

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: 20-04-2025

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 lien 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 2025)

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	8,28,68,033
	(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	8,28,68,033
	Total Cost of the Project (Incurred)	12,45,82,923

3	Total Cost of the Project (Actual incurred as on date of certificate)	12,45,82,923
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	92.54%
5	Amount which can be withdrawn from the Designated Account	12,45,82,923
6	Less: Amount withdrawn till date of this certificate from Designated Account	8,71,31,076
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,74,51,847

*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	15,82,000.00	1,05,386.00
2	2	264.88	17,10,700.00	17,10,700.00	-
3	3	267.80	17,29,559.00	17,29,559.00	-
4	4	270.45	17,46,674.00	17,46,674.00	-
5	5	273.00	17,45,012.00	17,45,012.00	-
6	6	275.64	17,80,193.00	17,80,193.00	-
7	7	278.53	17,94,841.00	17,94,841.00	-
8	8	281.78	18,19,848.00	18,19,848.00	-
9	9	284.60	18,38,060.00	18,38,060.00	-
10	10	287.30	20,00,011.00	20,00,011.00	-
11	11	289.90	21,84,338.00	19,17,687.00	2,66,651.00
12	12	292.18	18,87,015.00	18,87,015.00	-
13	14	127.50	9,60,687.00	6,30,000.00	3,30,687.00
14	15	120.00	7,75,008.00	5,08,000.00	2,67,008.00
15	16	120.00	8,00,000.00	8,00,000.00	-
16	17	120.00	7,75,008.00	7,75,008.00	-
17	18	120.00	7,75,008.00	7,75,008.00	-
18	19	120.00	7,75,008.00	7,75,008.00	-
19	20	120.00	7,75,008.00	7,75,008.00	-
20	21	120.00	7,75,008.00	7,75,008.00	-
21	22	127.50	8,23,446.00	4,54,350.00	3,69,096.00
22	23	127.50	8,23,446.00	3,96,000.00	4,27,446.00
23	24	120.00	7,75,008.00	7,75,008.00	-
24	25	120.00	9,04,176.00	9,04,176.00	-
25	26	120.00	7,75,008.00	5,52,000.00	2,23,008.00
26	27	120.00	7,75,008.00	7,75,008.00	-
27	28	120.00	7,75,008.00	6,25,000.00	1,50,008.00
28	29	120.00	7,75,008.00	7,75,008.00	-
29	30	127.50	8,23,446.00	5,67,000.00	2,56,446.00
30	31	271.64	17,54,359.00	16,34,000.00	1,20,359.00
31	32	354.10	22,86,919.00	20,58,000.00	2,28,919.00
32	33	376.28	24,30,167.00	24,30,167.00	-
33	34	367.58	23,73,978.00	23,73,978.00	-
34	35	358.88	23,17,790.00	23,17,790.00	-
35	37	342.20	22,10,065.00	22,10,065.00	-
36	39	324.80	20,97,688.00	20,97,688.00	-
37	40	315.74	22,09,106.00	22,09,106.00	-
38	41	306.31	21,35,117.00	21,35,117.00	-
39	43	286.74	18,50,008.00	18,50,008.00	-
40	44	277.31	17,90,979.00	3,58,000.00	14,32,979.00
41	45	306.91	20,94,201.00	13,52,000.00	7,42,201.00
42	46	269.86	17,42,863.00	17,42,863.00	-
43	47	127.50	8,23,446.00	8,23,446.00	-
