



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: 26-12-2023

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 P50500050710 being developed by SACCHIDANAND REALITIES.

Sir,

This certificate is being issued for RERA compliance for the MAYA NAGARI PARK 1 having MahaRERA Registration Number P50500050710 being developed by SACCHIDANAND REALITIES and is based on the records and documents produced before me and explanations 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)
I (i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,22,37,000
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 Administration or any Statutory Authority.	1,72,67,370
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	22,10,520
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
f)	Under Rehabilitation scheme.	-
g)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
h)	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 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	4,17,14,890
II) Development Cost / Cost of Construction:		
a)	Estimated Cost of Construction as certified by Engineer	9,29,08,703
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)	Interest payable to financial institutions, schedule banks, non banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub Total of Development Cost	9,29,08,703
	Total Cost of the Project (Estimated)	13,46,23,593



Table B - Actual Cost Incurred on the Project (For the Quarter Ending June 2023)

Sr No.	Particulars	Amount (INR) Incurred
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,22,37,000
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.	1,72,67,370
c)	Incurred Expenditure 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	22,10,520
e)	Land premium paid for redevelopment of land owned by public authorities.	-
f)	Under Rehabilitation scheme.	-
g)	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) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
h)	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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable 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	4,17,14,890
2	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	5,19,45,000
	(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	5,19,45,000
	Total Cost of the Project (Incurred)	9,36,59,890
3	Total Cost of the Project (Actual incurred as on date of certificate)	9,36,59,890
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (Table A)	69.57%
5	Amount which can be withdrawn from the Designated Account	9,36,59,890
6	Less: Amount withdrawn till date of this certificate from Designated Account	74,98,872
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	8,61,61,018

*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	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	1	261.27	16,87,386.00	70,000.00	16,17,386.00
2	2	264.88	17,10,700.00	1,00,000.00	16,10,700.00
3	4	270.45	17,46,674.40	27,000.00	17,19,674.40
4	5	273.00	17,45,012.21	40,000.00	17,05,012.21
5	6	275.64	17,80,193.40	75,000.00	17,05,193.40
6	7	278.53	17,98,858.00	77,128.00	17,21,730.00
7	8	281.78	18,19,848.00	42,000.00	17,77,848.00
8	9	284.60	18,38,060.00	1,00,000.00	17,38,060.00
9	15	120.00	7,75,008.00	40,000.00	7,35,008.00
10	17	120.00	7,75,008.00	18,000.00	7,57,008.00
11	18	120.00	7,75,008.00	30,000.00	7,45,008.00
12	19	120.00	7,75,008.00	15,000.00	7,60,008.00
13	20	120.00	7,75,008.00	37,000.00	7,38,008.00
14	21	120.00	7,75,008.00	60,000.00	7,15,008.00
15	24	120.00	7,75,008.00	17,000.00	7,58,008.00
16	26	120.00	7,75,008.00	90,000.00	7,25,008.00
17	27	120.00	7,75,008.00	20,000.00	7,55,008.00
18	29	120.00	7,75,008.00	60,000.00	7,15,008.00
19	31	271.64	17,54,360.00	80,000.00	16,74,360.00
20	32	354.10	22,86,919.00	2,00,000.00	20,86,919.00
21	33	375.28	24,30,167.00	1,15,000.00	23,15,167.00
22	34	367.68	23,73,978.00	1,11,645.00	22,62,333.00
23	35	359.86	23,17,790.00	30,000.00	22,87,790.00
24	39	324.80	20,97,883.00	1,00,000.00	19,97,883.00
25	40	315.74	22,09,106.25	1,50,000.00	20,59,106.25
26	41	308.31	21,43,129.00	4,00,000.00	17,43,129.00
27	42	296.53	19,15,109.40	50,000.00	18,65,109.40
28	47	127.50	8,23,446.00	37,512.00	7,85,934.00
29	48	120.00	7,75,008.00	50,000.00	7,25,008.00
30	50	120.00	7,75,008.00	30,000.00	7,45,008.00
31	52	120.00	7,75,008.00	1,08,000.00	6,67,008.00
32	55	120.00	7,75,008.00	1,00,000.00	6,75,008.00
33	56	127.50	8,23,446.00	50,000.00	7,73,446.00
34	59	120.00	7,75,008.00	10,000.00	7,65,008.00
35	60	120.00	7,75,008.00	1,00,000.00	6,75,008.00
36	61	120.00	7,75,008.00	5,000.00	7,69,008.00
37	64	120.00	7,75,008.00	15,000.00	7,60,008.00
38	65	120.00	7,75,008.00	20,000.00	7,55,008.00
39	69	293.89	18,96,767.00	40,000.00	18,56,767.00
40	70	286.45	18,50,009.00	10,000.00	18,40,009.00
41	72	136.28	8,80,150.00	39,950.00	8,40,200.00
42	73	72.00	4,65,005.00	8,000.00	4,57,005.00
43	75	72.00	4,65,005.00	20,000.00	4,45,005.00
44	77	72.00	4,65,004.00	20,000.00	4,45,004.00
45	78	125.48	8,10,400.00	35,000.00	7,75,400.00
46	82	72.00	4,65,004.00	22,000.00	4,43,004.00
47	83	72.00	4,65,004.00	25,000.00	4,40,004.00
48	84	72.00	4,65,005.00	20,000.00	4,45,005.00
49	87	72.00	4,65,004.00	20,000.00	4,45,004.00
50	88	72.00	4,65,005.00	21,260.00	4,43,745.00
51	91	72.00	4,65,004.00	8,000.00	4,57,004.00
52	92	125.48	8,10,400.00	26,000.00	7,84,400.00
53	93	125.48	8,10,400.00	30,000.00	7,80,400.00
54	96	72.00	4,65,004.00	30,000.00	4,35,004.00
55	99	136.28	8,80,150.80	40,234.00	8,39,916.80
56	100	136.28	8,80,150.00	40,234.00	8,39,916.00
57	101	72.00	5,81,256.00	30,000.00	5,51,256.00
58	102	72.00	5,81,256.00	45,000.00	5,36,256.00
59	104	72.00	5,81,256.00	50,000.00	5,31,256.00
60	106	125.48	8,10,400.00	25,000.00	7,85,400.00
61	108	72.00	4,65,005.00	15,000.00	4,50,005.00
62	111	72.00	4,65,005.00	11,000.00	4,54,005.00
63	112	72.00	4,65,004.00	61,378.00	4,03,626.00
64	113	136.28	8,80,150.00	15,000.00	8,65,150.00
65	114	136.28	8,80,150.00	30,000.00	8,50,150.00
66	115	72.00	5,23,130.00	40,000.00	4,83,130.00
67	117	72.00	4,65,005.00	20,000.00	4,45,005.00
68	118	72.00	5,41,598.00	14,000.00	5,27,598.00



