



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: 29-02-2024

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, 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:	-
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 December 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.	-
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	3,86,81,076
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,56,05,814

*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	261.27	16,87,386.00	1,90,000.00	14,97,386.00
2	2	264.88	17,10,700.00	2,00,000.00	15,10,700.00
3	3	267.80	17,29,559.00	1,47,559.00	15,82,000.00
4	4	270.45	17,46,674.40	27,000.00	17,19,674.40
5	5	273.00	17,45,012.00	4,50,000.00	12,95,012.00
6	6	275.84	17,80,193.00	3,40,000.00	14,40,193.00
7	7	276.53	17,98,858.00	3,08,512.00	14,90,346.00
8	8	281.78	18,19,848.00	1,24,000.00	16,95,848.00
9	9	284.80	18,38,060.00	3,00,000.00	15,38,060.00
10	15	120.00	7,75,008.00	40,000.00	7,35,008.00
11	17	120.00	7,75,008.00	1,16,000.00	6,59,008.00
12	18	120.00	7,75,008.00	1,41,293.00	6,33,715.00
13	19	120.00	7,75,008.00	95,000.00	6,80,008.00
14	20	120.00	7,75,008.00	1,18,000.00	6,57,008.00
15	21	120.00	7,75,008.00	1,35,000.00	6,40,008.00
16	23	127.50	8,23,446.00	8,000.00	8,15,446.00
17	24	120.00	7,75,008.00	1,58,000.00	6,17,008.00
18	25	120.00	9,04,176.00	2,00,000.00	7,04,176.00
19	26	120.00	7,75,008.00	1,00,000.00	6,75,008.00
20	27	120.00	7,75,008.00	1,59,000.00	6,16,008.00
21	28	120.00	7,75,008.00	50,000.00	7,25,008.00
22	29	120.00	7,75,008.00	2,00,000.00	5,75,008.00
23	30	127.50	8,23,446.00	1,00,000.00	7,23,446.00
24	31	271.64	17,54,359.00	2,16,000.00	15,38,359.00
25	32	354.10	22,86,919.00	3,00,000.00	19,86,919.00
26	33	376.28	24,30,167.00	4,25,000.00	20,05,167.00
27	34	367.58	23,73,976.00	7,93,623.00	15,80,353.00
28	35	358.88	23,17,790.00	2,15,000.00	21,02,790.00
29	37	342.20	22,10,065.00	7,00,000.00	15,10,065.00
30	39	324.80	20,97,688.00	2,50,000.00	18,47,688.00
31	40	315.74	22,09,106.00	4,50,000.00	17,59,106.00
32	41	306.31	21,43,129.00	5,50,000.00	15,93,129.00
33	42	296.53	19,15,109.00	1,00,000.00	18,15,109.00
34	43	286.74	18,50,008.00	2,45,553.00	16,04,455.00
35	46	269.86	17,42,863.00	2,50,000.00	14,92,863.00
36	47	127.50	8,23,446.00	1,50,048.00	6,73,398.00
37	48	120.00	7,75,008.00	2,00,000.00	5,75,008.00
38	49	120.00	7,75,008.00	1,75,000.00	6,00,008.00
39	50	120.00	7,75,008.00	3,56,000.00	4,19,008.00
40	51	120.00	7,75,008.00	1,36,000.00	6,39,008.00
41	52	120.00	7,75,008.00	1,08,000.00	6,67,008.00
42	54	120.00	7,75,008.00	80,000.00	6,95,008.00
43	55	120.00	7,75,008.00	1,00,000.00	6,75,008.00
44	56	127.50	8,23,446.00	2,00,000.00	6,23,446.00
45	57	127.50	8,23,446.00	3,26,446.00	4,96,000.00
46	59	120.00	3,41,084.00	40,000.00	3,01,084.00
47	60	120.00	7,75,008.00	2,00,000.00	5,75,008.00
48	61	120.00	7,75,008.00	17,000.00	7,58,008.00
49	64	120.00	7,75,008.00	90,000.00	6,85,008.00
50	66	120.00	7,75,008.00	1,20,000.00	6,55,008.00
51	68	120.00	7,75,008.00	1,40,000.00	6,35,008.00
52	69	293.69	18,98,767.00	1,60,000.00	17,38,767.00
53	70	286.45	18,50,009.00	13,10,008.00	5,40,001.00
54	71	296.22	19,13,107.00	3,05,000.00	16,08,107.00
55	72	136.28	8,80,150.00	1,79,775.00	7,00,375.00
56	73	72.00	4,65,005.00	66,500.00	3,98,505.00
57	74	72.00	4,65,005.00	50,000.00	4,15,005.00
58	75	72.00	4,65,005.00	1,90,000.00	2,75,005.00
59	76	72.00	4,65,005.00	40,000.00	4,25,005.00
60	77	72.00	4,65,004.00	60,000.00	4,05,004.00
61	78	125.48	8,10,400.00	1,70,000.00	6,40,400.00
62	79	125.48	8,10,400.00	65,000.00	7,45,400.00
63	80	72.00	4,65,005.00	20,858.00	4,44,147.00
64	81	72.00	4,65,004.00	63,000.00	3,82,004.00
65	82	72.00	4,65,004.00	50,000.00	4,15,004.00
66	83	72.00	4,65,004.00	1,20,000.00	3,45,004.00
67	84	72.00	4,65,005.00	99,500.00	3,65,505.00
68	85	136.28	8,80,151.00	84,151.00	7,96,000.00
69	86	136.28	8,80,150.00	1,60,150.00	7,20,000.00
70	87	72.00	4,65,004.00	50,000.00	4,15,004.00
71	88	72.00	4,65,008.00	3,79,985.00	8,44,993.00
72	89	72.00	4,65,004.00	50,000.00	4,15,004.00
73	91	72.00	4,65,004.00	23,000.00	4,42,004.00
74	92	125.48	8,10,400.00	1,90,400.00	6,20,000.00