44	48	120.00	7,75,008.00	7,75,008.00	-
45	49	120.00	7,75,008.00	7,75,008.00	-
46	50	120.00	7,75,008.00	7,75,008.00	-
47	51	120.00	7,75,008.00	7,75,008.00	-
48	52	120.00	7,75,008.00	7,75,008.00	-
49	53	120.00	7,75,008.00	7,63,000.00	12,008.00
50	54	120.00	7,75,008.00	7,75,008.00	-
51	55	120.00	7,75,008.00	7,75,008.00	-
52	56	127.50	8,23,446.00	8,23,446.00	-
53	57	127.50	8,23,446.00	8,23,446.00	-
54	58	120.00	8,71,884.00	8,71,884.00	-
55	59	120.00	7,75,008.00	7,75,008.00	-
56	60	120.00	7,75,008.00	7,75,008.00	-
57	61	120.00	7,75,008.00	7,75,008.00	-
58	62	120.00	7,75,008.00	7,75,008.00	-
59	63	120.00	7,70,009.00	7,70,009.00	-
60	64	120.00	7,75,008.00	7,75,008.00	-
61	65	120.00	7,75,008.00	7,75,008.00	-
62	66	120.00	7,75,008.00	7,42,000.00	33,008.00
63	67	127.50	8,23,446.00	8,23,446.00	-
64	68	257.39	16,62,328.00	47,500.00	16,14,828.00
65	69	293.69	18,96,767.00	18,96,767.00	-
66	70	286.45	18,50,009.00	18,50,009.00	-
67	71	296.22	19,13,107.00	19,13,107.00	-
68	72	136.28	8,80,150.00	8,80,150.00	-
69	73	72.00	4,65,005.00	4,65,005.00	-
70	74	72.00	4,65,005.00	4,55,000.00	10,005.00
71	75	72.00	4,65,005.00	4,65,005.00	-



72	76	72.00	4,65,005.00	4,65,005.00	-
73	77	72.00	4,65,004.00	4,65,004.00	-
74	78	125.48	8,10,400.00	8,10,400.00	-
75	79	125.48	8,10,400.00	6,95,000.00	1,15,400.00
76	80	72.00	4,65,005.00	4,65,005.00	-
77	81	72.00	4,65,004.00	3,11,000.00	1,54,004.00
78	82	72.00	4,65,004.00	4,65,004.00	-
79	83	72.00	4,65,004.00	4,65,004.00	-
80	84	72.00	4,65,005.00	4,65,005.00	-
81	85	136.28	8,80,151.00	8,80,151.00	-
82	86	136.28	8,80,150.00	8,80,150.00	-
83	87	72.00	4,54,154.00	4,54,154.00	-
84	88	72.00	4,65,005.00	4,65,005.00	-
85	89	72.00	4,65,004.00	4,65,000.00	4.00
86	90	72.00	4,65,004.00	1,45,000.00	3,20,004.00
87	91	72.00	4,65,004.00	2,75,000.00	1,90,004.00
88	92	125.48	8,10,400.00	8,10,400.00	-
89	93	125.48	8,10,400.00	8,10,400.00	-
90	94	72.00	4,65,004.00	4,65,004.00	-
91	95	72.00	5,23,130.00	3,95,000.00	1,28,130.00
92	96	72.00	4,65,005.00	4,65,005.00	-
93	97	72.00	4,65,005.00	4,65,005.00	-
94	98	72.00	6,51,007.00	4,94,168.00	1,56,839.00
95	99	136.28	8,80,150.00	8,80,150.00	-
96	100	136.28	8,80,150.00	8,80,150.00	-
97	101	72.00	4,65,000.00	4,65,000.00	-
98	102	72.00	4,65,000.00	4,65,000.00	-
99	103	72.00	5,81,256.00	5,81,256.00	-
100	104	72.00	5,81,256.00	5,81,256.00	-
101	106	125.48	8,10,400.00	5,38,050.00	2,72,400.00
102	107	125.48	8,10,400.00	8,10,400.00	-
103	108	72.00	4,65,005.00	4,47,000.00	18,005.00
104	109	72.00	4,65,005.00	1,03,630.00	3,61,375.00
105	110	72.00	4,65,004.00	2,40,000.00	2,25,004.00
106	111	72.00	4,65,005.00	4,65,005.00	-
107	112	72.00	4,65,004.00	4,65,004.00	-
