

99, Sindhi Colony,
Nanak Nagar, Bhusawal-425201
Dist: Jalgaon(MH)
Email: casumitchandwan1@gmail.com



CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT

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: 18-04-2024

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)
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 March 2024)		
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	5,33,21,500
	(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	5,33,21,500
	Total Cost of the Project (Incurred)	9,50,36,390

3	Total Cost of the Project (Actual incurred as on date of certificate)	9,50,36,390
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	70.59%
5	Amount which can be withdrawn from the Designated Account	9,50,36,390
6	Less: Amount withdrawn till date of this certificate from Designated Account	4,95,81,076
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4,54,55,314

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

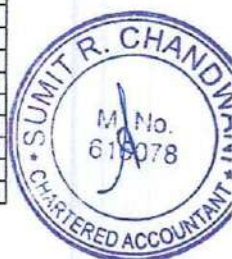


Table C - Statement of calculation of receivables from Sale of the Real Estate project

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	16,87,388.00	1,90,000.00	14,97,388.00
2	2	264.88	17,10,700.00	5,58,700.00	11,52,000.00
3	3	267.80	17,29,559.00	1,47,559.00	15,82,000.00
4	4	270.45	17,46,874.40	27,000.00	17,19,874.40
5	5	273.00	17,45,012.00	4,50,000.00	12,95,012.00
6	6	275.64	17,80,193.00	4,50,000.00	13,20,193.00
7	7	278.53	17,98,858.00	4,49,509.00	13,49,259.00
8	8	281.78	18,19,849.00	2,06,149.00	16,13,699.00
9	9	284.60	18,38,060.00	3,50,000.00	14,88,060.00
10	15	120.00	7,75,008.00	40,000.00	7,35,008.00
11	17	120.00	7,75,008.00	1,46,000.00	6,29,008.00
12	18	120.00	7,75,008.00	2,25,293.00	5,49,715.00
13	19	120.00	7,75,008.00	1,48,000.00	6,27,008.00
14	20	120.00	7,75,008.00	3,48,000.00	4,27,008.00
15	21	120.00	7,75,008.00	1,80,000.00	5,95,008.00
16	23	127.50	4,65,004.00	8,000.00	4,57,004.00
17	24	120.00	7,75,008.00	1,81,000.00	5,94,008.00
18	25	120.00	9,04,176.00	3,00,640.00	6,03,536.00
19	26	120.00	7,75,008.00	1,00,000.00	6,75,008.00
20	27	120.00	7,75,008.00	3,36,000.00	4,39,008.00
21	28	120.00	7,75,008.00	1,00,000.00	6,75,008.00
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	2,58,000.00	14,96,359.00
25	32	354.10	22,86,919.00	5,00,000.00	17,86,919.00
26	33	376.28	24,30,167.00	4,25,000.00	20,05,167.00
27	34	367.58	23,73,978.00	7,93,623.00	15,80,355.00
28	35	358.88	23,17,790.00	2,40,000.00	20,77,790.00
29	37	342.20	22,10,065.00	8,00,000.00	14,10,065.00
30	39	324.80	20,97,688.00	3,50,000.00	17,47,688.00
31	40	315.74	22,09,106.00	6,00,000.00	16,09,106.00
32	41	306.31	21,43,129.00	9,38,000.00	12,07,129.00
33	42	296.53	19,15,109.00	4,37,864.00	14,77,245.00
34	43	286.74	18,50,008.00	2,45,553.00	16,04,455.00
35	46	289.86	17,42,863.00	3,96,500.00	13,46,363.00
36	47	127.50	8,23,446.00	2,06,316.00	6,17,130.00
37	48	120.00	7,75,008.00	4,25,000.00	3,50,008.00
38	49	120.00	7,75,008.00	3,35,008.00	4,40,000.00
39	50	120.00	7,75,008.00	3,56,000.00	4,19,008.00
40	51	120.00	7,75,008.00	3,04,000.00	4,71,008.00
41	52	120.00	7,75,008.00	1,08,000.00	6,67,008.00
42	54	120.00	7,75,008.00	2,05,000.00	5,70,008.00
43	55	120.00	7,75,008.00	2,70,000.00	5,05,008.00
44	56	127.50	8,23,446.00	3,00,000.00	5,23,446.00
45	57	127.50	8,23,446.00	3,28,446.00	4,95,000.00
46	59	120.00	3,41,084.00	45,000.00	2,96,084.00
47	60	120.00	7,75,008.00	2,20,000.00	5,55,008.00
48	61	120.00	7,75,008.00	39,000.00	7,36,008.00
49	64	120.00	7,75,008.00	1,90,000.00	5,85,008.00
50	65	120.00	7,75,008.00	1,58,000.00	6,17,008.00
51	66	120.00	7,75,008.00	1,40,000.00	6,35,008.00
52	69	293.69	18,96,767.00	6,50,000.00	12,46,767.00
53	70	286.45	18,50,009.00	13,10,008.00	5,40,001.00
54	71	296.22	19,13,107.00	6,55,000.00	13,58,107.00
55	72	136.28	8,80,150.00	1,79,775.00	7,00,375.00
56	73	72.00	4,65,005.00	96,500.00	3,68,505.00
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	80,000.00	3,85,005.00
60	77	72.00	4,65,004.00	1,64,004.00	3,01,000.00
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	52,140.00	4,12,865.00
64	81	72.00	4,65,004.00	83,000.00	3,82,004.00
65	82	72.00	4,65,004.00	55,000.00	4,10,004.00
66	83	72.00	4,65,004.00	1,52,000.00	3,13,004.00
67	84	72.00	4,65,005.00	1,68,500.00	2,96,505.00
68	85	136.28	8,80,151.00	2,84,151.00	5,96,000.00
69	86	136.28	8,80,150.00	1,80,150.00	7,00,000.00
70	87	72.00	4,65,004.00	50,000.00	4,15,004.00
71	88	72.00	4,65,005.00	95,870.00	3,69,135.00
72	89	72.00	4,65,004.00	1,40,000.00	3,25,004.00