75	93	125.48	8,10,400.00	2,70,000.00	5,40,400.00
76	94	72.00	4,65,004.00	1,30,000.00	3,35,004.00
77	95	72.00	4,65,005.00	80,000.00	3,85,005.00
78	99	136.28	8,80,150.00	1,81,108.00	6,99,042.00
79	100	136.28	8,80,150.00	1,80,960.00	7,19,190.00
80	101	72.00	5,81,256.00	1,02,600.00	4,78,656.00
81	102	72.00	4,65,000.00	1,10,258.00	3,54,744.00
82	103	72.00	8,81,256.00	35,000.00	8,16,256.00
83	104	72.00	5,81,256.00	50,000.00	5,31,256.00
84	106	125.48	8,10,400.00	1,45,000.00	6,65,400.00
85	108	72.00	4,65,005.00	35,000.00	4,30,005.00
86	110	72.00	4,65,004.00	31,000.00	4,34,004.00
87	111	72.00	4,65,005.00	38,000.00	4,27,005.00
88	112	72.00	4,65,004.00	1,74,701.00	2,90,303.00
89	113	136.28	8,80,150.00	2,45,000.00	6,35,150.00
90	114	136.28	8,80,150.00	60,000.00	8,20,150.00
91	115	72.00	5,23,130.00	1,48,000.00	3,75,130.00
92	116	72.00	4,65,004.00	15,004.00	4,50,000.00
93	117	72.00	4,65,005.00	30,000.00	4,35,005.00
94	118	72.00	5,41,598.00	83,000.00	4,78,598.00
95	119	72.00	4,65,000.00	1,00,000.00	3,65,000.00
96	121	127.28	8,22,025.00	1,50,290.00	6,71,735.00
97	123	97.50	6,29,694.00	80,000.00	5,49,694.00
98	124	97.50	6,29,694.00	50,000.00	5,79,694.00
99	125	97.50	7,34,843.00	70,000.00	6,64,843.00
100	126	97.50	6,29,694.00	1,23,000.00	5,06,694.00
101	129	97.50	6,29,694.00	2,47,694.00	3,82,000.00
102	130	97.50	6,29,694.00	67,694.00	5,62,000.00
103	131	97.50	6,29,694.00	1,35,000.00	4,94,694.00
104	132	97.50	6,29,694.00	1,85,000.00	4,44,694.00
105	133	97.50	6,29,694.00	40,000.00	5,89,694.00
106	134	127.28	8,22,025.00	85,000.00	7,37,025.00
107	135	127.28	8,22,024.00	1,53,000.00	6,69,024.00
108	136	97.50	6,29,694.00	1,20,000.00	5,09,694.00
109	137	97.50	6,29,694.00	1,07,000.00	5,22,694.00
110	138	97.50	6,82,169.00	1,00,000.00	5,82,169.00
111	139	97.50	6,29,694.00	35,000.00	5,94,694.00
112	141	166.28	10,73,903.00	1,45,000.00	9,28,903.00
113	142	369.03	24,59,358.00	5,60,000.00	18,99,358.00
114	143	317.63	20,51,381.00	2,60,000.00	17,91,381.00
115	144	260.45	16,82,090.00	5,30,000.00	11,52,090.00
116	145	262.74	16,96,879.00	3,50,000.00	13,46,879.00
117	146	259.20	16,74,017.00	2,70,000.00	14,04,017.00
118	147	267.30	17,26,330.00	60,000.00	16,66,330.00
119	148	275.40	17,78,844.00	3,05,000.00	14,73,844.00
120	149	283.50	18,30,958.00	5,00,000.00	13,30,958.00
121	150	292.82	18,66,122.00	4,44,148.00	14,21,974.00
122	152	317.10	20,47,958.00	6,40,500.00	14,07,458.00
123	154	125.28	8,08,915.00	81,000.00	7,27,915.00
124	155	112.50	7,26,570.00	20,000.00	7,06,570.00
125	156	112.50	7,26,570.00	2,49,070.00	4,77,500.00
126	157	112.50	7,26,570.00	1,22,050.00	6,04,520.00
127	158	112.50	7,26,570.00	1,47,780.00	5,78,790.00
128	159	112.50	8,47,665.00	54,349.00	7,93,316.00
129	160	112.50	7,26,570.00	2,10,000.00	5,16,570.00
130	161	127.50	8,23,446.00	1,49,996.00	6,73,450.00
131	163	112.50	7,26,570.00	2,24,570.00	5,02,000.00
132	164	112.50	7,26,570.00	50,000.00	6,76,570.00
133	166	112.50	7,26,570.00	1,50,000.00	5,76,570.00
134	167	158.03	10,20,618.00	1,50,000.00	8,70,618.00
135	168	152.03	9,81,870.00	1,91,000.00	7,90,870.00
136	169	99.00	6,39,381.00	54,000.00	5,85,381.00
137	170	99.00	6,39,382.00	1,05,000.00	5,34,382.00
138	172	99.00	6,39,382.00	50,000.00	5,89,382.00
139	173	99.00	6,39,382.00	1,30,477.00	5,08,905.00
140	174	99.00	6,39,382.00	1,90,000.00	4,49,382.00
141	175	127.50	8,23,446.00	1,33,446.00	6,90,000.00
142	176	127.50	8,12,000.00	6,50,000.00	1,62,000.00
143	178	99.00	6,39,382.00	1,20,000.00	5,19,382.00
144	180	99.00	6,39,382.00	77,000.00	5,62,382.00
145	181	134.41	2,38,000.00	85,000.00	1,53,000.00
146	182	141.18	9,11,668.00	88,000.00	8,23,668.00
147	183	99.00	6,39,381.00	99,456.00	5,39,925.00
148	184	99.00	1,32,000.00	50,000.00	82,000.00
149	185	99.00	12,78,763.00	4,53,070.00	8,25,693.00
150	186	99.00			
151	187	127.50	8,23,446.00	1,00,000.00	7,23,446.00
152	188	127.50	8,23,446.00	1,15,000.00	7,08,446.00
153	189	99.00	6,39,381.00	75,000.00	5,64,381.00
154	190	99.00	6,39,381.00	30,000.00	6,09,381.00



