



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: 25-02-2024

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)
1 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, PSI, 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:	-
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 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 institution (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 September 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:	-
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) Incurred 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 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	5,25,72,000
	(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	5,25,72,000
	Total Cost of the Project (Incurred)	9,42,86,890

3	Total Cost of the Project (Actual incurred as on date of certificate)	9,42,86,890
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	70.04%
5	Amount which can be withdrawn from the Designated Account	9,42,86,890
6	Less: Amount withdrawn till date of this certificate from Designated Account	1,53,81,076
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	7,89,05,814

*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	281.27	16,87,386.00	1,50,000.00	15,37,386.00
2	2	284.88	17,10,700.00	2,00,000.00	15,10,700.00
3	4	270.45	17,46,874.40	27,000.00	17,19,874.40
4	5	273.00	17,45,012.00	4,50,000.00	12,95,012.00
5	6	275.64	17,80,193.00	2,25,000.00	15,55,193.00
6	7	278.53	17,98,858.00	1,92,820.00	16,06,038.00
7	8	281.78	18,19,848.00	86,000.00	17,33,848.00
8	9	284.60	18,38,060.00	2,50,000.00	15,88,060.00
9	15	120.00	7,75,008.00	40,000.00	7,35,008.00
10	17	120.00	7,75,008.00	48,000.00	7,27,008.00
11	18	120.00	7,75,008.00	73,000.00	7,02,008.00
12	19	120.00	7,75,008.00	65,000.00	7,20,008.00
13	20	120.00	7,75,008.00	73,000.00	7,02,008.00
14	21	120.00	7,75,008.00	1,05,000.00	6,70,008.00
15	23	127.50	8,65,004.00	8,000.00	8,57,004.00
16	24	120.00	7,75,008.00	81,000.00	6,94,008.00
17	25	120.00	8,04,176.00	2,00,000.00	7,04,176.00
18	26	120.00	7,75,008.00	1,00,000.00	6,75,008.00
19	27	120.00	7,75,008.00	1,24,000.00	6,51,008.00
20	29	120.00	7,75,008.00	1,30,000.00	6,45,008.00
21	30	127.50	8,23,446.00	1,00,000.00	7,23,446.00
22	31	271.64	17,54,359.00	1,52,000.00	16,02,359.00
23	32	354.10	22,86,919.00	2,00,000.00	20,86,919.00
24	33	378.28	24,30,167.00	2,95,000.00	21,35,167.00
25	34	367.68	23,73,978.00	2,48,645.00	21,27,333.00
26	35	358.88	23,17,790.00	84,000.00	22,33,790.00
27	37	342.20	22,10,085.00	7,00,000.00	15,10,085.00
28	39	324.80	20,97,688.00	2,50,000.00	18,47,688.00
29	40	315.74	22,09,106.00	3,00,000.00	19,09,106.00
30	41	306.31	21,43,128.00	5,00,000.00	16,43,128.00
31	42	296.53	19,15,109.00	1,00,000.00	18,15,109.00
32	43	286.74	18,50,008.00	1,76,000.00	16,74,008.00
33	46	269.86	17,42,863.00	2,50,000.00	14,92,863.00
34	47	127.50	8,23,446.00	93,780.00	7,29,666.00
35	49	120.00	7,75,008.00	1,65,000.00	6,10,008.00
36	50	120.00	7,75,008.00	60,000.00	7,15,008.00
37	51	120.00	7,75,008.00	1,00,000.00	6,75,008.00
38	52	120.00	7,75,008.00	1,08,000.00	6,67,008.00
39	54	120.00	7,75,008.00	50,000.00	7,25,008.00
40	55	120.00	7,75,008.00	1,00,000.00	6,75,008.00
41	56	127.50	8,23,446.00	1,00,000.00	7,23,446.00
42	57	127.50	8,23,446.00	2,78,000.00	5,48,446.00
43	59	120.00	3,41,084.00	25,000.00	3,16,084.00
44	60	120.00	7,75,008.00	2,00,000.00	5,75,008.00
45	61	120.00	7,75,008.00	6,000.00	7,69,008.00
46	64	120.00	7,75,008.00	60,000.00	7,15,008.00
47	65	120.00	7,75,008.00	70,000.00	7,05,008.00
48	66	120.00	7,75,008.00	1,40,000.00	6,35,008.00
49	69	293.89	18,96,767.00	1,00,000.00	17,96,767.00
50	70	286.45	18,50,008.00	13,10,008.00	5,40,001.00
51	71	296.22	19,13,107.00	2,05,000.00	17,08,107.00
52	72	136.28	8,80,150.00	99,875.00	7,80,275.00
53	73	72.00	4,65,005.00	41,500.00	4,23,505.00
54	74	72.00	4,65,005.00	50,000.00	4,15,005.00
55	75	72.00	4,65,005.00	1,90,000.00	2,75,005.00
56	76	72.00	4,65,005.00	40,000.00	4,25,005.00
57	77	72.00	4,65,004.00	40,000.00	4,25,004.00
58	78	125.48	8,10,400.00	1,05,000.00	7,05,400.00
59	79	125.48	8,10,400.00	40,000.00	7,70,400.00
60	80	72.00	4,65,005.00	20,856.00	4,44,149.00
61	81	72.00	4,65,004.00	83,000.00	3,82,004.00
62	82	72.00	4,65,004.00	44,000.00	4,21,004.00
63	83	72.00	4,65,004.00	70,000.00	3,95,004.00
64	84	72.00	4,65,005.00	63,000.00	4,02,005.00
65	85	136.28	8,80,151.00	1,34,857.00	7,46,000.00
66	87	72.00	4,65,004.00	58,000.00	4,15,004.00
67	88	72.00	4,65,005.00	53,150.00	4,11,855.00
68	89	72.00	4,65,004.00	50,000.00	4,15,004.00
69	91	72.00	4,65,004.00	8,000.00	4,57,004.00
70	92	125.48	8,10,400.00	58,000.00	7,52,400.00
71	93	125.48	8,10,400.00	75,000.00	7,35,400.00
72	94	72.00	4,65,004.00	30,000.00	4,35,004.00
73	96	72.00	4,65,005.00	7,000.00	4,05,005.00
74	99	136.28	8,80,150.00	1,81,168.00	6,99,042.00