108	113	136.28	8,80,150.00	8,80,150.00	-
109	114	136.28	8,80,150.00	8,80,150.00	-
110	115	72.00	4,65,005.00	4,65,005.00	-
111	116	72.00	4,65,004.00	4,65,004.00	-
112	117	72.00	4,65,005.00	4,65,005.00	-
113	118	72.00	5,41,598.00	5,41,598.00	-
114	119	72.00	4,65,000.00	4,65,000.00	-
115	120	125.48	8,10,400.00	8,10,400.00	-
116	121	127.28	8,22,025.00	8,22,025.00	-
117	122	97.50	6,29,694.00	6,29,694.00	-
118	123	97.50	6,29,694.00	6,29,694.00	-
119	124	97.50	6,29,694.00	6,29,694.00	-
120	125	97.50	7,34,643.00	5,77,000.00	1,57,643.00
121	126	97.50	6,29,694.00	6,24,694.00	5,000.00
122	127	166.28	10,73,903.00	10,73,903.00	-
123	128	166.28	10,73,902.00	8,92,000.00	1,81,902.00
124	129	97.50	6,29,694.00	6,29,694.00	-
125	130	97.50	6,29,694.00	6,26,694.00	3,000.00
126	131	97.50	6,29,694.00	6,29,694.00	-
127	132	97.50	6,29,694.00	6,29,694.00	-
128	133	97.50	6,29,694.00	3,45,500.00	2,84,194.00
129	134	127.28	8,22,025.00	7,62,482.00	59,543.00
130	135	127.28	8,22,024.00	8,22,024.00	-
131	136	97.50	6,29,694.00	6,29,694.00	-
132	137	97.50	6,29,694.00	6,29,694.00	-
133	138	97.50	6,82,169.00	5,32,000.00	1,50,169.00
134	139	97.50	6,29,694.00	4,88,939.00	1,40,755.00
135	140	97.50	6,00,000.00	6,00,000.00	-
136	141	166.28	10,73,903.00	9,99,780.00	74,123.00
137	142	369.03	24,59,358.00	24,59,358.00	-
138	143	317.83	20,51,381.00	19,80,000.00	71,381.00
139	144	260.45	16,82,090.00	16,82,090.00	-
140	145	262.74	16,96,879.00	16,96,879.00	-
141	146	259.20	16,74,017.00	16,74,017.00	-
142	147	267.30	17,26,330.00	17,26,330.00	-
143	148	275.40	17,78,644.00	15,97,872.00	1,80,772.00
144	149	283.50	18,30,956.00	18,30,956.00	-
145	150	292.82	18,66,122.00	18,66,122.00	-
146	152	317.10	20,47,958.00	20,47,958.00	-
147	154	125.25	8,08,915.00	6,50,915.00	1,58,000.00



148	155	112.50	7,26,570.00	4,75,200.00	2,51,370.00
149	156	112.50	7,26,570.00	7,26,570.00	-
150	157	112.50	7,26,570.00	7,26,570.00	-
151	158	112.50	7,26,570.00	7,26,570.00	-
152	159	112.50	8,47,665.00	8,47,665.00	-
153	160	112.50	7,26,570.00	7,26,570.00	-
154	161	127.50	8,23,446.00	8,23,446.00	-
155	162	112.50	7,26,570.00	7,26,570.00	-
156	163	112.50	7,26,570.00	3,40,000.00	3,86,570.00
157	164	112.50	7,26,570.00	3,47,002.00	3,79,568.00
158	165	112.50	7,26,570.00	7,26,570.00	-
159	166	158.03	10,20,618.00	10,20,618.00	-
160	167	152.03	9,81,870.00	9,81,870.00	-
161	168	99.00	6,39,381.00	6,18,500.00	20,881.00
162	169	99.00	6,39,382.00	6,39,382.00	-
163	170	99.00	6,39,382.00	6,10,000.00	29,382.00
164	171	99.00	6,39,382.00	6,39,382.00	-
165	172	99.00	6,39,382.00	6,39,382.00	-
166	173	99.00	6,39,382.00	6,39,382.00	-
167	174	99.00	6,39,382.00	6,39,382.00	-
168	175	127.50	8,23,446.00	8,23,446.00	-