155	191	99.00	6,39,381.00	1,50,000.00	4,89,381.00
156	192	99.00	6,39,381.00	85,000.00	5,54,381.00
157	193	99.00	6,39,381.00	75,000.00	5,64,381.00
158	194	99.00	6,39,382.00	60,000.00	5,79,382.00
159	195	152.03	9,81,870.00	30,000.00	9,51,870.00
160	196	258.89	16,72,015.00	2,95,000.00	13,77,015.00
161	197	258.50	17,34,080.00	1,50,000.00	15,84,080.00
162	198	258.50	17,34,080.00	7,15,080.00	10,19,000.00
163	199	258.89	17,34,080.00	2,00,000.00	15,34,080.00
164	200	157.28	10,15,777.00	4,42,777.00	5,73,000.00
165	201	99.00	6,39,381.00	3,42,381.00	2,97,000.00
166	202	99.00	6,39,381.00	91,000.00	5,48,381.00
167	203	99.00	6,39,381.00	74,000.00	5,65,381.00
168	204	99.00	7,45,945.00	30,000.00	7,15,945.00
169	205	99.00	6,39,381.00	1,70,000.00	4,69,381.00
170	207	132.53	8,55,932.00	90,000.00	7,65,932.00
171	208	132.53	8,55,930.00	2,83,930.00	5,72,000.00
172	209	99.00	-	1,87,927.00	-1,87,927.00
173	211	99.00	6,39,381.00	1,16,000.00	5,23,381.00
174	213	99.00	6,39,381.00	1,02,500.00	5,36,881.00
175	214	99.00	6,39,381.00	1,24,000.00	5,15,381.00
176	215	157.28	10,13,711.00	2,63,700.00	7,50,011.00
177	216	157.28	10,15,777.00	75,000.00	9,40,777.00
178	217	99.00	6,39,381.00	52,381.00	5,87,000.00
179	218	99.00	6,39,382.00	1,00,000.00	5,39,382.00
180	219	99.00	6,39,381.00	96,000.00	5,43,381.00
181	221	99.00	6,39,382.00	90,000.00	5,49,382.00
182	222	99.00	6,39,382.00	1,25,000.00	5,14,382.00
183	223	132.53	8,55,931.00	80,000.00	7,75,931.00
184	224	132.53	8,55,931.00	1,50,000.00	7,05,931.00
185	225	99.00	6,39,381.00	90,000.00	5,49,381.00
186	227	99.00	6,39,382.00	1,20,000.00	5,19,382.00
187	229	99.00	6,24,995.00	1,20,000.00	5,04,995.00
188	230	99.00	6,24,995.00	50,000.00	5,74,995.00
189	231	157.28	10,15,777.00	1,39,500.00	8,76,277.00
190	232	157.28	10,15,777.00	2,25,000.00	7,90,777.00
191	233	99.00	6,39,381.00	46,000.00	5,93,381.00
192	234	99.00	6,39,382.00	90,000.00	5,49,382.00
193	235	99.00	6,39,382.00	70,000.00	5,69,382.00
194	236	99.00	6,39,381.00	1,00,000.00	5,39,381.00
195	238	99.00	6,39,381.00	1,30,000.00	5,09,381.00
196	240	132.53	8,55,931.00	1,50,000.00	7,05,931.00
197	243	99.00	6,39,382.00	50,000.00	5,89,382.00
198	245	99.00	6,39,382.00	1,20,000.00	5,19,382.00
199	246	99.00	6,39,381.00	1,21,781.00	5,17,600.00
200	248	157.28	10,92,011.00	2,70,000.00	8,22,011.00
201	250	99.00	6,39,381.00	20,000.00	6,19,381.00
202	251	99.00	6,39,382.00	80,000.00	5,59,382.00
203	252	99.00	6,92,663.00	12,000.00	6,80,663.00
204	253	99.00	6,39,381.00	1,00,000.00	5,39,381.00
205	255	132.53	8,55,932.00	3,16,000.00	5,40,932.00
206	256	136.83	8,96,620.00	2,00,000.00	6,96,620.00
207	258	128.79	9,01,092.00	1,00,000.00	8,01,092.00
208	259	136.69	9,58,365.00	1,30,000.00	8,28,365.00
209	261	164.83	10,64,538.00	40,000.00	10,24,538.00
210	262	155.98	10,07,381.00	2,381.00	10,05,000.00
211	263	125.00	9,41,850.00	2,00,000.00	7,41,850.00
212	264	67.50	5,08,599.00	92,944.00	4,15,655.00
213	265	67.50	5,08,599.00	6,25,000.00	-1,16,401.00
214	268	67.50	4,84,380.00	1,78,000.00	3,06,380.00
215	269	67.50	5,08,599.00	1,28,000.00	3,80,599.00
216	270	67.50	4,84,380.00	39,600.00	4,44,880.00
217	272	125.00	6,02,000.00	22,300.00	5,79,700.00
218	273	125.00	8,07,300.00	1,45,333.35	6,61,966.65
219	274	67.50	4,84,380.00	67,000.00	4,17,380.00
220	275	67.50	4,84,380.00	75,000.00	4,09,380.00
221	276	67.50	4,84,380.00	3,54,745.00	1,29,635.00
222	277	67.50	5,65,110.00	1,00,000.00	4,65,110.00
223	278	67.50	4,84,384.00	60,000.00	4,24,384.00
224	279	67.50	5,08,599.00	30,000.00	4,78,599.00
225	280	67.50	4,84,380.00	30,000.00	4,54,380.00
226	281	67.50	4,84,380.00	1,00,000.00	3,75,000.00
227	282	132.28	8,54,317.00	68,000.00	6,86,317.00
228	283	142.28	9,18,901.00	90,000.00	8,28,901.00
229	285	75.00	4,84,380.00	5,37,450.00	80,635.00
230	292	125.00	8,74,575.00	50,000.00	7,74,575.00
231	293	125.00	8,74,575.00	2,50,000.00	5,24,575.00
232	295	75.00	4,84,380.00	66,408.00	4,17,972.00
233	299	75.00	4,84,380.00	95,000.00	3,89,380.00
234	301	75.00	4,84,380.00	1,45,000.00	3,39,380.00

