
422	422	127.500	312,375
423	423	127.500	312,375
424	424	90.000	220,500
425	425	90.000	220,500
426	426	90.000	220,500
427	427	153.530	376,149
428	428	153.530	376,149
429	429	90.000	220,500
430	430	90.000	220,500
431	431	90.000	220,500
432	432	127.500	312,375
433	433	127.500	312,375
434	434	90.000	220,500
435	435	90.000	220,500
436	436	90.000	220,500
437	437	90.000	220,500
438	438	127.280	311,836
439	439	127.280	311,836
440	440	90.000	220,500
441	441	90.000	220,500
442	442	90.000	220,500
443	443	90.000	220,500
444	444	127.500	312,375
45	445	127.500	312,375
446	446	90.000	220,500
447	447	90.000	220,500
448	448	90.000	220,500
449	449	153.530	376,149
450	450	153.530	376,149
451	451	90.000	220,500
452	452	90.000	220,500
453	453	90.000	220,500
454	454	127.500	312,375
455	455	127.500	312,375
456	456	90.000	220,500
457	457	90.000	220,500
458	458	90.000	220,500
459	459	90.000	220,500
460	460	127.280	311,836
461	461	127.280	311,836
462	462	90.000	220,500
463	463	90.000	220,500
464	464	90.000	220,500
465	465	90.000	220,500
466	466	127.500	312,375
467	467	127.500	312,375
468	468	90.000	220,500
469	469	90.000	220,500
470	470	90.000	220,500
471	471	153.530	376,149
472	472	162.280	397,586
473	473	75.000	183,750
474	474	75.000	183,750
475	475	75.000	183,750

476	476	75.000	183,750
477	477	75.000	183,750
478	478	75.000	183,750
479	479	75.000	183,750
480	480	75.000	183,750
481	481	75.000	183,750
482	482	132.280	324,086
483	483	132.280	324,086
484	484	75.000	183,750
485	485	75.000	183,750
486	486	75.000	183,750
487	487	75.000	183,750
488	488	75.000	183,750
489	489	75.000	183,750
490	490	75.000	183,750
491	491	75.000	183,750
492	492	75.000	183,750
493	493	162.280	397,586
494	494	178.680	437,766
495	495	128.000	313,600
496	496	128.000	313,600
497	497	128.000	313,600
498	498	128.000	313,600
499	499	154.800	379,260
500	500	136.800	335,160
501	501	128.000	313,600
	502	128.000	313,600
503	503	128.000	313,600
504	504	128.000	313,600
505	505	178.680	437,766
506	506	130.680	320,166
507	507	136.000	333,200
508	508	136.000	333,200
509	509	136.000	333,200
510	510	136.000	333,200
511	511	125.200	306,740
512	512	125.800	308,210
513	513	77.400	189,630
514	514	77.400	189,630
515	515	77.400	189,630
516	516	77.400	189,630
517	517	77.400	189,630
518	518	77.400	189,630
519	519	77.400	189,630
520	520	129.000	316,050
521	521	129.000	316,050
522	522	77.400	189,630
523	523	77.400	189,630
524	524	77.400	189,630
525	525	77.400	189,630
526	526	77.400	189,630
527	527	77.400	189,630
528	528	77.400	189,630
529	529	129.000	316,050
530	530	255.490	625,951
531	531	125.120	306,544
532	532	93.380	228,781
533	533	93.380	228,781
534	534	93.380	228,781
535	535	93.380	228,781
536	536	93.380	228,781
537	537	141.060	345,597
538	538	135.680	332,416
539	539	90.000	220,500
540	540	90.000	220,500
541	541	90.000	220,500
542	542	90.000	220,500
543	543	90.000	220,500
544	544	127.800	313,110
545	545	125.400	307,230
546	546	90.000	220,500
547	547	90.000	220,500
548	548	90.000	220,500
549	549	90.000	220,500
550	550	90.000	220,500
551	551	150.080	367,696
552	552	150.080	367,696
553	553	90.000	220,500
554	554	90.000	220,500
555	555	90.000	220,500
556	556	90.000	220,500

557	557	90.000	220,500
558	558	132.300	324,135
559	559	125.400	307,230
560	560	96.000	235,200
561	561	96.000	235,200
562	562	96.000	235,200
563	563	96.000	235,200
564	564	96.000	235,200
565	565	138.680	339,766
566	566	138.680	339,766
567	567	96.000	235,200
568	568	96.000	235,200
569	569	96.000	235,200
570	570	96.000	235,200
571	571	96.000	235,200
572	572	132.300	324,135
Total		73,691,700	180,544,665



Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	41,908,703
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) (in Sq Mtrs)	73,691.70
	(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	180,544,665
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	NA
5	(To be filled for ongoing projects only) Amount to be deposited in Designated Amount - 70% or 100% If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is greater than 1, then 70% of receivables of ongoing project will be deposited in Designated account If 4 is lesser than 1, then 100% of receivables of ongoing project will be deposited in Designated account	NA

Table E - Designated Bank Account details		
Sr No.	Particulars	Actual Amount till date (From start of bank account to till date)
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing balance	-

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that SACCHIDANAND REALITIES has utilised 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) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	101,096,631	101,096,631	92,714,890
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	33,526,962	33,526,962	-
5	Total funds for project	134,623,593	134,623,593	92,714,890
6	Total extimated cost (As per Table A)	134,623,593	134,623,593	92,714,890

Table G - Any Comments/ Observations of CA	
1 2 3 4	NA

Yours Faithfully

For, Amit A. Agrawal & Associates
Chartered Accountants
Reg No. : 130402W

Amit A. Agrawal & Associates * Chartered Accountants *

CA Amit A Agrawal
Proprietor
M. No. 128825
UDIN :
23128825BGXIBJ6443

Agreed and Accepted by:

SACCHIDANAND REALITIES

Proprietor

Authorised signatory

Date: 15-02-2023