75	100	136.28	8,80,150.00	1,00,585.00	7,79,565.00
76	101	72.00	5,81,250.00	70,000.00	5,11,250.00
77	102	72.00	4,65,000.00	75,000.00	3,90,000.00
78	103	72.00	6,51,250.00	35,000.00	6,16,250.00
79	104	72.00	5,81,250.00	50,000.00	5,31,250.00
80	106	126.48	8,10,400.00	65,000.00	7,45,400.00
81	108	72.00	4,65,005.00	20,000.00	4,45,005.00
82	110	72.00	4,65,004.00	31,000.00	4,34,004.00
83	111	72.00	4,65,005.00	27,000.00	4,38,005.00
84	112	72.00	4,65,004.00	62,534.00	3,82,370.00
85	113	136.28	8,80,150.00	1,15,000.00	7,65,150.00
86	114	136.28	8,80,150.00	60,000.00	8,20,150.00
87	115	72.00	5,23,130.00	74,000.00	4,49,130.00
88	117	72.00	4,65,005.00	30,000.00	4,35,005.00
89	118	72.00	5,41,598.00	35,000.00	5,06,598.00
90	119	72.00	4,65,000.00	40,000.00	4,25,000.00
91	121	127.28	8,22,025.00	93,950.00	7,28,075.00
92	123	97.50	6,29,694.00	40,000.00	5,89,694.00
93	124	97.50	6,29,694.00	50,000.00	5,79,694.00
94	125	97.50	7,34,643.00	40,000.00	6,94,643.00
95	126	97.50	6,29,694.00	93,000.00	5,36,694.00
96	129	97.50	6,29,694.00	2,00,000.00	4,29,694.00
97	130	97.50	6,29,694.00	67,694.00	5,62,000.00
98	131	97.50	6,29,694.00	10,000.00	6,19,694.00
99	132	97.50	6,29,694.00	35,000.00	5,94,694.00
100	133	97.50	6,29,694.00	40,000.00	5,89,694.00
101	134	127.28	8,22,025.00	85,000.00	7,37,025.00
102	135	127.28	8,22,024.00	1,05,000.00	7,17,024.00
103	136	97.50	6,29,694.00	75,000.00	5,54,694.00
104	137	97.50	6,29,694.00	20,000.00	6,09,694.00
105	138	97.50	6,82,169.00	1,00,000.00	5,82,169.00
106	139	97.50	6,29,694.00	35,000.00	5,94,694.00
107	141	166.28	10,73,903.00	1,00,000.00	9,73,903.00
108	142	369.03	24,59,358.00	3,92,000.00	20,67,358.00
109	143	317.63	20,51,381.00	2,30,000.00	18,21,381.00
110	144	260.45	18,82,090.00	2,00,000.00	16,82,090.00
111	145	262.74	15,96,879.00	2,50,000.00	14,46,879.00
112	146	259.20	16,74,017.00	20,000.00	16,54,017.00
113	147	267.30	17,26,330.00	60,000.00	16,66,330.00
114	148	278.40	17,78,644.00	1,85,000.00	15,93,644.00
115	149	283.50	18,30,956.00	5,00,000.00	13,30,956.00
116	150	292.82	18,65,122.00	4,44,148.00	14,21,974.00
117	152	317.10	20,47,958.00	4,20,000.00	16,27,958.00
118	154	125.25	8,08,915.00	18,000.00	7,90,915.00
119	156	112.50	7,26,570.00	83,000.00	6,43,570.00
120	157	112.50	7,26,570.00	85,000.00	6,41,570.00
121	158	112.50	7,26,570.00	98,520.00	6,28,050.00
122	159	112.50	6,47,665.00	54,349.00	7,02,014.00
123	160	112.50	7,26,570.00	1,10,000.00	6,16,570.00
124	161	127.50	8,23,446.00	1,00,000.00	7,23,446.00
125	163	112.50	7,26,570.00	1,60,000.00	5,66,570.00
126	164	112.50	7,26,570.00	50,000.00	6,76,570.00
127	166	112.50	7,26,570.00	1,30,000.00	5,96,570.00
128	167	158.03	10,20,618.00	1,50,000.00	8,70,618.00
129	168	152.03	9,81,870.00	1,21,000.00	8,60,870.00
130	169	99.00	6,39,381.00	35,000.00	6,04,381.00
131	170	99.00	6,39,382.00	75,000.00	5,64,382.00
132	172	99.00	6,39,382.00	50,000.00	5,89,382.00
133	173	99.00	6,39,382.00	86,818.00	5,52,564.00
134	174	99.00	6,39,382.00	1,50,000.00	4,89,382.00
135	175	127.50	8,23,446.00	1,33,446.00	6,90,000.00
136	176	127.50	8,12,000.00	6,50,000.00	1,62,000.00
137	178	99.00	6,39,382.00	75,000.00	5,64,382.00
138	180	99.00	6,39,382.00	51,000.00	5,88,382.00
139	181	134.41	2,38,000.00	75,000.00	1,63,000.00
140	182	141.16	9,11,668.00	55,000.00	8,56,668.00
141	183	99.00	6,39,381.00	56,832.00	5,82,549.00
142	184	99.00	1,32,000.00	50,000.00	82,000.00
143	185	99.00	12,78,763.00	4,53,070.00	8,25,693.00
144	186	99.00			
145	187	127.50	8,23,446.00	50,000.00	7,73,446.00
146	188	127.50	8,23,446.00	75,000.00	7,48,446.00
147	189	99.00	6,39,381.00	55,000.00	5,84,381.00
148	190	99.00	6,39,381.00	30,000.00	6,09,381.00
149	192	99.00	6,39,381.00	85,000.00	5,54,381.00
150	193	99.00	6,39,381.00	75,000.00	5,64,381.00
151	194	99.00	6,39,382.00	40,000.00	5,99,382.00
152	195	152.03	9,81,870.00	30,000.00	9,51,870.00
153	196	258.89	16,72,015.00	2,25,000.00	14,47,015.00
154	197	268.50	17,34,080.00	1,50,000.00	15,84,080.00