169	176	127.50	8,12,000.00	8,12,000.00	-
170	177	99.00	6,39,381.00	6,39,381.00	-
171	178	99.00	6,39,382.00	6,39,382.00	-
172	179	99.00	6,39,381.00	4,72,000.00	1,67,381.00
173	180	134.41	8,68,073.00	7,03,000.00	1,65,073.00
174	181	141.16	9,11,668.00	9,11,668.00	-
175	182	99.00	6,39,381.00	6,39,381.00	-
176	183	99.00	6,39,382.00	6,39,382.00	-
177	184	198.00	12,78,763.00	12,78,763.00	-
178	185 & 186	127.50	8,23,446.00	8,23,446.00	-
179	187	127.50	8,23,446.00	5,23,000.00	3,00,446.00
180	188	99.00	6,39,381.00	6,39,381.00	-
181	189	99.00	6,39,381.00	3,78,000.00	2,61,381.00
182	190	99.00	6,39,382.00	6,39,382.00	-
183	191	99.00	6,39,381.00	6,39,381.00	-
184	192	99.00	6,39,381.00	6,39,381.00	-
185	193	99.00	6,39,381.00	6,39,381.00	-
186	194	99.00	6,39,382.00	5,43,000.00	96,382.00
187	195	152.03	9,81,870.00	9,81,870.00	-
188	196	258.89	16,72,015.00	15,70,000.00	1,02,015.00
189	197	268.50	17,34,080.00	8,60,000.00	8,74,080.00
190	198	268.50	17,34,080.00	15,34,080.00	2,00,000.00
191	199	258.89	16,72,015.00	16,72,015.00	-
192	200	157.28	10,15,777.00	10,15,777.00	-
193	201	99.00	6,39,381.00	6,39,381.00	-
194	202	99.00	6,39,381.00	6,39,381.00	-
195	203	99.00	6,39,381.00	6,39,381.00	-
196	204	99.00	7,45,945.00	5,10,000.00	2,35,945.00
197	205	99.00	6,39,381.00	6,39,381.00	-
198	206	99.00	6,39,381.00	6,39,381.00	-
199	207	132.53	8,55,932.00	7,93,000.00	62,932.00
200	208	132.53	8,55,930.00	8,55,930.00	-
201	209	99.00	6,92,663.00	6,92,663.00	-
202	210	99.00	6,39,382.00	6,39,382.00	-
203	211	99.00	6,39,381.00	6,39,381.00	-
204	212	99.00	6,39,381.00	6,39,381.00	-
205	213	99.00	6,39,381.00	6,39,381.00	-
206	214	99.00	6,39,381.00	6,39,381.00	-
207	215	157.28	10,13,712.00	10,13,712.00	-
208	216	157.28	10,15,777.00	7,87,000.00	2,28,777.00
209	217	99.00	6,39,381.00	6,39,381.00	-
210	218	99.00	6,39,382.00	6,39,382.00	-
211	219	99.00	6,39,381.00	6,39,381.00	-
212	220	99.00	6,39,381.00	2,28,000.00	4,11,381.00
213	221	99.00	6,39,382.00	6,39,382.00	-
214	222	99.00	6,39,382.00	6,39,382.00	-
215	223	132.53	8,55,931.00	8,55,931.00	-
216	224	132.53	8,55,931.00	8,55,931.00	-
217	225	99.00	6,39,381.00	6,39,381.00	-
218	226	99.00	6,39,381.00	6,39,381.00	-
219	227	99.00	6,39,382.00	5,52,000.00	87,382.00
220	228	99.00	6,24,995.00	6,24,995.00	-
221	229	99.00	6,24,995.00	6,24,995.00	-
222	230	99.00	6,24,995.00	6,24,995.00	-
223	231	157.28	10,15,777.00	10,15,777.00	-
224	232	157.28	10,15,777.00	10,15,777.00	-
225	233	99.00	6,39,381.00	6,39,381.00	-



224	234	99.00	6,39,382.00	6,39,382.00	-
225	235	99.00	6,39,382.00	5,55,000.00	84,382.00
226	236	99.00	6,39,381.00	4,72,000.00	1,67,381.00
227	237	99.00	6,39,382.00	6,39,382.00	-