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	96	72.00	4,65,005.00	2,10,000.00	2,55,005.00
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	1,10,256.00	3,54,744.00
82	103	72.00	8,51,256.00	70,000.00	7,81,256.00
83	104	72.00	5,81,256.00	50,000.00	5,31,256.00
84	106	125.48	8,10,400.00	1,65,000.00	6,45,400.00
85	107	125.48	8,10,400.00	2,00,000.00	6,10,400.00
86	108	72.00	4,65,005.00	1,95,000.00	2,70,005.00
87	110	72.00	4,65,004.00	31,000.00	4,34,004.00
88	111	72.00	4,65,005.00	52,000.00	4,13,005.00
89	112	72.00	4,65,004.00	1,85,353.00	2,79,651.00
90	113	136.28	8,80,150.00	3,55,592.00	5,24,558.00
91	114	136.28	8,80,150.00	3,12,150.00	5,68,000.00
92	115	72.00	5,23,130.00	2,47,006.00	2,76,124.00
93	116	72.00	4,65,004.00	15,004.00	4,50,000.00
94	117	72.00	4,65,005.00	1,12,005.00	3,53,000.00
95	118	72.00	5,41,598.00	77,000.00	4,64,598.00
96	119	72.00	4,65,000.00	1,40,000.00	3,25,000.00
97	121	127.28	8,22,025.00	1,50,290.00	6,71,735.00
98	122	97.50	6,29,694.00	2,03,694.00	4,26,000.00
99	123	97.50	6,29,694.00	80,000.00	5,49,694.00
100	124	97.50	6,29,694.00	50,000.00	5,79,694.00
101	125	97.50	7,34,643.00	1,00,000.00	6,34,643.00
102	126	97.50	6,29,694.00	1,38,694.00	4,91,000.00
103	127	166.28	10,73,903.00	4,00,000.00	6,73,903.00
104	129	97.50	6,29,694.00	2,47,694.00	3,82,000.00
105	130	97.50	6,29,694.00	67,694.00	5,62,000.00
106	131	97.50	6,29,694.00	1,35,000.00	4,94,694.00
107	132	97.50	6,29,694.00	2,85,000.00	3,44,694.00
108	133	97.50	6,29,694.00	40,000.00	5,89,694.00
109	134	127.28	8,22,025.00	85,000.00	7,37,025.00
110	135	127.28	8,22,024.00	1,99,524.00	6,22,500.00
111	136	97.50	6,29,694.00	1,70,000.00	4,59,694.00
112	137	97.50	6,29,694.00	1,22,000.00	5,07,694.00
113	138	97.50	6,82,169.00	1,50,000.00	5,32,169.00
114	139	97.50	6,29,694.00	50,000.00	5,79,694.00
115	141	166.28	10,73,903.00	2,15,000.00	8,58,903.00
116	142	369.03	24,59,358.00	6,72,000.00	17,87,358.00
117	143	317.63	20,51,381.00	2,60,000.00	17,91,381.00
118	144	260.45	16,82,090.00	5,82,090.00	11,00,000.00
119	145	262.74	16,96,879.00	6,34,000.00	10,62,879.00
120	146	259.20	16,74,017.00	2,77,000.00	13,97,017.00
121	147	267.30	17,26,330.00	2,05,000.00	15,21,330.00
122	148	275.40	17,78,644.00	4,05,000.00	13,73,644.00
123	149	283.50	18,30,956.00	5,00,000.00	13,30,956.00
124	150	292.82	18,66,122.00	4,44,148.00	14,21,974.00
125	152	317.10	20,47,958.00	6,40,500.00	14,07,458.00
126	154	125.25	8,08,915.00	1,14,000.00	6,94,915.00
127	155	112.50	7,26,570.00	50,000.00	6,76,570.00
128	156	112.50	7,26,570.00	2,49,070.00	4,77,500.00
129	157	112.50	7,26,570.00	1,39,050.00	5,87,520.00
130	158	112.50	7,26,570.00	1,97,040.00	5,29,530.00
131	159	112.50	8,47,665.00	54,349.00	7,93,316.00
132	160	112.50	7,26,570.00	3,10,000.00	4,16,570.00
133	161	127.50	8,23,446.00	1,49,996.00	6,73,450.00
134	163	112.50	7,26,570.00	2,24,570.00	5,02,000.00
135	164	112.50	7,26,570.00	50,000.00	6,76,570.00
136	166	112.50	7,26,570.00	1,60,170.00	5,66,400.00
137	167	158.03	10,20,618.00	1,50,000.00	8,70,618.00
138	168	152.03	9,81,870.00	2,61,000.00	7,20,870.00
139	169	99.00	6,39,381.00	94,000.00	5,45,381.00
140	170	99.00	6,39,382.00	1,92,382.00	4,47,000.00
141	172	99.00	6,39,382.00	1,98,000.00	4,41,382.00
142	173	99.00	6,39,382.00	1,74,136.00	4,65,246.00
143	174	99.00	6,39,382.00	2,30,000.00	4,09,382.00
144	175	127.50	8,23,446.00	1,33,446.00	6,90,000.00
145	176	127.50	8,12,000.00	6,50,000.00	1,62,000.00
146	178	99.00	6,39,382.00	1,65,000.00	4,74,382.00
147	180	99.00	6,39,382.00	1,29,000.00	5,10,382.00
148	181	134.41	2,38,000.00	85,000.00	1,53,000.00
149	182	141.16	9,11,668.00	4,54,668.00	4,57,000.00
150	183	99.00	6,39,381.00	1,42,080.00	4,97,301.00
151	184	99.00	1,32,000.00	50,000.00	82,000.00