155	198	268.80	17,34,080.00	7,15,080.00	10,19,000.00
156	199	258.89	17,34,080.00	2,00,000.00	15,34,080.00
157	200	157.28	10,15,777.00	1,60,000.00	8,55,777.00
158	201	99.00	6,39,381.00	3,42,381.00	2,97,000.00
159	202	99.00	6,39,381.00	59,000.00	5,80,381.00
160	203	99.00	6,39,381.00	50,000.00	5,89,381.00
161	204	99.00	7,45,945.00	30,000.00	7,15,945.00
162	206	99.00	6,39,381.00	50,000.00	5,89,381.00
163	207	132.53	8,55,932.00	30,000.00	8,25,932.00
164	208	132.53	8,55,930.00	2,83,930.00	5,72,000.00
165	211	99.00	6,39,381.00	82,000.00	5,57,381.00
166	213	99.00	6,39,381.00	75,000.00	5,64,381.00
167	214	99.00	6,39,381.00	1,10,000.00	5,29,381.00
168	215	157.28	10,13,711.00	2,63,700.00	7,50,011.00
169	218	157.28	10,15,777.00	55,000.00	9,60,777.00
170	217	99.00	6,39,381.00	50,000.00	5,89,381.00
171	218	99.00	6,39,382.00	1,00,000.00	5,39,382.00
172	219	99.00	6,39,381.00	16,000.00	6,23,381.00
173	221	99.00	6,39,382.00	90,000.00	5,49,382.00
174	222	99.00	6,39,382.00	60,000.00	5,79,382.00
175	223	132.53	8,55,931.00	80,000.00	7,75,931.00
176	224	132.53	8,55,931.00	85,000.00	7,70,931.00
177	225	99.00	6,39,381.00	75,000.00	5,64,381.00
178	227	99.00	6,39,382.00	1,20,000.00	5,19,382.00
179	229	99.00	6,24,995.00	50,000.00	5,74,995.00
180	230	99.00	6,24,995.00	50,000.00	5,74,995.00
181	231	157.28	10,15,777.00	93,000.00	9,22,777.00
182	232	157.28	10,15,777.00	1,25,000.00	8,90,777.00
183	233	99.00	6,39,381.00	34,000.00	6,05,381.00
184	234	99.00	6,39,382.00	70,000.00	5,69,382.00
185	235	99.00	6,39,382.00	70,000.00	5,69,382.00
186	236	99.00	6,39,381.00	1,00,000.00	5,39,381.00
187	238	99.00	6,39,381.00	1,00,000.00	5,39,381.00
188	240	132.53	8,55,931.00	1,20,000.00	7,35,931.00
189	245	99.00	6,39,382.00	20,000.00	6,19,382.00
190	246	99.00	6,39,381.00	1,01,781.00	5,37,600.00
191	248	157.28	10,92,011.00	2,70,000.00	8,22,011.00
192	250	99.00	6,39,381.00	20,000.00	6,19,381.00
193	251	99.00	6,39,382.00	50,000.00	5,89,382.00
194	253	99.00	6,39,381.00	1,00,000.00	5,39,381.00
195	255	132.53	8,55,932.00	2,50,000.00	6,05,932.00
196	256	138.83	8,96,620.00	2,00,000.00	6,96,620.00
197	258	128.79	9,01,092.00	65,000.00	8,36,092.00
198	259	136.89	9,56,365.00	1,30,000.00	8,26,365.00
199	261	164.93	10,84,538.00	40,000.00	10,24,538.00
200	264	67.50	5,08,599.00	58,090.00	4,50,509.00
201	265	67.50	5,08,599.00	25,000.00	4,83,599.00
202	268	67.50	4,84,380.00	55,000.00	4,29,380.00
203	269	67.50	5,08,599.00	78,000.00	4,30,599.00
204	270	67.50	4,84,380.00	34,500.00	4,49,880.00
205	272	125.00	6,02,000.00	22,300.00	5,79,700.00
206	273	125.00	8,07,300.00	90,833.35	7,16,466.65
207	274	67.50	4,84,380.00	42,000.00	4,42,380.00
208	275	67.50	4,84,380.00	75,000.00	4,09,380.00
209	277	67.50	5,55,110.00	60,000.00	5,05,110.00
210	278	67.50	4,84,384.00	50,000.00	4,34,384.00
211	279	67.50	5,08,599.00	30,000.00	4,78,599.00
212	280	67.50	4,84,380.00	30,000.00	4,54,380.00
213	281	67.50	4,84,380.00	30,000.00	4,54,380.00
214	282	132.28	8,54,317.00	1,26,000.00	7,28,317.00
215	283	142.28	9,18,901.00	1,15,000.00	8,03,901.00
216	285	75.00	4,84,380.00	3,745.00	4,80,635.00
217	292	125.00	8,74,575.00	80,000.00	7,94,575.00
218	293	125.00	8,74,575.00	2,50,000.00	6,24,575.00
219	295	75.00	4,84,380.00	44,272.00	4,40,108.00
220	299	75.00	4,84,380.00	30,000.00	4,54,380.00
221	301	75.00	4,84,380.00	95,000.00	3,89,380.00
222	303	142.28	9,18,901.00	75,000.00	8,43,901.00
223	306	75.00	4,84,380.00	34,000.00	4,50,380.00
224	307	75.00	4,84,380.00	42,000.00	4,42,380.00
225	308	75.00	4,84,380.00	1,30,000.00	3,54,380.00
226	309	75.00	4,84,380.00	20,000.00	4,63,380.00
227	310	75.00	4,84,380.00	50,000.00	4,34,380.00
228	311	75.00	4,84,380.00	30,000.00	4,54,380.00
229	312	125.00	8,74,575.00	20,000.00	8,54,575.00
230	313	125.00	8,07,300.00	77,000.00	7,30,300.00
231	314	75.00	6,45,840.00	46,000.00	5,99,840.00
232	315	75.00	4,84,380.00	36,000.00	4,28,380.00
233	316	75.00	6,45,840.00	30,000.00	5,65,840.00
234	317	75.00	7,53,480.00	60,000.00	6,93,480.00