228	238	99.00	6,39,381.00	6,29,381.00	10,000.00
229	239	132.53	8,55,932.00	8,55,932.00	-
230	240	132.53	8,55,931.00	8,55,931.00	-
231	241	99.00	6,39,382.00	2,00,000.00	4,39,382.00
232	242	99.00	6,39,382.00	6,35,000.00	4,382.00
233	243	99.00	6,39,382.00	6,30,000.00	9,382.00
234	244	99.00	6,28,725.00	6,28,725.00	-
235	245	99.00	6,39,382.00	6,31,000.00	8,382.00
236	246	99.00	6,39,381.00	6,39,381.00	-
237	247	157.28	10,15,777.00	10,15,777.00	-
238	248	157.28	10,92,011.00	10,92,011.00	-
239	249	99.00	6,39,382.00	5,50,000.00	89,382.00
240	251	99.00	6,39,382.00	6,39,382.00	-
241	252	99.00	6,92,663.00	5,64,000.00	1,28,663.00
242	253	99.00	6,39,381.00	6,39,381.00	-
243	254	99.00	6,92,663.00	6,92,663.00	-
244	255	132.53	8,55,932.00	8,55,932.00	-
245	256	138.83	8,96,620.00	8,96,620.00	-
246	257	120.89	8,45,819.00	8,45,819.00	-
247	258	128.79	9,01,092.00	9,01,092.00	-
248	259	136.69	9,56,365.00	6,52,000.00	3,04,365.00
249	260	144.59	10,89,457.00	2,30,000.00	8,59,457.00
250	261	164.83	10,64,538.00	8,42,000.00	2,22,538.00
251	262	155.98	10,07,381.00	10,07,381.00	-
252	263	125.00	9,41,850.00	9,41,850.00	-
253	264	67.50	5,08,599.00	4,50,540.00	58,059.00
254	265	67.50	5,08,599.00	3,65,000.00	1,43,599.00
255	266	67.50	4,72,270.00	2,12,000.00	2,60,270.00
256	267	67.50	4,35,942.00	3,38,000.00	97,942.00
257	268	67.50	4,35,942.00	4,35,942.00	-
258	269	67.50	5,08,599.00	4,40,000.00	68,599.00
259	270	67.50	4,35,942.00	2,29,000.00	2,06,942.00
260	272	125.00	8,07,300.00	8,07,300.00	-
261	273	125.00	8,07,300.00	8,07,300.00	-
262	274	67.50	4,35,942.00	4,35,942.00	-
263	275	67.50	4,84,380.00	2,77,000.00	2,07,380.00
264	276	67.50	4,84,380.00	2,44,000.00	2,40,380.00
265	277	67.50	5,65,110.00	4,00,000.00	1,65,110.00
266	278	67.50	4,84,380.00	3,89,000.00	95,380.00
267	279	67.50	4,90,435.00	4,90,435.00	-
268	280	67.50	4,35,942.00	4,35,942.00	-
269	281	67.50	4,84,380.00	4,84,380.00	-
270	282	132.28	8,54,317.00	8,54,317.00	-
271	283	142.28	9,18,901.00	9,18,901.00	-
272	284	75.00	4,84,380.00	4,84,380.00	-
273	286	75.00	5,24,745.00	2,34,000.00	2,90,745.00
274	287	75.00	5,65,110.00	1,27,000.00	4,38,110.00
275	288	75.00	5,00,001.00	5,00,001.00	-
276	289	75.00	4,84,380.00	4,84,380.00	-
277	290	75.00	4,84,380.00	4,54,000.00	30,380.00
278	291	75.00	5,24,745.00	2,05,000.00	3,19,745.00
279	292	125.00	8,74,575.00	8,74,504.00	71.00
280	293	125.00	8,74,575.00	8,74,575.00	-
281	294	75.00	5,65,110.00	2,00,000.00	3,65,110.00
282	295	75.00	4,84,380.00	4,84,380.00	-
283	296	75.00	4,84,380.00	3,80,000.00	1,04,380.00
284	297	75.00	5,44,928.00	1,08,000.00	4,36,928.00
285	298	75.00	4,84,380.00	97,880.00	3,86,500.00
286	299	75.00	4,84,380.00	4,84,380.00	-