152	185	99.00			
153	186	99.00	12,78,763.00	4,53,070.00	8,25,693.00
154	187	127.50	8,23,446.00	1,30,000.00	6,93,446.00
155	188	127.50	8,23,446.00	1,31,000.00	6,92,446.00
156	189	99.00	6,39,381.00	86,381.00	5,53,000.00
157	190	99.00	6,39,381.00	30,000.00	6,09,381.00
158	191	99.00	6,39,381.00	1,50,000.00	4,89,381.00
159	192	99.00	6,39,381.00	1,74,381.00	4,65,000.00
160	193	99.00	6,39,381.00	1,25,000.00	5,14,381.00
161	194	99.00	6,39,382.00	80,000.00	5,59,382.00
162	195	152.03	9,81,870.00	30,000.00	9,51,870.00
163	196	258.89	16,72,015.00	3,75,000.00	12,97,015.00
164	197	268.50	17,34,080.00	1,50,000.00	15,84,080.00
165	198	268.50	17,34,080.00	7,15,080.00	10,19,000.00
166	199	258.89	17,34,080.00	3,50,000.00	13,84,080.00
167	200	157.28	10,15,777.00	4,42,777.00	5,73,000.00
168	201	99.00	6,39,381.00	3,42,381.00	2,97,000.00
169	202	99.00	6,39,381.00	2,46,381.00	3,93,000.00
170	203	99.00	6,39,381.00	1,24,000.00	5,15,381.00
171	204	99.00	7,45,945.00	30,000.00	7,15,945.00
172	205	99.00	6,39,381.00	2,57,381.00	3,82,000.00
173	207	132.53	8,55,932.00	1,30,000.00	7,25,932.00
174	208	132.53	8,55,930.00	2,83,930.00	5,72,000.00
175	209	99.00	6,92,672.00	1,67,927.00	5,24,745.00
176	211	99.00	6,39,381.00	1,40,000.00	4,99,381.00
177	213	99.00	6,39,381.00	1,02,500.00	5,36,881.00
178	214	99.00	6,39,381.00	1,24,000.00	5,15,381.00
179	215	157.28	10,13,711.00	2,63,700.00	7,50,011.00
180	216	157.28	10,15,777.00	1,00,000.00	9,15,777.00
181	217	99.00	6,39,381.00	52,381.00	5,87,000.00
182	218	99.00	6,39,382.00	1,00,000.00	5,39,382.00
183	219	99.00	6,39,381.00	1,43,322.00	4,96,059.00
184	221	99.00	6,39,382.00	3,01,382.00	3,38,000.00
185	222	99.00	6,39,382.00	1,44,382.00	4,95,000.00
186	223	132.53	8,55,931.00	1,80,000.00	6,75,931.00
187	224	132.53	8,55,931.00	2,15,000.00	6,40,931.00
188	225	99.00	6,39,381.00	90,000.00	5,49,381.00
189	227	99.00	6,39,382.00	1,20,000.00	5,19,382.00
190	229	99.00	6,24,995.00	1,20,000.00	5,04,995.00
191	230	99.00	6,24,995.00	1,16,000.00	5,08,995.00
192	231	157.28	10,15,777.00	2,05,777.00	8,10,000.00
193	232	157.28	10,15,777.00	3,07,777.00	7,08,000.00
194	233	99.00	6,39,381.00	67,000.00	5,72,381.00
195	234	99.00	6,39,382.00	1,20,382.00	5,19,000.00
196	235	99.00	6,39,382.00	70,000.00	5,69,382.00
197	236	99.00	6,39,381.00	1,00,000.00	5,39,381.00
198	238	99.00	6,39,381.00	2,32,381.00	4,07,000.00
199	239	132.53	8,55,932.00	98,932.00	7,57,000.00
200	240	132.53	8,55,931.00	2,70,000.00	5,85,931.00
201	243	99.00	6,39,382.00	50,000.00	5,89,382.00
202	245	99.00	6,39,382.00	1,80,000.00	4,59,382.00
203	246	99.00	6,39,381.00	1,21,781.00	5,17,600.00
204	247	157.28	10,15,777.00	4,63,777.00	5,52,000.00
205	248	157.28	10,92,011.00	2,70,000.00	8,22,011.00
206	250	99.00	6,39,381.00	1,55,000.00	4,84,381.00
207	251	99.00	6,39,382.00	1,10,000.00	5,29,382.00
208	252	99.00	6,92,663.00	40,000.00	6,52,663.00
209	253	99.00	6,39,381.00	1,50,000.00	4,89,381.00
210	255	132.53	8,55,932.00	5,97,932.00	2,58,000.00
211	256	138.83	8,96,620.00	2,00,000.00	6,96,620.00
212	258	128.79	9,01,092.00	1,35,000.00	7,66,092.00
213	259	136.69	9,56,365.00	3,30,000.00	6,26,365.00
214	261	164.83	10,64,538.00	1,40,000.00	9,24,538.00
215	262	155.98	10,07,381.00	2,381.00	10,05,000.00
216	263	125.00	9,41,850.00	2,00,000.00	7,41,850.00
217	264	67.50	5,08,599.00	1,27,798.00	3,80,801.00
218	265	67.50	5,08,599.00	6,40,000.00	-1,31,401.00
219	268	67.50	4,84,380.00	1,78,000.00	3,06,380.00
220	269	67.50	5,08,599.00	2,18,000.00	2,90,599.00
221	270	67.50	4,84,380.00	39,500.00	4,44,880.00
222	272	125.00	6,02,000.00	22,300.00	5,79,700.00
223	273	125.00	8,07,300.00	1,63,653.16	6,43,646.84
224	274	67.50	4,84,380.00	77,000.00	4,07,380.00
225	275	67.50	4,84,380.00	75,000.00	4,09,380.00
226	276	67.50	4,84,380.00	3,54,745.00	1,29,635.00
227	277	67.50	5,65,110.00	2,20,000.00	3,45,110.00
228	278	67.50	4,84,384.00	85,000.00	3,99,384.00
229	279	67.50	5,08,599.00	30,000.00	4,78,599.00
230	280	67.50	4,35,942.00	1,41,884.00	2,94,058.00