235	318	75.00	4,54,380.00	20,000.00	4,64,380.00
236	320	75.00	6,45,840.00	98,000.00	5,47,840.00
237	321	75.00	6,45,840.00	1,00,000.00	5,45,840.00
238	322	142.28	9,18,901.00	50,000.00	8,68,901.00
239	323	163.28	10,54,528.00	1,00,000.00	9,54,528.00
240	324	126.00	9,49,385.00	1,68,885.00	7,80,500.00
241	325	126.00	8,81,572.00	3,59,572.00	5,22,000.00
242	326	126.00	8,13,758.00	50,000.00	7,63,758.00
243	327	126.00	8,81,572.00	1,02,250.00	7,79,322.00
244	328	126.00	8,81,571.00	65,000.00	8,16,571.00
245	329	126.00	9,49,384.00	50,000.00	8,99,384.00
246	330	126.00	8,81,571.00	2,10,000.00	6,71,571.00
247	333	126.00	8,81,572.00	1,05,000.00	7,76,572.00
248	334	126.00	8,81,572.00	50,000.00	8,31,572.00
249	335	126.00	4,05,000.00	1,00,000.00	3,05,000.00
250	336	126.00	8,81,571.00	90,000.00	7,91,571.00
251	337	126.00	8,81,572.00	22,000.00	8,59,572.00
252	338	157.28	10,15,777.00	2,00,000.00	8,15,777.00
253	341	126.00	8,13,758.00	54,000.00	7,59,758.00
254	342	126.00	5,93,000.00	1,40,000.00	4,53,000.00
255	343	126.00	8,81,571.00	3,00,000.00	5,81,571.00
256	344	126.00	9,49,385.00	95,590.00	8,52,805.00
257	346	126.00	9,49,385.00	1,10,000.00	8,39,385.00
258	347	126.00	9,49,385.00	75,000.00	8,74,385.00
259	348	126.00	9,49,385.00	42,000.00	9,07,385.00
260	350	126.00	9,49,384.00	75,000.00	8,74,384.00
261	354	163.28	10,54,528.00	1,50,000.00	9,04,528.00
262	355	163.28	10,54,528.00	1,20,000.00	9,34,528.00
263	356	126.00	9,49,385.00	2,00,000.00	7,49,385.00
264	357	126.00	9,49,385.00	90,000.00	8,59,385.00
265	358	126.00	9,49,385.00	2,00,000.00	7,49,385.00
266	359	126.00	9,49,384.00	74,000.00	8,75,384.00
267	361	126.00	8,81,571.00	1,00,000.00	7,81,571.00
268	362	126.00	8,81,571.00	1,50,000.00	7,31,571.00
269	363	126.00	8,81,572.00	1,00,000.00	7,81,572.00
270	364	126.00	8,81,572.00	1,00,000.00	7,81,572.00
271	365	126.00	8,13,758.00	89,000.00	7,24,758.00
272	366	126.00	8,13,758.00	80,000.00	7,33,758.00
273	368	126.00	2,00,000.00	60,000.00	1,40,000.00
274	369	126.00	8,13,758.00	50,000.00	7,63,758.00
275	370	157.28	10,15,777.00	10,000.00	10,05,777.00
276	372	126.00	8,13,758.00	1,00,000.00	7,13,758.00
277	373	126.00	8,13,758.00	1,00,000.00	7,13,758.00
278	374	126.00	8,13,758.00	90,000.00	7,23,758.00
279	375	126.00	8,13,758.00	1,00,000.00	7,13,758.00
280	376	126.00	8,13,758.00	50,000.00	7,63,758.00
281	377	126.00	8,13,758.00	2,00,000.00	6,13,758.00
282	378	126.00	9,15,478.00	1,00,000.00	8,15,478.00
283	379	126.00	8,13,758.00	50,000.00	7,63,758.00
284	380	126.00	8,13,758.00	1,00,000.00	7,13,758.00
285	381	126.00	8,13,758.00	55,000.00	7,58,758.00
286	383	126.00	8,13,758.00	20,000.00	7,93,758.00
287	385	126.00	8,13,758.00	2,77,758.00	5,36,000.00
288	386	163.28	10,54,527.00	41,000.00	10,13,527.00
289	387	163.28	10,54,527.00	90,000.00	9,64,527.00
290	388	126.00	26,12,825.00	2,29,484.00	23,83,361.00
291	390	126.00	8,13,758.00	40,000.00	7,73,758.00
292	391	126.00	8,13,758.00	1,50,000.00	6,63,758.00
293	392	126.00	8,13,758.00	65,000.00	7,48,758.00
294	394	126.00	8,13,758.00	56,000.00	7,57,758.00
295	395	126.00	8,13,758.00	3,26,758.00	4,87,000.00
296	397	126.00	8,13,758.00	72,800.00	7,41,258.00
297	398	126.00	8,13,758.00	80,000.00	7,33,758.00
298	399	126.00	8,13,758.00	60,000.00	7,53,758.00
299	401	126.00	9,49,385.00	1,43,000.00	8,06,385.00
300	402	157.28	10,15,777.00	1,00,000.00	9,15,777.00
301	403	276.79	17,87,620.00	1,00,000.00	16,87,620.00
302	405	277.45	17,91,883.00	1,15,000.00	16,76,883.00
303	407	277.45	20,90,530.00	1,20,000.00	19,70,530.00
304	409	277.45	17,91,883.00	1,85,000.00	16,06,883.00
305	410	277.45	17,91,883.00	1,25,000.00	16,66,883.00
306	412	283.06	18,08,814.00	5,40,000.00	12,68,814.00
307	415	279.24	18,03,443.00	1,20,100.00	16,83,343.00
308	416	269.63	17,41,378.00	2,00,000.00	15,41,378.00
309	417	127.28	8,22,025.00	1,70,000.00	6,52,025.00
310	418	90.00	5,81,256.00	80,000.00	5,01,256.00
311	419	90.00	5,78,132.00	90,000.00	5,88,132.00
312	420	90.00	5,29,694.00	1,00,000.00	5,29,694.00
313	421	90.00	5,81,256.00	40,500.00	5,40,756.00
314	422	127.50	8,92,066.00	3,85,000.00	5,07,066.00