235	303	142.28	9,18,901.00	1,25,000.00	7,93,901.00
236	306	75.00	4,84,380.00	45,000.00	4,39,380.00
237	307	75.00	4,84,380.00	72,000.00	4,12,380.00
238	308	75.00	4,84,380.00	1,40,000.00	3,44,380.00
239	309	75.00	4,84,380.00	51,000.00	4,33,380.00
240	310	75.00	4,84,380.00	82,000.00	4,02,380.00
241	311	75.00	4,84,380.00	54,000.00	4,30,380.00
242	312	125.00	8,74,575.00	1,70,000.00	7,04,575.00
243	313	125.00	8,07,300.00	2,14,000.00	5,93,300.00
244	314	75.00	6,45,840.00	75,000.00	5,69,840.00
245	315	75.00	4,84,380.00	92,000.00	3,92,380.00
246	316	75.00	6,45,840.00	1,40,000.00	5,05,840.00
247	317	75.00	7,53,480.00	75,000.00	6,78,480.00
248	318	75.00	4,84,380.00	40,000.00	4,44,380.00
249	320	75.00	6,45,840.00	98,000.00	5,47,840.00
250	321	75.00	6,45,840.00	1,00,000.00	5,45,840.00
251	322	142.28	9,18,901.00	1,25,000.00	7,93,901.00
252	323	163.28	10,54,528.00	1,50,000.00	9,04,528.00
253	324	126.00	9,49,385.00	2,11,385.00	7,38,000.00
254	325	126.00	8,81,572.00	3,59,572.00	5,22,000.00
255	326	126.00	8,13,758.00	3,01,758.00	5,12,000.00
256	327	126.00	8,81,572.00	1,42,250.00	7,39,322.00
257	328	126.00	8,81,571.00	1,05,000.00	7,76,571.00
258	329	126.00	9,49,384.00	1,00,000.00	8,49,384.00
259	330	126.00	8,81,571.00	3,48,571.00	5,33,000.00
260	333	126.00	8,81,572.00	1,45,000.00	7,36,572.00
261	334	126.00	8,81,572.00	50,000.00	8,31,572.00
262	335	126.00	4,05,000.00	1,00,000.00	3,05,000.00
263	336	126.00	8,81,571.00	1,50,000.00	7,31,571.00
264	337	126.00	8,81,572.00	22,000.00	8,59,572.00
265	338	157.28	10,15,777.00	3,00,000.00	7,15,777.00
266	341	126.00	8,13,758.00	1,12,000.00	7,01,758.00
267	342	126.00	5,93,000.00	1,40,000.00	4,53,000.00
268	343	126.00	8,81,571.00	3,00,000.00	5,81,571.00
269	344	126.00	9,49,385.00	1,51,515.00	7,97,870.00
270	346	126.00	9,49,385.00	1,44,000.00	8,05,385.00
271	347	126.00	9,49,385.00	1,20,000.00	8,29,385.00
272	348	126.00	9,49,385.00	2,10,000.00	7,39,385.00
273	349	126.00	8,81,571.00	6,571.00	8,75,000.00
274	350	126.00	9,49,384.00	1,05,000.00	8,44,384.00