231	281	67.50	4,84,380.00	1,09,380.00	3,75,000.00
232	282	132.28	8,54,317.00	1,85,317.00	6,69,000.00
233	283	142.28	9,18,901.00	2,55,000.00	6,63,901.00
234	285	75.00	4,84,380.00	3,745.00	4,80,635.00
235	292	125.00	8,74,575.00	1,20,000.00	7,54,575.00
236	293	125.00	8,74,575.00	2,50,000.00	6,24,575.00
237	295	75.00	4,84,380.00	1,66,408.00	3,17,972.00
238	299	75.00	4,84,380.00	2,35,380.00	2,49,000.00
239	301	75.00	4,84,380.00	1,45,000.00	3,39,380.00
240	302	142.28	9,18,901.00	1,00,000.00	8,18,901.00
241	303	142.28	9,18,901.00	4,54,901.00	4,64,000.00
242	305	75.00	4,84,380.00	1,00,000.00	3,84,380.00
243	306	75.00	4,84,380.00	77,000.00	4,07,380.00
244	307	75.00	4,84,380.00	1,02,000.00	3,82,380.00
245	308	75.00	4,84,380.00	1,50,000.00	3,34,380.00
246	309	75.00	4,84,380.00	91,000.00	3,93,380.00
247	310	75.00	4,84,380.00	1,41,380.00	3,43,000.00
248	311	75.00	4,84,380.00	78,000.00	4,06,380.00
249	312	125.00	8,74,575.00	1,80,000.00	6,94,575.00
250	313	125.00	8,07,300.00	2,59,000.00	5,48,300.00
251	314	75.00	6,45,840.00	1,06,000.00	5,39,840.00
252	315	75.00	4,84,380.00	1,36,380.00	3,48,000.00
253	316	75.00	6,45,840.00	1,40,000.00	5,05,840.00
254	317	75.00	7,53,480.00	1,00,000.00	6,53,480.00
255	318	75.00	4,84,380.00	40,000.00	4,44,380.00
256	320	75.00	6,45,840.00	1,28,000.00	5,17,840.00
257	321	75.00	6,45,840.00	1,00,000.00	5,45,840.00
258	322	142.28	9,18,901.00	1,25,000.00	7,93,901.00
259	323	163.28	10,54,528.00	1,65,000.00	8,89,528.00
260	324	126.00	9,49,385.00	2,51,385.00	6,98,000.00
261	325	126.00	8,81,572.00	3,59,572.00	5,22,000.00
262	326	126.00	8,13,758.00	6,51,758.00	1,62,000.00
263	327	126.00	8,81,572.00	2,22,250.00	6,59,322.00
264	328	126.00	8,81,571.00	2,05,000.00	6,76,571.00
265	329	126.00	9,49,384.00	1,00,000.00	8,49,384.00
266	330	126.00	8,81,571.00	3,48,571.00	5,33,000.00
267	333	126.00	8,81,572.00	1,85,000.00	6,96,572.00
268	334	126.00	8,81,572.00	50,000.00	8,31,572.00
269	335	126.00	4,05,000.00	1,00,000.00	3,05,000.00
270	336	126.00	8,81,571.00	2,20,000.00	6,61,571.00
271	337	126.00	8,81,572.00	72,000.00	8,09,572.00
272	338	157.28	10,15,777.00	3,50,000.00	6,65,777.00
273	341	126.00	8,13,758.00	1,12,000.00	7,01,758.00
274	342	126.00	5,93,000.00	1,40,000.00	4,53,000.00
275	343	126.00	8,81,571.00	3,00,000.00	5,81,571.00
276	344	126.00	9,49,385.00	2,15,450.00	7,32,935.00
277	346	126.00	9,49,385.00	1,87,000.00	7,62,385.00
278	347	126.00	9,49,385.00	1,80,000.00	7,69,385.00
279	348	126.00	9,49,385.00	3,36,000.00	6,13,385.00
280	349	126.00	8,81,571.00	6,571.00	8,75,000.00
281	350	126.00	9,49,384.00	1,35,000.00	8,14,384.00
282	354	163.28	10,54,528.00	3,00,000.00	7,54,528.00
283	355	163.28	10,54,528.00	2,30,000.00	8,24,528.00
284	356	126.00	9,49,385.00	2,60,000.00	6,89,385.00
285	357	126.00	9,49,385.00	1,60,000.00	7,89,385.00
286	358	126.00	9,49,385.00	2,00,000.00	7,49,385.00
287	359	126.00	9,49,384.00	74,000.00	8,75,384.00
288	361	126.00	8,81,571.00	1,00,000.00	7,81,571.00
289	362	126.00	8,81,571.00	1,50,000.00	7,31,571.00
290	363	126.00	8,81,572.00	1,00,000.00	7,81,572.00
291	364	126.00	8,81,572.00	1,00,000.00	7,81,572.00
292	365	126.00	8,13,758.00	1,65,000.00	6,48,758.00
293	366	126.00	8,13,758.00	1,65,000.00	6,48,758.00
294	368	126.00	2,00,000.00	90,000.00	1,10,000.00
295	369	126.00	8,13,758.00	3,50,000.00	4,63,758.00
296	370	157.28	10,15,777.00	1,67,777.00	8,48,000.00
297	372	126.00	8,13,758.00	3,11,758.00	5,02,000.00
298	373	126.00	8,13,758.00	2,11,758.00	6,02,000.00
299	374	126.00	8,13,758.00	2,30,000.00	5,83,758.00
300	375	126.00	8,13,758.00	2,13,758.00	6,00,000.00
301	376	126.00	8,13,758.00	2,13,758.00	6,00,000.00
302	377	126.00	8,13,758.00	3,13,758.00	5,00,000.00
303	378	126.00	9,15,478.00	1,00,000.00	8,15,478.00
304	379	126.00	8,13,758.00	2,07,637.00	6,06,121.00
305	380	126.00	8,13,758.00	1,50,000.00	6,63,758.00
306	381	126.00	8,13,758.00	95,000.00	7,18,758.00
307	383	126.00	8,13,758.00	97,982.00	7,15,776.00
308	385	126.00	8,13,758.00	2,77,758.00	5,36,000.00
309	386	163.28	10,54,527.00	95,000.00	9,59,527.00