69	119	72.00	4,85,000.00	20,000.00	4,45,000.00
70	121	127.28	8,22,025.00	18,790.00	8,03,235.00
71	123	97.50	6,29,694.00	40,000.00	5,89,694.00
72	125	97.50	7,34,843.00	20,000.00	7,14,843.00
73	126	97.50	8,23,446.00	40,000.00	7,83,446.00
74	129	97.50	8,29,694.00	1,00,000.00	5,29,694.00
75	130	97.50	8,29,694.00	60,000.00	5,69,694.00
76	131	97.50	6,29,694.00	10,000.00	6,19,694.00
77	132	97.50	6,29,694.00	35,000.00	5,94,694.00
78	134	127.28	8,22,025.00	45,000.00	7,77,025.00
79	135	127.28	8,22,024.00	57,000.00	7,65,024.00
80	136	97.50	8,29,694.00	30,000.00	5,99,694.00
81	137	97.50	8,29,694.00	10,000.00	6,19,694.00
82	139	97.50	6,29,694.00	15,000.00	6,14,694.00
83	141	166.28	10,73,903.00	50,000.00	10,23,903.00
84	142	369.03	24,59,358.00	2,80,000.00	21,79,358.00
85	143	317.63	20,51,381.00	1,00,000.00	19,51,381.00
86	145	282.74	16,96,879.00	1,00,000.00	15,96,879.00
87	147	287.30	17,26,330.00	10,000.00	17,16,330.00
88	148	275.40	17,78,644.00	80,000.00	16,98,644.00
89	149	283.50	18,30,958.00	5,00,000.00	13,30,958.00
90	152	317.10	20,47,958.00	2,60,000.00	17,87,958.00
91	154	125.25	8,08,915.00	18,000.00	7,90,915.00
92	156	112.50	7,26,570.00	33,200.00	6,93,370.00
93	157	112.50	7,26,570.00	34,000.00	6,92,570.00
94	158	112.50	7,26,570.00	49,260.00	6,77,310.00
95	160	112.50	7,26,570.00	60,000.00	6,66,570.00
96	161	127.50	8,23,446.00	40,000.00	7,83,446.00
97	163	112.50	7,26,570.00	1,12,000.00	6,14,570.00
98	165	112.50	7,26,570.00	60,000.00	6,66,570.00
99	169	99.00	6,39,381.00	15,000.00	6,24,381.00
100	170	99.00	6,39,382.00	30,000.00	6,09,382.00
101	173	99.00	6,39,382.00	43,359.00	5,96,023.00
102	174	99.00	6,39,383.00	1,36,000.00	5,03,383.00
103	175	127.50	8,23,446.00	40,000.00	7,83,446.00
104	178	99.00	6,39,382.00	30,000.00	6,09,382.00
105	180	99.00	6,39,382.00	25,000.00	6,14,382.00
106	181	134.41	8,68,073.00	35,000.00	8,33,073.00
107	182	141.16	9,11,668.00	22,000.00	8,89,668.00
108	183	99.00	6,39,381.00	28,416.00	6,10,965.00
109	185	99.00	12,78,763.00	2,00,000.00	10,78,763.00
110	186	99.00	12,78,763.00	2,00,000.00	10,78,763.00
111	187	127.50	8,23,446.00	30,000.00	7,93,446.00
112	188	127.50	8,23,446.00	25,000.00	7,98,446.00
113	189	99.00	6,39,381.00	35,000.00	6,04,381.00
114	192	99.00	6,39,381.00	20,000.00	6,19,381.00
115	194	99.00	6,39,382.00	10,000.00	6,29,382.00
116	195	152.03	9,81,870.00	10,000.00	9,71,870.00
117	196	258.89	15,72,015.00	95,000.00	15,77,015.00
118	197	268.50	17,34,080.00	1,30,000.00	16,04,080.00
119	198	268.50	17,34,080.00	50,000.00	16,84,080.00
120	200	157.28	10,15,777.00	40,000.00	9,75,777.00
121	201	99.00	6,39,381.00	1,06,000.00	5,34,381.00
122	202	99.00	6,39,381.00	30,000.00	6,09,381.00
123	203	99.00	6,39,381.00	50,000.00	5,89,381.00
124	204	99.00	7,45,946.00	30,000.00	7,15,946.00
125	206	99.00	6,39,381.00	20,000.00	6,19,381.00
126	207	132.53	8,55,932.00	10,000.00	8,45,932.00
127	208	132.53	8,55,930.00	60,000.00	7,95,930.00
128	211	99.00	6,39,381.00	38,000.00	6,01,381.00
129	213	99.00	6,39,381.00	30,000.00	6,09,381.00
130	214	99.00	6,39,381.00	55,000.00	5,84,381.00
131	215	157.28	10,15,777.00	2,40,000.00	7,75,777.00
132	216	157.28	10,15,777.00	25,000.00	9,90,777.00
133	218	99.00	6,39,382.00	1,00,000.00	5,39,382.00
134	219	99.00	6,39,381.00	18,000.00	6,23,381.00
135	221	99.00	6,39,382.00	50,000.00	5,89,382.00
136	222	99.00	6,39,381.00	15,000.00	6,24,381.00
137	223	132.53	8,65,931.00	50,000.00	8,05,931.00
138	224	132.53	8,65,931.00	16,000.00	8,49,931.00
139	225	99.00	6,39,381.00	45,000.00	5,94,381.00
140	231	157.28	10,15,777.00	46,500.00	9,69,277.00
141	232	157.28	10,15,777.00	25,000.00	9,90,777.00
142	233	99.00	6,39,381.00	10,000.00	6,29,381.00