275	354	163.28	10,54,528.00	2,25,000.00	8,29,528.00
276	355	163.28	10,54,528.00	1,50,000.00	9,04,528.00
277	356	126.00	9,49,385.00	2,50,000.00	6,99,385.00
278	357	126.00	9,49,385.00	50,000.00	8,99,385.00
279	358	126.00	9,49,385.00	2,00,000.00	7,49,385.00
280	359	126.00	9,49,384.00	74,000.00	8,75,384.00
281	361	126.00	8,81,571.00	1,00,000.00	7,81,571.00
282	362	126.00	8,81,571.00	1,50,000.00	7,31,571.00
283	363	126.00	8,81,572.00	1,00,000.00	7,81,572.00
284	364	126.00	8,81,572.00	1,00,000.00	7,81,572.00
285	365	126.00	8,13,758.00	1,29,000.00	6,84,758.00
286	366	126.00	8,13,758.00	1,20,000.00	6,93,758.00
287	368	126.00	2,00,000.00	90,000.00	1,10,000.00
288	369	126.00	8,13,758.00	50,000.00	7,63,758.00
289	370	157.28	10,15,777.00	1,87,777.00	8,48,000.00
290	372	126.00	8,13,758.00	1,00,000.00	7,13,758.00
291	373	126.00	8,13,758.00	1,00,000.00	7,13,758.00
292	374	126.00	8,13,758.00	1,80,000.00	6,33,758.00
293	375	126.00	8,13,758.00	1,00,000.00	7,13,758.00
294	376	126.00	8,13,758.00	50,000.00	7,63,758.00
295	377	126.00	8,13,758.00	2,00,000.00	6,13,758.00
296	378	126.00	9,15,478.00	1,00,000.00	8,15,478.00
297	379	126.00	8,13,758.00	50,000.00	7,63,758.00
298	380	126.00	8,13,758.00	1,50,000.00	6,63,758.00
299	381	126.00	8,13,758.00	55,000.00	7,58,758.00
300	383	126.00	8,13,758.00	30,000.00	7,83,758.00
301	385	126.00	8,13,758.00	2,77,758.00	5,36,000.00
302	386	163.28	10,54,527.00	95,000.00	9,59,527.00
303	387	163.28	10,54,527.00	90,000.00	9,64,527.00
304	388	126.00	26,12,825.00	2,29,454.00	23,83,361.00
305	390	126.00	8,13,758.00	40,000.00	7,73,758.00
306	391	126.00	8,13,758.00	1,75,000.00	6,38,758.00
307	392	126.00	8,13,758.00	1,10,000.00	7,03,758.00
308	394	126.00	8,13,758.00	55,000.00	7,57,758.00
309	395	126.00	8,13,758.00	3,25,758.00	4,87,000.00
310	397	126.00	8,13,758.00	1,16,000.00	6,97,758.00
311	398	126.00	8,13,758.00	1,20,000.00	6,93,758.00
312	399	126.00	8,13,758.00	1,06,000.00	7,07,758.00
313	401	126.00	9,49,385.00	2,03,000.00	7,46,385.00
314	402	157.28	10,15,777.00	2,00,000.00	8,15,777.00