287	301	75.00	4,84,380.00	4,84,380.00	-
288	302	142.28	9,18,901.00	8,02,000.00	1,16,901.00
289	303	142.28	9,18,901.00	9,18,901.00	-
290	304	75.00	5,44,928.00	5,42,928.00	2,000.00
291	305	75.00	4,84,380.00	2,96,876.00	1,87,504.00
292	306	75.00	4,76,000.23	4,76,000.23	-
293	307	75.00	4,84,380.00	4,84,380.00	-
294	308	75.00	4,84,380.00	4,84,380.00	-
295	309	75.00	4,84,380.00	4,84,380.00	-
296	310	75.00	4,84,380.00	4,84,380.00	-
297	311	75.00	4,84,380.00	4,84,380.00	-
298	312	125.00	8,74,575.00	7,12,000.00	1,62,575.00
299	313	125.00	8,07,300.00	8,07,300.00	-



300	314	75.00	6,45,840.00	6,45,840.00	-
301	315	75.00	4,84,380.00	4,84,380.00	-
302	316	75.00	6,45,840.00	6,45,840.00	-
303	317	75.00	7,53,480.00	3,54,200.00	3,99,280.00
304	318	75.00	4,84,380.00	4,84,380.00	-
305	319	75.00	6,45,840.00	3,52,000.00	2,93,840.00
306	320	75.00	6,45,840.00	6,45,840.00	-
307	321	75.00	6,45,840.00	6,45,840.00	-
308	322	142.28	9,18,901.00	9,18,901.00	-
309	323	163.28	10,54,528.00	10,54,528.00	-
310	324	126.00	9,49,385.00	8,49,385.00	1,00,000.00
311	325	126.00	8,81,572.00	8,81,572.00	-
312	326	126.00	8,13,758.00	8,13,758.00	-
313	327	126.00	8,81,572.00	8,81,572.00	-
314	328	126.00	8,81,571.00	7,83,608.05	97,962.95
315	329	126.00	9,49,384.00	5,50,000.00	3,99,384.00
316	330	126.00	8,81,571.00	8,81,571.00	-
317	331	126.00	8,13,758.00	5,36,000.00	2,77,758.00
318	333	126.00	8,81,572.00	8,81,572.00	-
319	334	126.00	8,81,572.00	3,82,000.00	4,99,572.00
320	335	126.00	9,49,385.00	7,05,000.00	2,44,385.00
321	336	126.00	8,81,571.00	8,81,571.00	-
322	337	126.00	8,81,572.00	8,81,572.00	-
323	338	157.28	10,15,777.00	10,15,777.00	-
324	339	157.28	10,15,777.00	9,25,651.00	90,126.00
325	340	126.00	8,13,758.00	8,13,758.00	-
326	341	126.00	8,13,758.00	8,13,758.00	-
327	342	126.00	8,13,758.00	8,13,758.00	-
328	343	126.00	8,81,571.00	8,81,571.00	-
329	344	126.00	9,49,385.00	9,06,125.00	43,260.00
330	345	126.00	8,34,102.00	8,30,000.00	4,102.00
331	346	126.00	9,49,385.00	5,75,000.00	3,74,385.00
332	347	126.00	9,49,385.00	9,49,385.00	-
333	348	126.00	9,49,385.00	8,09,000.00	1,40,385.00
334	349	126.00	8,81,571.00	8,81,571.00	-
335	350	126.00	9,49,384.00	5,11,000.00	4,38,384.00
336	352	126.00	9,49,384.00	1,52,000.00	7,97,384.00
337	353	126.00	8,81,572.00	3,50,000.00	5,31,572.00
338	354	163.28	10,54,528.00	10,54,528.00	-
339	355	163.28	10,54,528.00	10,54,528.00	-
340	356	126.00	9,49,385.00	8,65,000.00	84,385.00
341	357	126.00	9,49,385.00	7,15,000.00	2,34,385.00
342	358	126.00	9,49,385.00	9,49,385.00	-
343	359	126.00	9,49,384.00	5,13,500.00	4,35,884.00
344	360	126.00	8,13,758.00	8,13,758.00	-
345	361	126.00	8,81,571.00	4,07,000.00	4,74,571.00