143	234	99.00	6,39,381.00	40,000.00	6,99,381.00
144	238	99.00	6,39,381.00	20,000.00	6,19,381.00
145	240	132.53	8,55,931.00	10,000.00	8,45,931.00
146	246	99.00	6,39,381.00	40,000.00	5,99,381.00
147	251	99.00	6,39,381.00	20,000.00	6,19,381.00
148	253	99.00	6,39,381.00	50,000.00	5,89,381.00
149	256	138.83	89,66,220.00	1,00,000.00	89,66,220.00
150	258	128.79	9,01,092.00	25,000.00	8,76,092.00
151	264	67.50	5,08,599.00	23,236.00	4,85,363.00
152	265	67.50	5,08,599.00	10,000.00	4,98,599.00
153	269	67.50	5,08,599.00	30,000.00	4,78,599.00
154	270	67.50	4,84,380.00	14,500.00	4,69,880.00
155	272	125.00	8,07,300.00	10,000.00	7,97,300.00
156	273	125.00	8,07,300.00	36,333.34	7,70,966.66
157	274	67.50	4,84,380.00	12,000.00	4,72,380.00
158	275	67.50	4,84,380.00	75,000.00	4,09,380.00
159	277	67.50	5,65,110.00	40,000.00	5,25,110.00
160	278	67.50	4,84,380.00	40,000.00	4,44,380.00
161	282	132.28	9,18,901.00	63,000.00	8,55,901.00
162	283	142.28	9,18,901.00	20,000.00	8,98,901.00
163	285	75.00	4,84,380.00	3,745.00	4,80,635.00
164	292	125.00	8,74,575.00	20,000.00	8,54,575.00
165	295	75.00	4,84,380.00	22,136.00	4,62,244.00
166	299	75.00	4,84,380.00	30,000.00	4,54,380.00
167	301	75.00	4,84,380.00	95,000.00	3,89,380.00
168	303	142.28	9,18,901.00	25,000.00	8,93,901.00
169	308	75.00	4,84,380.00	13,000.00	4,71,380.00
170	307	75.00	4,84,380.00	15,000.00	4,69,380.00
171	308	75.00	4,84,380.00	20,000.00	4,64,380.00
172	309	75.00	4,84,380.00	6,000.00	4,78,380.00
173	310	75.00	4,84,380.00	20,000.00	4,64,380.00
174	311	75.00	4,84,380.00	12,000.00	4,72,380.00
175	312	125.00	8,74,575.00	10,000.00	8,64,575.00
176	313	125.00	8,07,300.00	37,000.00	7,70,300.00
177	314	75.00	6,45,840.00	20,000.00	6,25,840.00
178	315	75.00	4,84,380.00	32,000.00	4,52,380.00
179	317	75.00	7,53,480.00	40,000.00	7,13,480.00
180	318	75.00	4,84,380.00	10,000.00	4,74,380.00
181	320	75.00	6,45,840.00	42,000.00	6,03,840.00
182	321	75.00	6,45,840.00	50,000.00	5,95,840.00
183	322	142.28	9,18,901.00	25,000.00	8,93,901.00
184	323	163.28	10,54,528.00	16,000.00	10,38,528.00
185	324	126.00	9,49,385.00	1,00,000.00	8,49,385.00
186	325	126.00	8,81,572.00	3,59,572.00	5,22,000.00
187	327	126.00	8,81,572.00	60,000.00	8,21,572.00
188	328	126.00	8,81,571.00	15,000.00	8,66,571.00
189	333	126.00	8,81,572.00	45,000.00	8,36,572.00
190	334	126.00	8,81,572.00	50,000.00	8,31,572.00
191	336	126.00	8,81,571.00	60,000.00	8,21,571.00
192	337	126.00	8,81,572.00	10,000.00	8,71,572.00
193	338	167.28	10,15,777.00	1,00,000.00	9,15,777.00
194	341	126.00	6,13,758.00	18,000.00	7,95,758.00
195	342	126.00	5,93,000.00	1,40,000.00	4,53,000.00
196	343	126.00	8,81,571.00	2,00,000.00	6,81,571.00
197	344	126.00	9,49,385.00	21,845.00	9,27,540.00
198	346	126.00	9,49,385.00	44,000.00	9,05,385.00
199	347	126.00	9,49,385.00	45,000.00	9,04,385.00
200	350	126.00	9,49,384.00	45,000.00	9,04,384.00
201	354	163.28	10,54,528.00	75,000.00	9,79,528.00
202	355	163.28	10,54,528.00	20,000.00	10,34,528.00
203	356	126.00	9,49,384.00	30,000.00	9,19,384.00
204	357	126.00	9,49,385.00	25,000.00	9,24,385.00
205	359	126.00	9,49,384.00	55,500.00	8,93,884.00
206	363	126.00	8,81,572.00	1,00,000.00	7,81,572.00
207	355	126.00	8,13,758.00	44,000.00	7,69,758.00
208	366	126.00	8,13,758.00	40,000.00	7,73,758.00
209	369	126.00	8,13,758.00	50,000.00	7,63,758.00
210	370	157.28	10,15,777.00	10,000.00	10,05,777.00
211	374	126.00	9,49,385.00	50,000.00	8,99,385.00
212	380	126.00	8,13,758.00	1,00,000.00	7,13,758.00
213	381	126.00	8,13,758.00	30,000.00	7,83,758.00
214	383	126.00	8,13,758.00	10,000.00	8,03,758.00
215	385	126.00	8,13,758.00	30,000.00	7,83,758.00
216	388	163.28	10,54,527.00	8,000.00	10,46,527.00