315	423	127.50	8,38,082.00	60,000.00	7,78,082.00
316	424	90.00	5,81,256.00	89,000.00	5,22,256.00
317	425	90.00	5,81,256.00	53,000.00	5,28,256.00
318	427	153.53	9,91,558.00	1,76,558.00	8,15,000.00
319	428	153.53	9,88,005.00	3,48,000.00	6,40,005.00
320	429	90.00	5,81,256.00	60,000.00	5,21,256.00
321	430	90.00	5,81,256.00	5,500.00	5,75,756.00
322	431	90.00	6,29,694.00	49,400.00	5,80,294.00
323	432	127.50	8,94,682.00	2,00,000.00	6,94,682.00
324	433	127.50	8,94,682.00	1,00,000.00	7,94,682.00
325	434	90.00	6,29,694.00	70,000.00	5,59,694.00
326	435	90.00	6,53,913.00	20,000.00	6,33,913.00
327	436	90.00	6,29,694.00	80,000.00	5,49,694.00
328	437	90.00	6,29,624.00	75,000.00	5,54,624.00
329	438	127.28	8,90,527.00	1,50,000.00	7,40,527.00
330	440	90.00	6,29,694.00	75,000.00	5,54,694.00
331	441	90.00	6,29,694.00	60,000.00	5,69,694.00
332	442	90.00	6,29,694.00	60,000.00	5,69,694.00
333	443	90.00	6,78,132.00	30,000.00	6,48,132.00
334	444	127.50	8,80,687.00	96,070.00	8,64,617.00
335	445	127.50	9,60,687.00	25,000.00	9,35,687.00
336	446	90.00	6,53,913.00	83,000.00	5,90,913.00
337	447	90.00	6,29,694.00	67,000.00	5,62,694.00
338	448	90.00	1,35,600.00	35,000.00	1,00,600.00
339	449	153.53	8,91,556.00	1,12,750.00	8,78,806.00
340	450	153.53	9,91,558.00	1,12,385.00	8,79,193.00
341	451	90.00	5,81,256.00	80,000.00	5,01,256.00
342	452	90.00	5,81,256.00	1,37,500.00	4,43,756.00
343	453	90.00	6,29,694.00	1,00,000.00	6,29,694.00
344	454	127.50	8,60,667.00	1,16,914.00	8,43,773.00
345	455	90.00	6,78,132.00	44,000.00	6,34,132.00
346	457	90.00	6,78,132.00	15,500.00	6,62,632.00
347	458	90.00	6,29,694.00	50,000.00	5,79,694.00
348	459	90.00	6,78,132.00	90,000.00	5,88,132.00
349	460	127.28	8,90,527.00	1,02,000.00	7,88,527.00
350	462	90.00	6,78,132.00	15,500.00	6,62,632.00
351	464	90.00	6,29,694.00	1,00,000.00	5,29,694.00
352	465	90.00	6,29,694.00	74,000.00	5,55,694.00
353	466	127.50	8,92,067.00	1,00,000.00	7,92,067.00
354	467	127.50	8,92,066.00	1,00,000.00	7,92,066.00
355	469	90.00	6,29,694.00	90,000.00	5,39,694.00
356	472	162.28	10,48,069.00	1,00,000.00	9,48,069.00
357	475	75.00	10,40,490.00	1,25,000.00	9,24,490.00
358	478	75.00			
359	478	75.00	5,44,928.00	25,000.00	5,19,928.00
360	480	75.00			
361	481	75.00	10,50,050.00	25,000.00	10,25,050.00
362	486	75.00	5,85,110.00	70,000.00	4,95,110.00
363	488	75.00	5,24,745.00	1,00,000.00	4,24,745.00
364	489	75.00	5,24,745.00	60,000.00	4,64,745.00
365	490	75.00	5,24,745.00	30,000.00	4,94,745.00
366	491	75.00	5,24,745.00	18,377.00	5,06,368.00
367	495	128.00	8,26,675.00	2,00,000.00	6,26,675.00
368	497	128.00	8,95,565.00	2,00,000.00	6,95,565.00
369	498	128.00	9,64,454.00	70,000.00	8,94,454.00
370	499	154.80	10,83,073.00	50,000.00	10,33,073.00
371	503	128.00	8,13,758.00	50,000.00	7,63,758.00
372	505	178.68	11,63,987.00	5,00,000.00	6,63,987.00
373	506	130.68	9,14,316.00	1,00,000.00	8,14,316.00
374	507	136.00	9,61,538.00	1,07,500.00	8,44,038.00
375	508	136.00	9,61,537.00	1,50,000.00	8,01,537.00
376	510	136.00	8,78,342.00	63,000.00	8,15,342.00
377	511	125.20	8,75,974.00	1,25,000.00	7,50,974.00
378	512	125.80	8,80,172.00	1,00,000.00	7,80,172.00
379	513	77.40	5,41,537.00	1,00,000.00	4,41,537.00
380	514	77.40	5,83,194.00	50,000.00	5,33,194.00
381	515	77.40	5,41,537.00	70,000.00	4,71,537.00
382	516	77.40	5,41,537.00	60,000.00	4,81,537.00
383	517	77.40	5,41,537.00	48,000.00	4,93,537.00
384	518	77.40	5,83,194.00	42,400.00	5,40,794.00
385	520	129.00	5,41,537.00	7,000.00	5,34,537.00
386	521	129.00	9,71,989.00	1,25,000.00	8,61,989.00
387	522	77.40	9,71,989.00	50,000.00	8,79,889.00
388	523	77.40	5,41,537.00	60,000.00	4,41,537.00
389	528	77.40	4,99,880.00	17,626.00	3,82,254.00
390	529	129.00	9,02,561.00	1,40,000.00	7,62,561.00
391	530	255.49	16,50,056.00	5,000.00	8,45,056.00
392	531	125.12	8,08,076.00	81,204.00	6,26,871.00
393	532	93.38	8,03,085.00	50,600.00	5,53,085.00
394	533	93.38	8,03,085.00	55,700.00	5,34,335.00