310	387	163.28	10,54,527.00	1,90,000.00	8,64,527.00
311	388	126.00	26,12,825.00	3,44,196.00	22,68,629.00
312	390	126.00	8,13,758.00	1,40,000.00	6,73,758.00
313	391	126.00	8,13,758.00	2,75,000.00	5,38,758.00
314	392	126.00	8,13,758.00	1,40,000.00	6,73,758.00
315	394	126.00	8,13,758.00	77,000.00	7,36,758.00
316	395	126.00	8,13,758.00	3,26,758.00	4,87,000.00
317	397	126.00	8,13,758.00	1,58,758.00	6,55,000.00
318	398	126.00	8,13,758.00	3,42,700.00	4,71,058.00
319	399	126.00	8,13,758.00	1,84,000.00	6,29,758.00
320	401	126.00	9,49,385.00	2,83,000.00	6,66,385.00
321	402	157.28	10,15,777.00	4,64,445.00	5,51,332.00
322	403	276.79	17,87,620.00	2,00,000.00	15,87,620.00
323	405	277.45	17,91,883.00	2,65,000.00	15,26,883.00
324	406	277.45	17,91,883.00	3,29,883.00	14,62,000.00
325	407	277.45	20,90,530.00	2,10,000.00	18,80,530.00
326	409	277.45	17,91,883.00	4,65,000.00	13,26,883.00
327	410	277.45	17,91,883.00	3,05,000.00	14,86,883.00
328	412	283.06	18,08,614.00	5,40,000.00	12,68,614.00
329	415	279.24	18,03,443.00	1,60,100.00	16,43,343.00
330	416	269.63	17,41,378.00	2,00,000.00	15,41,378.00
331	417	127.28	8,22,025.00	2,83,000.00	5,39,025.00
332	418	90.00	5,81,256.00	1,80,000.00	4,01,256.00
333	419	90.00	6,78,132.00	4,23,132.00	2,55,000.00
334	420	90.00	6,29,694.00	1,00,000.00	5,29,694.00
335	421	90.00	5,81,256.00	90,500.00	4,90,756.00
336	422	127.50	8,92,066.00	3,85,000.00	5,07,066.00
337	423	127.50	8,38,052.00	1,10,000.00	7,28,052.00
338	424	90.00	5,81,256.00	1,79,000.00	4,02,256.00
339	425	90.00	5,81,256.00	1,31,000.00	4,50,256.00
340	427	153.53	9,91,558.00	3,32,558.00	6,59,000.00
341	428	153.53	9,88,005.00	3,48,000.00	6,40,005.00
342	429	90.00	5,81,256.00	60,000.00	5,21,256.00
343	430	90.00	5,81,256.00	42,500.00	5,38,756.00
344	431	90.00	6,29,694.00	1,13,800.00	5,15,894.00
345	432	127.50	8,94,682.00	3,50,000.00	5,44,682.00
346	433	127.50	8,94,682.00	1,00,000.00	7,94,682.00
347	434	90.00	6,29,694.00	1,54,000.00	4,75,694.00
348	435	90.00	6,53,913.00	65,000.00	5,88,913.00
349	436	90.00	6,29,694.00	1,40,000.00	4,89,694.00
350	437	90.00	6,29,624.00	1,65,000.00	4,64,624.00
351	438	127.28	8,90,527.00	1,50,000.00	7,40,527.00
352	439	127.28	8,22,025.00	3,22,000.00	5,00,025.00
353	440	90.00	6,29,694.00	1,50,000.00	4,79,694.00
354	441	90.00	6,29,694.00	1,20,000.00	5,09,694.00
355	442	90.00	6,29,694.00	1,20,000.00	5,09,694.00
356	443	90.00	6,78,132.00	30,000.00	6,48,132.00
357	444	127.50	9,60,687.00	1,92,140.00	7,68,547.00
358	445	127.50	9,60,687.00	50,000.00	9,10,687.00
359	446	90.00	6,53,913.00	2,54,000.00	3,99,913.00
360	447	90.00	6,29,694.00	1,04,000.00	5,25,694.00
361	448	90.00	1,35,600.00	82,000.00	53,600.00
362	449	153.53	9,91,558.00	2,48,050.00	7,43,508.00
363	450	153.53	9,91,558.00	2,24,730.00	7,66,828.00
364	451	90.00	5,81,256.00	1,00,000.00	4,81,256.00
365	452	90.00	5,81,256.00	1,37,500.00	4,43,756.00
366	453	90.00	6,29,694.00	2,10,000.00	4,19,694.00
367	454	127.50	9,60,687.00	2,29,828.00	7,30,859.00
368	456	90.00	6,78,132.00	44,000.00	6,34,132.00
369	457	90.00	6,78,132.00	15,500.00	6,62,632.00
370	458	90.00	6,29,694.00	86,000.00	5,43,694.00
371	459	90.00	6,78,132.00	1,70,000.00	5,08,132.00
372	460	127.28	8,90,527.00	2,12,000.00	6,78,527.00
373	462	90.00	6,78,132.00	15,500.00	6,62,632.00
374	464	90.00	6,29,694.00	1,00,000.00	5,29,694.00
375	465	90.00	6,29,694.00	2,19,132.00	4,10,562.00
376	466	127.50	8,92,067.00	2,10,000.00	6,82,067.00
377	467	127.50	8,92,066.00	2,00,000.00	6,92,066.00
378	469	90.00	6,29,694.00	1,80,000.00	4,49,694.00
379	472	162.28	10,48,069.00	2,00,000.00	8,48,069.00
380	473	75.00	5,24,745.00	1,30,000.00	3,94,745.00
381	475	75.00			
382	476	75.00	10,49,490.00	2,75,000.00	7,74,490.00
383	478	75.00	5,44,928.00	55,000.00	4,89,928.00
384	480	75.00			
385	481	75.00	10,50,050.00	1,40,000.00	9,10,050.00
386	482	132.28	9,25,510.00	4,50,436.00	4,75,074.00
387	486	75.00	5,65,110.00	1,65,000.00	4,00,110.00
388	487	75.00	5,24,745.00	70,000.00	4,54,745.00