217	387	183.28	13,54,527.00	40,000.00	10,14,527.00
218	388	126.00	26,12,825.00	57,366.00	25,55,459.00
219	390	126.00	8,13,758.00	40,000.00	7,73,758.00
220	391	126.00	8,13,758.00	50,000.00	7,63,758.00
221	392	126.00	8,13,758.00	35,000.00	7,78,758.00
222	394	126.00	8,13,758.00	24,000.00	7,89,758.00
223	397	126.00	8,13,758.00	29,000.00	7,84,758.00
224	398	126.00	8,13,758.00	20,000.00	7,93,758.00
225	399	126.00	8,13,758.00	30,000.00	7,83,758.00
226	401	126.00	9,48,385.00	83,000.00	8,65,385.00
227	405	277.45	17,91,883.00	40,000.00	17,51,883.00
228	407	277.45	20,60,530.00	30,000.00	20,30,530.00
229	409	277.45	17,91,883.00	1,00,000.00	16,91,883.00
230	410	277.45	17,91,883.00	50,000.00	17,41,883.00
231	412	283.06	18,08,614.00	5,40,000.00	12,68,614.00
232	415	279.24	18,03,443.00	40,000.00	17,63,443.00
233	416	269.53	17,41,378.00	2,00,000.00	15,41,378.00
234	417	127.28	8,22,025.00	1,00,000.00	7,22,025.00
235	418	90.00	5,81,256.00	20,000.00	5,61,256.00
236	419	90.00	6,78,132.00	30,000.00	6,48,132.00
237	422	127.50	8,92,066.00	3,00,000.00	5,92,066.00
238	423	127.50	8,38,052.00	30,000.00	8,08,052.00
239	424	90.00	5,81,256.00	10,000.00	5,71,256.00
240	425	90.00	5,81,256.00	13,000.00	5,68,256.00
241	427	153.53	9,91,558.00	68,000.00	9,23,558.00
242	428	90.00	5,81,256.00	10,000.00	5,71,256.00
243	432	127.50	8,94,682.00	2,00,000.00	6,94,682.00
244	434	90.00	6,29,694.00	28,000.00	6,01,694.00
245	435	90.00	6,53,913.00	20,000.00	6,33,913.00
246	436	90.00	6,29,694.00	50,000.00	5,79,694.00
247	437	90.00	6,29,694.00	15,000.00	6,14,694.00
248	440	90.00	6,29,694.00	25,000.00	6,04,694.00
249	441	90.00	6,29,694.00	24,000.00	6,05,694.00
250	442	90.00	6,29,694.00	24,000.00	6,05,694.00
251	443	90.00	6,78,132.00	30,000.00	6,48,132.00
252	444	127.50	9,60,687.00	38,428.00	9,22,259.00
253	445	127.50	9,60,687.00	10,000.00	9,50,687.00
254	446	90.00	6,53,913.00	27,000.00	6,26,913.00
255	447	90.00	6,29,694.00	35,000.00	5,94,694.00
256	448	90.00	6,78,132.00	14,000.00	6,64,132.00
257	449	153.53	9,91,558.00	45,100.00	9,46,458.00
258	450	183.53	9,91,558.00	44,946.00	9,46,612.00
259	454	127.50	9,60,687.00	56,457.00	9,04,230.00
260	458	90.00	6,78,132.00	44,000.00	6,34,132.00
261	459	90.00	6,78,132.00	45,000.00	6,33,132.00
262	460	127.28	8,90,527.00	42,000.00	8,48,527.00
263	465	90.00	6,29,694.00	22,000.00	6,07,694.00
264	466	127.50	8,92,067.00	40,000.00	8,52,067.00
265	467	127.50	8,92,066.00	40,000.00	8,52,066.00
266	469	90.00	6,29,694.00	45,000.00	5,84,694.00
267	475	75.00			
268	476	75.00	10,49,490.00	25,000.00	10,24,490.00
269	478	75.00	5,44,928.00	10,000.00	5,34,928.00
270	480	75.00			
271	481	75.00	10,50,050.00	25,000.00	10,25,050.00
272	486	75.00	5,55,110.00	20,000.00	5,35,110.00
273	488	75.00	5,24,745.00	70,000.00	4,54,745.00
274	489	75.00	5,24,745.00	30,000.00	4,94,745.00
275	490	75.00	5,24,745.00	30,000.00	4,94,745.00
276	491	75.00	5,24,745.00	18,377.00	5,06,368.00
277	495	128.00	8,26,675.00	2,00,000.00	6,26,675.00
278	497	128.00	8,95,565.00	1,00,000.00	7,95,565.00
279	498	128.00	9,84,454.00	40,000.00	9,44,454.00
280	499	154.80	10,83,073.00	50,000.00	10,33,073.00
281	505	178.66	1,53,987.00	5,00,000.00	6,53,987.00
282	506	130.68	9,14,316.00	40,000.00	8,74,316.00
283	507	136.00	9,81,538.00	43,000.00	9,38,538.00
284	510	136.00	8,78,342.00	21,000.00	8,57,342.00
285	516	77.40	5,41,537.00	60,000.00	4,81,537.00
286	517	77.40	5,41,537.00	24,000.00	5,17,537.00
287	518	77.40	5,93,194.00	9,900.00	5,83,294.00
288	521	129.00	9,71,969.00	30,000.00	9,41,969.00
289	522	77.40	9,71,969.00	23,000.00	9,48,969.00
290	528	77.40	4,99,660.00	1,17,626.00	3,82,034.00