346	362	126.00	8,81,571.00	8,81,571.00	-
347	363	126.00	8,81,572.00	8,81,572.00	-
348	364	126.00	8,81,572.00	6,49,000.00	2,32,572.00
349	365	126.00	8,13,758.00	8,13,758.00	-
350	366	126.00	8,13,758.00	8,13,758.00	-
351	367	126.00	9,15,478.00	2,04,020.00	7,11,458.00
352	368	126.00	9,15,478.00	6,30,000.00	2,85,478.00
353	369	126.00	8,13,758.00	8,13,758.00	-
354	370	157.28	10,15,777.00	10,15,777.00	-
355	371	157.28	10,15,777.00	10,15,777.00	-
356	372	126.00	8,13,758.00	8,13,758.00	-
357	373	126.00	8,13,758.00	8,13,758.00	-
358	374	126.00	8,13,758.00	8,13,758.00	-
359	375	126.00	8,13,758.00	8,13,758.00	-
360	376	126.00	8,13,758.00	8,13,758.00	-
361	377	126.00	8,13,758.00	8,13,758.00	-
362	378	126.00	9,15,478.00	7,82,000.00	1,33,478.00
363	379	126.00	8,13,758.00	8,13,758.00	-
364	380	126.00	8,13,758.00	7,02,000.00	1,11,758.00
365	381	126.00	8,13,758.00	8,13,758.00	-
366	382	126.00	8,13,758.00	8,13,758.00	-
367	383	126.00	8,13,758.00	8,13,758.00	-
368	384	126.00	8,13,758.00	8,13,758.00	-
369	385	126.00	8,13,758.00	8,13,758.00	-
370	386	163.28	10,54,527.00	9,94,566.00	59,961.00
371	387	163.28	10,54,527.00	10,54,527.00	-
372	388 & 413	405.24	26,17,205.00	26,17,205.00	-
373	389	126.00	8,13,758.00	6,26,000.00	1,87,758.00
374	390	126.00	8,13,758.00	8,13,758.00	-
375	391	126.00	8,13,758.00	8,13,758.00	-



376	392	126.00	8,13,758.00	6,15,000.00	1,98,758.00
377	393	126.00	8,13,758.00	3,72,500.00	4,41,258.00
378	394	126.00	8,13,758.00	8,13,758.00	-
379	395	126.00	8,13,758.00	8,13,758.00	-
380	396	126.00	8,13,758.00	8,13,758.00	-
381	397	126.00	8,13,758.00	8,13,758.00	-
382	398	126.00	8,13,758.00	8,13,758.00	-
383	399	126.00	8,13,758.00	8,13,758.00	-
384	400	126.00	8,13,758.00	8,13,758.00	-
385	401	126.00	9,49,385.00	8,86,000.00	63,385.00
386	402	157.28	10,15,777.00	10,15,777.00	-
387	403	276.79	17,87,620.00	11,80,540.00	6,07,080.00
388	404	277.45	17,91,883.00	17,91,883.00	-
389	405	277.45	17,91,883.00	17,91,883.00	-
390	406	277.45	17,91,883.00	17,91,883.00	-
391	407	277.45	20,90,530.00	10,13,000.00	10,77,530.00
392	409	277.45	17,91,883.00	17,91,883.00	-
393	410	277.45	17,91,883.00	17,57,000.00	34,883.00
394	411	267.84	17,29,818.00	15,47,000.00	1,82,818.00
395	412	283.06	18,08,614.00	18,08,614.00	-
396	414	279.24	18,03,443.00	18,03,443.00	-
397	415	279.24	18,03,443.00	5,20,716.00	12,82,727.00
398	416	269.63	17,41,378.00	17,41,378.00	-
399	417	127.28	8,22,025.00	8,22,025.00	-
400	418	90.00	5,81,256.00	4,60,000.00	1,21,256.00
401	419	90.00	6,78,132.00	6,78,132.00	-
402	420	90.00	6,29,694.00	5,52,000.00	77,694.00
403	421	90.00	5,81,256.00	5,09,000.00	72,256.00
404	422	127.50	8,86,000.00	8,86,000.00	-