389	488	75.00	5,24,745.00	1,55,000.00	3,69,745.00
390	489	75.00	5,24,745.00	1,20,000.00	4,04,745.00
391	490	75.00	5,24,745.00	30,000.00	4,94,745.00
392	491	75.00	5,24,745.00	18,377.00	5,06,368.00
393	495	128.00	8,26,675.00	2,15,000.00	6,11,675.00
394	496	128.00	8,26,675.00	32,000.00	7,94,675.00
395	497	128.00	8,95,565.00	2,00,000.00	6,95,565.00
396	498	128.00	9,64,454.00	1,45,000.00	8,19,454.00
397	499	154.80	10,83,073.00	1,45,000.00	9,38,073.00
398	503	128.00	8,13,758.00	50,000.00	7,63,758.00
399	505	178.68	11,53,987.00	5,00,000.00	6,53,987.00
400	506	130.68	9,14,316.00	2,00,000.00	7,14,316.00
401	507	136.00	9,51,538.00	2,38,500.00	7,15,038.00
402	508	136.00	9,51,537.00	1,60,000.00	7,91,537.00
403	510	136.00	8,78,342.00	1,29,000.00	7,49,342.00
404	511	125.20	8,75,974.00	3,52,000.00	5,23,974.00
405	512	125.80	8,80,172.00	1,00,000.00	7,80,172.00
406	513	77.40	5,41,537.00	1,00,000.00	4,41,537.00
407	514	77.40	5,83,194.00	70,000.00	5,13,194.00
408	515	77.40	5,41,537.00	70,000.00	4,71,537.00
409	516	77.40	5,41,537.00	60,000.00	4,81,537.00
410	517	77.40	5,41,537.00	96,000.00	4,45,537.00
411	518	77.40	5,83,194.00	79,600.00	5,03,594.00
412	520	129.00	5,41,537.00	57,000.00	4,84,537.00
413	521	129.00	9,71,989.00	1,10,000.00	8,61,989.00
414	522	77.40	9,71,989.00	2,30,000.00	7,41,989.00
415	523	77.40	5,41,537.00	1,00,000.00	4,41,537.00
416	526	77.40	5,41,537.00	50,000.00	4,91,537.00
417	528	77.40	4,99,880.00	1,17,626.00	3,82,254.00
418	529	129.00	9,02,561.00	2,50,000.00	6,52,561.00
419	530	255.49	16,50,056.00	25,000.00	16,25,056.00
420	531	125.12	8,08,075.00	3,31,204.00	4,76,871.00
421	532	93.38	6,03,085.00	1,40,000.00	4,63,085.00
422	533	93.38	6,03,085.00	1,51,250.00	4,51,835.00
423	534	93.38	6,03,085.00	45,000.00	5,58,085.00
424	535	93.38	6,03,085.00	30,000.00	5,73,085.00
425	536	93.38	6,03,085.00	85,000.00	5,18,085.00
426	537	141.06	9,11,022.00	2,00,000.00	7,11,022.00
427	538	135.68	8,76,276.00	1,90,000.00	6,86,276.00
428	539	90.00	6,78,132.00	77,500.00	6,00,632.00
429	540	90.00	5,81,256.00	2,05,000.00	3,76,256.00
430	541	90.00	5,81,256.00	1,45,000.00	4,36,256.00
431	542	90.00	6,78,132.00	75,000.00	6,03,132.00
432	543	90.00	5,80,258.00	1,15,256.00	4,65,002.00
433	544	127.80	8,94,166.00	40,000.00	8,54,166.00
434	545	125.40	8,09,883.00	1,65,000.00	6,44,883.00
435	546	90.00	6,29,694.00	1,54,000.00	4,75,694.00
436	548	90.00	5,81,256.00	1,32,000.00	4,49,256.00
437	549	90.00	6,29,694.00	1,68,000.00	4,61,694.00
438	550	90.00	5,81,256.00	1,44,331.00	4,36,925.00
439	551	150.08	11,30,823.00	40,000.00	10,90,823.00
440	553	90.00	5,71,568.00	1,25,000.00	4,46,568.00
441	554	90.00	5,81,256.00	1,13,000.00	4,68,256.00
442	555	90.00	5,81,256.00	45,000.00	5,36,256.00
443	557	90.00	6,53,913.00	1,45,000.00	5,08,913.00
444	558	132.30	8,54,446.00	2,30,000.00	6,24,446.00
445	559	125.40	8,77,373.00	1,87,000.00	6,90,373.00
446	561	96.00	7,23,341.00	1,27,064.00	5,96,277.00
447	562	96.00	6,20,006.00	90,000.00	5,30,006.00
448	563	96.00	6,20,006.00	10,000.00	6,10,006.00
449	564	96.00	6,20,006.00	35,000.00	5,85,006.00
450	565	138.68	8,95,651.00	2,40,000.00	6,55,651.00
451	566	138.68	8,95,651.00	2,00,000.00	6,95,651.00
452	567	96.00	6,20,006.00	1,10,000.00	5,10,006.00
453	568	96.00	6,20,006.00	50,000.00	5,70,006.00
454	570	96.00	6,20,006.00	3,60,000.00	2,60,006.00
455	572	132.30	8,54,446.00	20,000.00	8,34,446.00
Total		58,330.82	38,67,63,035.40	8,78,86,479.16	29,88,76,556.24