291	529	129.00	8,02,561.00	60,000.00	8,42,561.00
292	531	129.12	8,06,075.00	51,204.00	7,56,871.00
293	532	93.38	8,03,085.00	20,000.00	5,63,085.00
294	533	93.38	8,03,085.00	27,500.00	5,75,585.00
295	534	93.38	8,03,085.00	5,000.00	5,98,085.00
296	538	93.38	8,03,085.00	5,000.00	5,98,085.00
297	538	135.68	8,78,276.00	55,000.00	8,21,276.00
298	539	90.00	6,78,132.00	15,500.00	6,62,632.00
299	540	90.00	5,81,256.00	60,000.00	5,21,256.00
300	542	90.00	6,78,132.00	40,000.00	6,38,132.00
301	544	127.80	8,94,165.00	10,000.00	8,84,165.00
302	545	125.40	8,09,883.00	30,000.00	7,79,883.00
303	546	90.00	5,29,694.00	28,000.00	6,01,694.00
304	548	90.00	5,81,256.00	24,000.00	5,57,256.00
305	549	90.00	5,29,694.00	29,000.00	6,00,694.00
306	550	90.00	5,81,256.00	39,383.00	5,41,893.00
307	551	150.08	11,30,823.00	40,000.00	10,90,823.00
308	554	90.00	5,81,256.00	15,000.00	5,66,256.00
309	555	90.00	5,81,256.00	20,000.00	5,61,256.00
310	557	90.00	6,59,913.00	30,000.00	6,29,913.00
311	556	132.30	8,54,446.00	40,000.00	8,14,446.00
312	559	125.40	8,77,373.00	51,000.00	8,26,373.00
313	561	96.00	7,23,341.00	32,000.00	6,91,341.00
314	562	96.00	6,20,006.00	5,000.00	6,15,006.00
315	563	96.00	6,20,006.00	5,000.00	6,15,006.00
316	564	96.00	6,20,006.00	10,000.00	6,10,006.00
317	565	136.68	8,95,651.00	80,000.00	8,15,651.00
318	566	136.68	8,95,651.00	50,000.00	8,45,651.00
319	572	132.30	8,54,446.00	5,000.00	8,49,446.00
Total		41,437.78	28,65,19,112.46	1,64,37,300.34	27,00,81,812.12