395	534	93.38	8,03,085.00	20,000.00	5,83,085.00
396	536	93.38	8,03,085.00	25,000.00	5,78,085.00
397	537	141.08	9,11,022.00	1,00,000.00	8,11,022.00
398	538	135.68	8,76,276.00	1,15,000.00	7,61,276.00
399	539	90.00	6,78,132.00	31,000.00	6,47,132.00
400	540	90.00	6,81,256.00	1,20,000.00	4,61,256.00
401	541	90.00	6,81,256.00	1,15,000.00	4,66,256.00
402	542	90.00	6,78,132.00	50,000.00	6,28,132.00
403	544	127.80	8,94,166.00	30,000.00	8,64,166.00
404	545	125.40	8,09,883.00	75,000.00	7,34,883.00
405	548	90.00	6,29,694.00	70,000.00	5,59,694.00
406	548	90.00	6,81,256.00	58,000.00	5,23,256.00
407	549	90.00	6,29,694.00	74,000.00	5,55,694.00
408	550	90.00	6,81,256.00	78,726.00	5,02,530.00
409	551	150.08	11,30,823.00	40,000.00	10,90,823.00
410	554	90.00	6,81,256.00	63,000.00	5,18,256.00
411	555	90.00	6,81,256.00	45,000.00	5,36,256.00
412	557	90.00	8,53,913.00	75,000.00	5,78,913.00
413	558	132.30	8,54,446.00	1,00,000.00	7,54,446.00
414	559	125.40	8,77,373.00	1,02,000.00	7,75,373.00
415	561	96.00	7,23,341.00	65,064.00	6,58,277.00
416	562	96.00	6,20,006.00	75,000.00	5,45,006.00
417	563	96.00	6,20,006.00	5,000.00	6,15,006.00
418	564	96.00	6,20,006.00	20,000.00	6,00,006.00
419	565	138.68	8,95,651.00	1,30,000.00	7,65,651.00
420	566	138.68	8,95,651.00	1,00,000.00	7,95,651.00
421	567	96.00	6,20,006.00	50,000.00	5,70,006.00
422	568	96.00	6,20,006.00	50,000.00	5,70,006.00
423	570	96.00	6,20,006.00	2,00,000.00	4,20,006.00
424	572	132.30	8,54,446.00	15,000.00	8,39,446.00
Total		54,589.62	36,19,79,876.40	4,54,86,622.35	31,64,93,254.05