Unsold Inventory			
Sr. No	Plot No.	Plotable 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	7,15,841
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	6,79,410
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	105	72.000	1,76,400
23	109	72.000	1,76,400
24	120	125.480	3,07,426
25	128	166.280	4,07,386
26	140	97.500	2,38,875
27	151	304.800	7,46,760
28	153	372.170	9,11,817
29	162	127.500	3,12,375
30	165	112.500	2,75,625
31	171	99.000	2,42,550
32	177	99.000	2,42,550
33	179	99.000	2,42,550
34	205	99.000	2,42,550
35	210	99.000	2,42,550
36	212	99.000	2,42,550
37	220	99.000	2,42,550
38	226	99.000	2,42,550
39	228	99.000	2,42,550
40	237	99.000	2,42,550
41	241	99.000	2,42,550
42	242	99.000	2,42,550
43	244	99.000	2,42,550
44	249	99.000	2,42,550
45	254	99.000	2,42,550
46	257	120.890	2,96,181
47	260	144.590	3,54,246
48	266	67.500	1,65,375
49	267	67.500	1,65,375
50	271	67.500	1,65,375
51	284	75.000	1,83,750
52	286	75.000	1,83,750
53	287	75.000	1,83,750
54	288	75.000	1,83,750
55	289	75.000	1,83,750
56	290	75.000	1,83,750
57	291	75.000	1,83,750
58	294	75.000	1,83,750
59	296	75.000	1,83,750
60	297	75.000	1,83,750
61	298	75.000	1,83,750
62	300	75.000	1,83,750
63	304	75.000	1,83,750
64	319	75.000	1,83,750
65	331	126.000	3,08,700
66	332	126.000	3,08,700
67	339	157.280	3,85,336
68	340	126.000	3,08,700
69	345	126.000	3,08,700
70	351	126.000	3,08,700
71	352	126.000	3,08,700
72	353	126.000	3,08,700
73	360	126.000	3,08,700
74	367	126.000	3,08,700
75	371	157.280	3,85,336
76	382	126.000	3,08,700