Unsold Inventory

Sr. No.	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	3	267.800	6,56,110
2	10	267.300	7,03,885
3	11	269.900	7,10,255
4	12	292.160	7,15,841
5	13	380.330	9,31,809
6	14	127.500	3,12,375
7	16	120.000	2,94,000
8	22	127.500	3,12,375
9	23	127.500	3,12,375
10	25	120.000	2,94,000
11	28	120.000	2,94,000
12	30	127.500	3,12,375
13	36	350.540	8,58,823
14	37	342.200	8,38,390
15	38	333.500	8,17,075
16	43	286.740	7,02,513
17	44	277.310	6,79,410
18	45	306.910	7,51,930
19	46	269.860	6,61,157
20	48	120.000	2,94,000
21	51	120.000	2,94,000
22	53	120.000	2,94,000
23	54	120.000	2,94,000
24	57	127.500	3,12,375
25	58	120.000	2,94,000
26	62	120.000	2,94,000
27	63	120.000	2,94,000
28	66	120.000	2,94,000
29	67	127.500	3,12,375
30	68	257.390	6,30,606
31	71	295.220	7,25,739
32	74	72.000	1,76,400
33	76	72.000	1,76,400
34	79	125.480	3,07,426
35	80	72.000	1,76,400
36	81	72.000	1,76,400
37	85	136.280	3,33,886
38	86	136.280	3,33,886
39	89	72.000	1,76,400
40	90	72.000	1,76,400