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	289.900	7,10,255
4	12	292.180	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	28	120.000	2,94,000
10	38	350.540	8,58,823
11	38	393.500	8,17,075
12	44	277.310	6,79,410
13	45	306.910	7,51,930
14	48	120.000	2,94,000
15	53	120.000	2,94,000
16	58	120.000	2,94,000
17	62	120.000	2,94,000
18	63	120.000	2,94,000
19	67	127.500	3,12,375
20	68	257.390	6,30,606
21	88	136.280	3,33,886
22	90	72.000	1,76,400
23	95	72.000	1,76,400
24	97	72.000	1,76,400
25	98	72.000	1,76,400
26	105	72.000	1,76,400
27	107	125.480	3,07,426
28	109	72.000	1,76,400
29	116	72.000	1,76,400
30	120	125.480	3,07,426
31	122	97.500	2,38,875
32	127	166.280	4,07,386
33	128	166.280	4,07,386
34	140	97.500	2,38,875
35	151	304.800	7,46,760
36	153	372.170	9,11,817
37	155	112.500	2,75,625
38	162	127.500	3,12,375
39	165	112.500	2,75,625
40	171	99.000	2,42,550
41	177	99.000	2,42,550
42	179	99.000	2,42,550
43	191	99.000	2,42,550
44	205	99.000	2,42,550
45	209	99.000	2,42,550