77	384	126.000	3,08,700
78	389	126.000	3,08,700
79	393	126.000	3,08,700
80	396	126.000	3,08,700
81	400	126.000	3,08,700
82	404	277.450	6,79,753
83	408	277.450	6,79,753
84	411	267.840	6,56,208
85	413	279.240	6,84,138
86	414	279.240	6,84,138
87	426	90.000	2,20,500
88	455	127.500	3,12,375
89	461	127.280	3,11,836
90	463	90.000	2,20,500
91	468	90.000	2,20,500
92	470	90.000	2,20,500
93	471	153.530	3,76,149
94	474	75.000	1,83,750
95	477	75.000	1,83,750
96	479	75.000	1,83,750
97	483	132.280	3,24,086
98	484	75.000	1,83,750
99	485	75.000	1,83,750
100	492	75.000	1,83,750
101	493	162.280	3,97,586
102	494	178.680	4,37,766
103	500	136.800	3,35,160
104	501	128.000	3,13,600
105	502	128.000	3,13,600
106	504	128.000	3,13,600
107	509	136.000	3,33,200
108	519	77.400	1,89,630
109	524	77.400	1,89,630
110	525	77.400	1,89,630
111	527	77.400	1,89,630
112	547	90.000	2,20,500
113	552	150.080	3,67,696
114	556	90.000	2,20,500
115	560	96.000	2,35,200
116	569	96.000	2,35,200
117	571	96.000	2,35,200
Total		15,360,880	3,76,34,156



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)	3,95,87,203
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)	29,88,76,558
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)	15,360.88
	(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	3,76,34,156
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	33,65,10,712
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	5,37,51,013
3	Withdrawals	4,95,81,076
4	Closing balance	41,89,937

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	1,13,19,848
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	8,37,16,542
5	Total funds for project	13,46,23,593	13,46,23,593	9,50,36,390
6	Total estimated cost (As per Table A)	13,46,23,593	13,46,23,593	9,50,36,390

Table G - Any Comments/ Observations of CA	
1	For Quarter ending March 2024. 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:


Authorised signatory
Date: 18-04-2024



Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant



CA Sumit Chandwani
M. No. 616078

UDIN : 24616078BKAVRN5025
Certificate No. : 23-24/122