315	403	278.79	17,87,620.00	2,00,000.00	15,87,620.00
316	405	277.45	17,91,883.00	1,90,000.00	16,01,883.00
317	407	277.45	20,90,530.00	1,50,000.00	19,40,530.00
318	409	277.45	17,91,883.00	3,15,000.00	14,76,883.00
319	410	277.45	17,91,883.00	2,00,000.00	15,91,883.00
320	412	283.06	18,08,614.00	5,40,000.00	12,68,614.00
321	415	279.24	16,03,443.00	1,60,100.00	16,43,343.00
322	416	269.63	17,41,378.00	2,00,000.00	15,41,378.00
323	417	127.28	8,22,025.00	2,40,000.00	5,82,025.00
324	418	90.00	5,81,256.00	80,000.00	5,01,256.00
325	419	90.00	6,78,132.00	1,35,000.00	5,43,132.00
326	420	90.00	6,29,694.00	1,00,000.00	5,29,694.00
327	421	90.00	5,81,256.00	90,500.00	4,90,756.00
328	422	127.50	8,92,066.00	3,85,000.00	5,07,066.00
329	423	127.50	8,38,052.00	90,000.00	7,48,052.00
330	424	90.00	5,81,256.00	79,000.00	5,02,256.00
331	425	90.00	5,81,256.00	92,000.00	4,89,256.00
332	427	153.53	9,91,558.00	2,42,558.00	7,49,000.00
333	428	153.53	9,88,005.00	3,48,000.00	6,40,005.00
334	429	90.00	5,81,256.00	60,000.00	5,21,256.00
335	430	90.00	5,81,256.00	25,500.00	5,55,756.00
336	431	90.00	6,29,694.00	1,13,800.00	5,15,894.00
337	432	127.50	8,94,682.00	3,50,000.00	5,44,682.00
338	433	127.50	8,94,682.00	1,00,000.00	7,94,682.00
339	434	90.00	6,29,694.00	1,12,000.00	5,17,694.00
340	435	90.00	6,53,913.00	50,000.00	6,03,913.00
341	436	90.00	6,29,694.00	1,10,000.00	5,19,694.00
342	437	90.00	6,29,624.00	1,20,000.00	5,09,624.00
343	438	127.28	8,90,527.00	1,50,000.00	7,40,527.00
344	439	127.28	8,22,025.00	3,22,000.00	5,00,025.00
345	440	90.00	6,29,694.00	90,000.00	5,39,694.00
346	441	90.00	6,29,694.00	84,000.00	5,45,694.00
347	442	90.00	6,29,694.00	84,000.00	5,45,694.00
348	443	90.00	6,78,132.00	30,000.00	6,48,132.00
349	444	127.50	9,60,687.00	1,53,712.00	8,06,975.00
350	445	127.50	9,60,687.00	40,000.00	9,20,687.00
351	446	90.00	6,53,913.00	1,80,000.00	4,73,913.00
352	447	90.00	6,29,694.00	79,000.00	5,50,694.00
353	448	90.00	1,35,600.00	62,000.00	73,600.00
354	449	153.53	9,91,558.00	1,80,400.00	8,11,158.00
355	450	153.53	9,91,558.00	1,79,784.00	8,11,774.00
356	451	90.00	5,81,256.00	80,000.00	5,01,256.00
357	452	90.00	5,81,256.00	1,37,500.00	4,43,756.00
358	453	90.00	6,29,694.00	1,40,000.00	4,89,694.00
359	454	127.50	9,60,687.00	1,73,371.00	7,87,316.00
360	456	90.00	6,78,132.00	44,000.00	6,34,132.00
361	457	90.00	6,78,132.00	15,500.00	6,62,632.00
362	458	90.00	6,29,694.00	85,000.00	5,43,694.00
363	459	90.00	6,78,132.00	1,20,000.00	5,58,132.00
364	460	127.28	8,90,527.00	1,52,000.00	7,38,527.00
365	462	90.00	6,78,132.00	15,500.00	6,62,632.00
366	464	90.00	6,29,694.00	1,00,000.00	5,29,694.00
367	465	90.00	6,29,694.00	1,12,000.00	5,17,694.00
368	466	127.50	8,92,067.00	1,60,000.00	7,32,067.00
369	467	127.50	8,92,066.00	1,60,000.00	7,32,066.00
370	469	90.00	6,29,694.00	1,35,000.00	4,94,694.00
371	472	162.28	10,48,069.00	2,00,000.00	8,48,069.00
372	473	75.00	5,24,745.00	1,00,000.00	4,24,745.00
373	475	75.00	10,49,490.00	2,00,000.00	8,49,490.00
374	476	75.00	5,44,928.00	40,000.00	5,04,928.00
375	478	75.00	10,50,050.00	25,000.00	10,25,050.00
376	480	75.00	9,25,510.00	4,50,436.00	4,75,074.00
377	481	75.00	5,65,110.00	1,20,000.00	4,45,110.00
378	482	132.28	5,24,745.00	1,25,000.00	3,99,745.00
379	486	75.00	5,24,745.00	90,000.00	4,34,745.00
380	488	75.00	5,24,745.00	30,000.00	4,94,745.00
381	489	75.00	5,24,745.00	18,377.00	5,06,368.00
382	490	75.00	8,26,675.00	2,50,000.00	6,11,675.00
383	491	128.00	8,26,675.00	32,000.00	7,94,675.00
384	495	128.00	8,95,565.00	2,06,000.00	6,95,565.00
385	496	128.00	9,64,454.00	00,000.00	9,64,454.00
386	497	128.00	10,83,073.00	95,000.00	9,88,073.00
387	498	128.00	8,13,758.00	1,50,000.00	7,63,758.00
388	499	154.80	11,53,987.00	8,90,000.00	6,53,987.00
389	503	128.00	9,14,316.00	240,000.00	7,74,316.00
390	505	178.68	9,51,538.00	1,50,000.00	7,79,538.00
391	506	136.00	9,51,537.00	1,60,000.00	7,91,537.00
392	507	136.00	8,78,342.00	84,000.00	7,94,342.00
393	508	136.00			
394	510	136.00			