46	210	99,000	2,42,550
47	212	99,000	2,42,550
48	220	99,000	2,42,550
49	226	99,000	2,42,550
50	228	99,000	2,42,550
51	237	99,000	2,42,550
52	239	132,530	3,24,699
53	241	99,000	2,42,550
54	242	99,000	2,42,550
55	243	99,000	2,42,550
56	244	99,000	2,42,550
57	247	157,280	3,85,336
58	249	99,000	2,42,550
59	252	99,000	2,42,550
60	254	99,000	2,42,550
61	257	120,890	2,95,181
62	260	144,590	3,54,246
63	262	155,980	3,82,151
64	263	125,000	3,08,700
65	266	67,500	1,65,375
66	267	67,500	1,65,375
67	271	67,500	1,65,375
68	276	67,500	1,65,375
69	284	75,000	1,83,750
70	286	75,000	1,83,750
71	287	75,000	1,83,750
72	288	75,000	1,83,750
73	289	75,000	1,83,750
74	290	75,000	1,83,750
75	291	75,000	1,83,750
76	294	75,000	1,83,750
77	296	75,000	1,83,750
78	297	75,000	1,83,750
79	298	75,000	1,83,750
80	300	75,000	1,83,750
81	302	142,280	3,48,586
82	304	75,000	1,83,750
83	305	75,000	1,83,750
84	319	75,000	1,83,750
85	331	126,000	3,08,700
86	332	126,000	3,08,700
87	339	157,280	3,85,336
88	340	126,000	3,08,700
89	345	126,000	3,08,700
90	349	126,000	3,08,700
91	351	126,000	3,08,700
92	352	126,000	3,08,700
93	353	126,000	3,08,700
94	360	126,000	3,08,700
95	367	126,000	3,08,700
96	371	157,280	3,85,336
97	382	126,000	3,08,700
98	384	126,000	3,08,700
99	389	126,000	3,08,700
100	393	126,000	3,08,700
101	396	126,000	3,08,700
102	400	126,000	3,08,700
103	404	277,450	6,79,753
104	406	277,450	6,79,753
105	408	277,450	6,79,753
106	411	267,840	6,56,208
107	413	279,240	6,84,138
108	414	279,240	6,84,138
109	426	90,000	2,20,500
110	439	127,280	3,11,836
111	455	127,500	3,12,375
112	461	127,280	3,11,836
113	463	90,000	2,20,500
114	468	90,000	2,20,500
115	470	90,000	2,20,500
116	471	163,530	3,76,149
117	473	75,000	1,83,750
118	474	75,000	1,83,750
119	477	75,000	1,83,750
120	479	75,000	1,83,750
121	482	132,280	3,24,066
122	483	132,280	3,24,066
123	484	75,000	1,83,750
124	485	75,000	1,83,750
125	487	75,000	1,83,750



126	492	75,000	1,83,750
127	493	162,280	3,97,585
128	494	178,680	4,37,785
129	495	128,000	3,13,600
130	500	136,800	3,35,160
131	501	128,000	3,13,600
132	502	128,000	3,13,600
133	504	128,000	3,13,600
134	509	136,000	3,33,200
135	519	77,400	1,89,630
136	524	77,400	1,89,630
137	525	77,400	1,89,630
138	526	77,400	1,89,630
139	527	77,400	1,89,630
140	535	93,380	2,25,781
141	543	90,000	2,20,500
142	547	90,000	2,20,500
143	552	150,080	3,67,696
144	553	90,000	2,20,500
145	558	90,000	2,20,500
146	560	96,000	2,35,200
147	569	96,000	2,35,200
148	571	96,000	2,35,200
Total		19,122,080	4,68,49,096



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)	4,03,36,703
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)	31,84,93,254
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)	19,122.08
	(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	4,68,49,096
4	Estimated receivables of ongoing project. (Sum of (2)+(ii))	36,33,42,350
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	2,95,16,882
3	Withdrawals	1,83,81,076
4	Closing balance	1,41,35,806

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	6,29,35,874
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	3,13,51,016
5	Total funds for project	13,46,23,593	13,46,23,593	9,42,86,890
6	Total estimated cost (As per Table A)	13,46,23,593	13,46,23,593	9,42,86,890

Table G - Any Comments/ Observations of CA	
1	For Quarter ending September 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.

Reviewed and Accepted by:

Authorised signatory

Date: 25-02-2024

Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant

CA Sumit Chandwani
M. No. 616078

UDIN : 24616078BKAVQK2481
Certificate No: 23-24/097