41	94	72.000	1,76,400
42	95	72.000	1,76,400
43	97	72.000	1,76,400
44	98	72.000	1,76,400
45	103	72.000	1,76,400
46	105	72.000	1,76,400
47	107	125.480	3,07,426
48	109	72.000	1,76,400
49	110	72.000	1,76,400
50	118	72.000	1,76,400
51	120	125.480	3,07,426
52	122	97.500	2,38,875
53	124	97.500	2,38,875
54	127	166.280	4,07,386
55	128	166.280	4,07,386
56	133	97.500	2,38,875
57	138	97.500	2,38,875
58	140	97.500	2,38,875
59	144	260.450	6,38,103
60	146	259.200	6,35,040
61	150	292.820	7,17,409
62	151	304.800	7,46,760
63	153	372.170	9,11,817
64	155	112.500	2,75,625
65	159	112.500	2,75,625
66	162	127.500	3,12,375
67	164	112.500	2,75,625
68	165	112.500	2,75,625
69	167	159.030	3,87,174
70	168	152.030	3,72,474
71	171	99.000	2,42,550
72	172	99.000	2,42,550
73	176	127.500	3,12,375
74	177	99.000	2,42,550
75	179	99.000	2,42,550
76	184	99.000	2,42,550
77	190	99.000	2,42,550
78	191	99.000	2,42,550
79	193	99.000	2,42,550
80	199	258.890	6,34,281
81	205	99.000	2,42,550
82	209	99.000	2,42,550
83	210	99.000	2,42,550
84	212	99.000	2,42,550
85	217	99.000	2,42,550
86	220	99.000	2,42,550
87	226	99.000	2,42,550
88	227	99.000	2,42,550
89	228	99.000	2,42,550
90	229	99.000	2,42,550
91	230	99.000	2,42,550
92	235	99.000	2,42,550
93	239	99.000	2,42,550
94	237	99.000	2,42,550
95	239	132.530	3,24,699
96	241	99.000	2,42,550
97	242	99.000	2,42,550
98	243	99.000	2,42,550
99	244	99.000	2,42,550
100	245	99.000	2,42,550
101	247	157.280	3,85,336
102	248	157.280	3,85,336
103	249	99.000	2,42,550
104	250	99.000	2,42,550
105	252	99.000	2,42,550
106	254	99.000	2,42,550
107	255	132.530	3,24,699
108	257	120.890	2,96,181
109	259	136.690	3,34,891
110	260	144.590	3,54,246
111	261	164.830	4,03,834
112	262	155.660	3,82,151
113	263	125.000	3,06,250
114	266	67.500	1,65,375



115	267	67,500	1,65,375
116	268	67,500	1,65,375
117	271	67,500	1,65,375
118	276	67,500	1,65,375
119	279	67,500	1,65,375
120	280	67,500	1,65,375
121	281	67,500	1,65,375
122	284	75,000	1,83,750
123	286	75,000	1,83,750
124	287	75,000	1,83,750
125	288	75,000	1,83,750
126	289	75,000	1,83,750
127	290	75,000	1,83,750
128	291	75,000	1,83,750
129	293	125,000	3,06,250
130	294	75,000	1,83,750
131	296	75,000	1,83,750
132	297	75,000	1,83,750
133	298	75,000	1,83,750
134	300	75,000	1,83,750
135	302	142,280	3,48,566
136	304	75,000	1,83,750
137	305	75,000	1,83,750
138	316	75,000	1,83,750
139	318	75,000	1,83,750
140	326	126,000	3,08,700
141	329	126,000	3,08,700
142	330	126,000	3,08,700
143	331	126,000	3,08,700
144	332	126,000	3,08,700
145	335	126,000	3,08,700
146	338	157,280	3,85,336
147	340	125,000	3,06,700
148	345	125,000	3,06,700
149	348	126,000	3,08,700
150	349	126,000	3,08,700
151	351	126,000	3,08,700
152	352	126,000	3,08,700
153	353	126,000	3,08,700
154	358	126,000	3,08,700
155	360	126,000	3,08,700
156	361	126,000	3,08,700
157	362	126,000	3,08,700
158	364	126,000	3,08,700
159	367	126,000	3,08,700
160	368	126,000	3,08,700
161	371	157,280	3,85,336
162	372	126,000	3,08,700
163	373	126,000	3,08,700
164	375	126,000	3,08,700
165	378	126,000	3,08,700
166	377	126,000	3,08,700
167	378	126,000	3,08,700
168	379	126,000	3,08,700
169	382	126,000	3,08,700
170	384	126,000	3,08,700
171	389	126,000	3,08,700
172	393	126,000	3,08,700
173	395	126,000	3,08,700
174	396	126,000	3,08,700
175	400	126,000	3,08,700
176	402	157,280	3,85,336
177	403	275,790	6,79,753
178	404	277,450	6,79,753
179	406	277,450	6,79,753
180	408	277,450	6,79,753
181	411	257,840	6,55,208