395	511	125.20	8,75,974.00	1,25,000.00	7,50,974.00
396	512	125.80	8,80,172.00	1,00,000.00	7,80,172.00
397	513	77.40	5,41,537.00	1,00,000.00	4,41,537.00
398	514	77.40	5,83,194.00	70,000.00	5,13,194.00
399	515	77.40	5,41,537.00	70,000.00	4,71,537.00
400	516	77.40	5,41,537.00	60,000.00	4,81,537.00
401	517	77.40	5,41,537.00	72,000.00	4,69,537.00
402	518	77.40	5,83,194.00	63,800.00	5,19,394.00
403	520	129.00	5,41,537.00	27,000.00	5,14,537.00
404	521	129.00	9,71,989.00	1,10,000.00	8,61,989.00
405	522	77.40	9,71,989.00	1,61,000.00	8,10,989.00
406	523	77.40	5,41,537.00	1,00,000.00	4,41,537.00
407	528	77.40	4,99,890.00	1,17,525.00	3,82,365.00
408	529	129.00	9,02,661.00	1,60,000.00	7,42,661.00
409	530	255.49	16,50,056.00	25,000.00	16,25,056.00
410	531	125.12	8,08,075.00	2,11,204.00	5,96,871.00
411	532	93.38	6,03,085.00	80,000.00	5,23,085.00
412	533	93.38	6,03,085.00	1,10,000.00	4,93,085.00
413	534	93.38	6,03,085.00	30,000.00	5,73,085.00
414	536	93.38	6,03,085.00	55,000.00	5,48,085.00
415	537	141.06	9,11,022.00	1,00,000.00	8,11,022.00
416	538	135.68	8,76,276.00	1,65,000.00	7,11,276.00
417	539	90.00	5,78,132.00	46,500.00	5,31,632.00
418	540	90.00	5,81,256.00	1,60,000.00	4,21,256.00
419	541	90.00	5,81,256.00	1,45,000.00	4,36,256.00
420	542	90.00	5,78,132.00	50,000.00	5,28,132.00
421	544	127.80	8,94,165.00	40,000.00	8,54,165.00
422	545	125.40	8,09,883.00	1,20,000.00	6,89,883.00
423	546	90.00	8,29,694.00	1,12,000.00	7,17,694.00
424	548	90.00	5,81,256.00	96,000.00	4,85,256.00
425	549	90.00	6,29,694.00	1,23,000.00	5,06,694.00
426	550	90.00	5,81,256.00	1,18,086.00	4,63,169.00
427	551	150.08	11,30,823.00	40,000.00	10,90,823.00
428	554	90.00	5,81,256.00	88,000.00	4,93,256.00
429	555	90.00	5,81,256.00	45,000.00	5,36,256.00
430	557	90.00	8,53,913.00	1,05,000.00	7,48,913.00
431	558	132.30	8,54,446.00	1,55,000.00	6,99,446.00
432	559	125.40	8,77,373.00	1,36,000.00	7,41,373.00
433	561	96.00	7,23,341.00	1,01,064.00	6,22,277.00
434	562	96.00	6,20,006.00	90,000.00	5,30,006.00
435	563	96.00	6,20,006.00	10,000.00	6,10,006.00
436	564	96.00	6,20,006.00	25,000.00	5,95,006.00
437	565	138.68	8,95,651.00	1,70,000.00	7,25,651.00
438	568	138.68	8,95,651.00	1,50,000.00	7,45,651.00
439	567	96.00	8,20,006.00	50,000.00	7,70,006.00
440	568	96.00	8,20,006.00	50,000.00	7,70,006.00
441	570	96.00	8,20,006.00	2,00,000.00	6,20,006.00
442	572	132.30	8,54,446.00	20,000.00	8,34,446.00
Total		86,731.24	37,57,16,738.40	6,43,73,826.35	31,13,42,912.05

Unsold Inventory

Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	10	287.300	7,03,885
2	11	289.900	7,10,255
3	12	292.180	7,16,841
4	13	380.330	9,31,809
5	14	127.500	3,12,375
6	16	120.000	2,94,000
7	22	127.500	3,12,375
8	36	350.540	8,58,823
9	38	333.500	8,17,075
10	44	277.310	6,78,410
11	45	306.910	7,51,930
12	53	120.000	2,94,000
13	58	120.000	2,94,000
14	62	120.000	2,94,000
15	63	120.000	2,94,000
16	67	127.500	3,12,375
17	68	257.390	6,30,606
18	90	72.000	1,76,400
19	95	72.000	1,76,400
20	97	72.000	1,76,400
21	98	72.000	1,76,400
22	108	72.000	1,76,400
23	107	125.480	3,07,425
24	109	72.000	1,76,400
25	120	125.480	3,07,425
26	122	97.500	2,38,875
27	127	166.280	4,07,385



28	128	156.280	4.07.386
29	140	97.500	2.38.875
30	151	304.800	7.46.760
31	153	372.170	9.11.817
32	162	127.500	3.12.375
33	165	112.500	2.75.625
34	171	99.000	2.42.550
35	177	99.000	2.42.550
36	179	99.000	2.42.550
37	205	99.000	2.42.550
38	210	99.000	2.42.550
39	212	99.000	2.42.550
40	220	99.000	2.42.550
41	225	99.000	2.42.550
42	228	99.000	2.42.550
43	237	99.000	2.42.550
44	239	132.530	3.24.699
45	241	99.000	2.42.550
46	242	99.000	2.42.550
47	244	99.000	2.42.550
48	247	157.280	3.85.336
49	249	99.000	2.42.550
50	254	99.000	2.42.550
51	257	120.890	2.98.181
52	260	144.590	3.54.246
53	265	67.500	1.65.375
54	267	67.500	1.65.375
55	271	67.500	1.65.375
56	284	75.000	1.83.750
57	286	75.000	1.83.750
58	287	75.000	1.83.750
59	288	75.000	1.83.750
60	289	75.000	1.83.750
61	290	75.000	1.83.750
62	291	75.000	1.83.750
63	294	75.000	1.83.750
64	296	75.000	1.83.750
65	297	75.000	1.83.750
66	298	75.000	1.83.750
67	300	75.000	1.83.750
68	302	142.280	3.43.586
69	304	75.000	1.83.750
70	305	75.000	1.83.750
71	319	75.000	1.83.750
72	331	126.000	3.08.700
73	332	126.000	3.08.700
74	339	157.280	3.85.336
75	340	126.000	3.08.700
76	345	126.000	3.08.700
77	351	126.000	3.08.700
78	352	126.000	3.08.700
79	353	126.000	3.08.700
80	360	126.000	3.08.700
81	367	126.000	3.08.700
82	371	157.280	3.85.336
83	382	126.000	3.08.700
84	384	126.000	3.08.700
85	389	126.000	3.08.700
86	393	126.000	3.08.700
87	396	126.000	3.08.700
88	400	126.000	3.08.700
89	404	277.450	6.79.753
90	406	277.450	6.79.753
91	408	277.450	6.79.753
92	411	267.840	6.66.208
93	413	276.240	6.84.138
94	414	276.240	6.84.138
95	426	90.000	2.20.500
96	455	127.500	3.12.375
97	461	127.260	3.11.836
98	463	90.000	2.20.500
99	468	90.000	2.20.500
100	470	90.000	2.20.500
101	471	153.530	3.76.149
102	474	75.000	1.83.750
103	477	75.000	1.83.750
104	479	75.000	1.83.750
105	483	132.280	3.24.086
106	484	75.000	1.83.750
107	485	75.000	1.83.750



108	487	75,000	1,83,750
109	492	75,000	1,83,750
110	493	162,280	3,97,585
111	494	178,680	4,37,765
112	500	136,800	3,35,160
113	501	128,000	3,13,600
114	502	128,000	3,13,600
115	504	128,000	3,13,600
116	509	136,000	3,33,200
117	519	77,400	1,89,630
118	524	77,400	1,89,630
119	525	77,400	1,89,630
120	526	77,400	1,89,630
121	527	77,400	1,89,630
122	535	93,360	2,28,781
123	543	90,000	2,20,500
124	547	90,000	2,20,500
125	552	150,080	3,67,698
126	553	90,000	2,20,500
127	556	90,000	2,20,500
128	560	96,000	2,35,200
129	569	96,000	2,35,200
130	571	96,000	2,35,200
Total		16,960,460	4,15,53,127



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)	31,13,42,912
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)	16,960.46
	(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	4,15,53,127
4	Estimated receivables of ongoing project. [Sum of (2)+(i)]	35,28,96,039
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	4,28,17,794
3	Withdrawals	3,86,81,076
4	Closing balance	41,36,718

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	3,40,49,782
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	6,02,37,108
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 December 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.



Date: 29-02-2024

Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant

CA Sumit Chandwani
M. No. 616078

UDIN : 24616078BKAVQL8661
Certificate No: 23-24/098