182	413	279,240	8,84,138
183	414	279,240	8,84,138
184	420	90,000	2,20,500
185	421	90,000	2,20,500
186	425	90,000	2,20,500
187	428	153,530	3,76,148
188	430	90,000	2,20,500
189	431	90,000	2,20,500
190	433	127,500	3,12,375
191	438	127,280	3,11,836
192	439	127,280	3,11,836
193	451	90,000	2,20,500
194	452	90,000	2,20,500
195	453	90,000	2,20,500
196	455	127,500	3,12,375
197	457	90,000	2,20,500
198	458	90,000	2,20,500
199	461	127,280	3,11,836
200	462	90,000	2,20,500
201	463	90,000	2,20,500
202	464	90,000	2,20,500
203	466	90,000	2,20,500
204	470	90,000	2,20,500
205	471	153,530	3,76,148
206	472	162,280	3,97,566
207	473	75,000	1,83,750
208	474	75,000	1,83,750
209	477	75,000	1,83,750
210	479	75,000	1,83,750
211	482	132,280	3,24,086
212	483	132,280	3,24,086
213	484	75,000	1,83,750
214	485	75,000	1,83,750
215	487	75,000	1,83,750
216	492	75,000	1,83,750
217	493	162,280	3,97,566
218	494	178,880	4,37,766
219	496	128,000	3,13,600
220	500	136,800	3,35,160
221	501	128,000	3,13,600
222	502	128,000	3,13,600
223	503	128,000	3,13,600
224	504	128,000	3,13,600
225	506	136,000	3,33,200
226	509	136,000	3,33,200
227	511	125,200	3,06,740
228	512	125,800	3,08,210
229	513	77,400	1,89,630
230	514	77,400	1,89,630
231	515	77,400	1,89,630
232	518	77,400	1,89,630
233	520	129,000	3,16,050
234	523	77,400	1,89,630
235	524	77,400	1,89,630
236	525	77,400	1,89,630
237	526	77,400	1,89,630
238	527	77,400	1,89,630
239	530	255,480	6,25,951
240	535	93,380	2,28,781
241	537	141,050	3,45,597
242	541	90,000	2,20,500
243	543	90,000	2,20,500
244	547	90,000	2,20,500
245	552	180,080	3,87,696
246	553	90,000	2,20,500
247	556	90,000	2,20,500
248	560	95,000	2,35,200
249	567	95,000	2,35,200
250	569	95,000	2,35,200
251	569	95,000	2,35,200
252	570	95,000	2,35,200
253	571	95,000	2,35,200
Total		32,263,920	7,90,95,604



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)	4,09,63,703
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)	27,00,81,812
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)	32,283.92
	(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	7,90,95,604
4	Estimated receivables of ongoing project. (Sum of (2)+(i))	34,91,77,416
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	70%

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	1,03,57,026
3	Withdrawals	74,98,872
4	Closing balance	28,58,154

I hereby certify 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 certify 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	10,10,96,631	10,10,96,631	6,00,60,744
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	3,35,26,962	3,35,26,962	1,36,79,148
5	Total funds for project	13,46,23,593	13,46,23,593	9,36,59,890
6	Total estimated cost (As per Table A)	13,46,23,593	13,46,23,593	9,36,59,890

Table G - Any Comments/ Observations of CA	
1	For Quarter ending June 2023. This certificate is being issued for Rera updation compliance and is based on records and documents produced before me and explanations provided to me by the management of the firm.
2	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
3	We have relied on management for information provided in Table E.
4	The amount from customers is received in current account initially. But the Rera account has been maintained and the money has been utilised for the purpose of this project only. Thus there is shortfall in 70% account.

Agreed and Accepted by

Sumit
Authorised signatory
Date: 26-12-2023



Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant

Sumit
CA Sumit R. Chandwani
M. No. 616078
UDIN : 24616078RKAVPV8205
Certificate No : 23-24/082