405	423	127.50	8,38,052.00	8,38,052.00	-
406	424	90.00	5,81,256.00	5,65,000.00	16,256.00
407	425	90.00	5,81,256.00	5,81,256.00	-
408	426	90.00	5,81,256.00	5,42,000.00	39,256.00
409	427	153.53	9,91,558.00	9,91,558.00	-
410	428	153.53	9,88,005.00	9,88,005.00	-
411	429	90.00	5,81,256.00	4,43,000.00	1,38,256.00
412	430	90.00	5,81,256.00	3,04,800.00	2,76,456.00
413	431	90.00	6,29,694.00	5,23,138.00	1,06,556.00
414	432	127.50	8,94,682.00	8,94,682.00	-
415	433	127.50	8,23,446.00	8,23,446.00	-
416	434	90.00	6,29,694.00	6,29,694.00	-
417	435	90.00	6,53,913.00	5,80,000.00	73,913.00
418	436	90.00	6,29,694.00	5,77,000.00	52,694.00
419	437	90.00	6,29,694.00	6,29,694.00	-
420	438	127.28	8,90,527.00	8,90,527.00	-
421	439	127.28	8,22,025.00	8,22,025.00	-
422	440	90.00	6,29,694.00	6,22,000.00	7,694.00
423	441	90.00	6,29,694.00	5,83,000.00	46,694.00
424	442	90.00	6,29,694.00	5,81,000.00	48,694.00
425	443	90.00	6,78,132.00	3,02,000.00	3,76,132.00
426	444	127.50	9,60,687.00	9,48,552.00	12,135.00
427	445	127.50	9,60,687.00	9,60,687.00	-
428	446	90.00	6,53,913.00	6,53,913.00	-
429	447	90.00	6,29,694.00	6,29,694.00	-
430	448	90.00	6,78,132.00	2,95,600.00	3,82,532.00
431	449	153.53	9,91,558.00	9,91,558.00	-
432	450	153.53	9,91,558.00	9,91,558.00	-
433	452	90.00	5,81,256.00	5,81,256.00	-
434	453	90.00	6,29,694.00	6,29,694.00	-
435	456	90.00	6,29,694.00	6,29,694.00	-
436	457	90.00	6,78,132.00	1,71,126.00	5,07,006.00
437	458	90.00	6,29,694.00	6,29,694.00	-
438	459	90.00	6,78,132.00	6,50,000.00	28,132.00
439	460	127.28	8,90,527.00	8,90,527.00	-
440	461	127.28	9,24,778.00	9,24,778.00	-
441	462	90.00	6,78,132.00	1,66,126.00	5,12,006.00
442	464	90.00	6,29,694.00	5,77,000.00	52,694.00
443	465	90.00	6,78,132.00	6,78,132.00	-
444	466	127.50	8,92,067.00	8,92,067.00	-
445	467	127.50	8,92,066.00	8,92,000.00	66.00
446	468	90.00	6,78,132.00	6,78,132.00	-
447	469	90.00	6,29,694.00	6,29,694.00	-
448	470	90.00	6,29,694.00	5,46,000.00	83,694.00
449	471	153.53	9,91,558.00	9,91,558.00	-
450	472	162.28	10,48,069.00	10,07,000.00	41,069.00
451	473	75.00	5,24,745.00	4,86,000.00	38,745.00



452	474	75.00	5,24,745.00	5,24,745.00	-
453	475 & 476	150.00	10,49,490.00	10,16,000.00	33,490.00
454	477	75.00	4,84,380.00	1,79,380.00	3,05,000.00
455	478	75.00	5,44,928.00	4,50,000.00	94,928.00
456	479	75.00	6,05,475.00	1,61,000.00	4,44,475.00
457	480 & 481	150.00	10,50,050.00	10,50,050.00	-
458	482	132.28	9,25,510.00	9,25,510.00	-
459	483	132.28	8,54,317.00	8,54,317.00	-
460	484	75.00	5,24,745.00	1,72,000.00	3,52,745.00
461	485	75.00	5,65,110.00	1,46,000.00	4,19,110.00
462	486	75.00	5,65,110.00	4,52,000.00	1,13,110.00
463	487	75.00	5,24,745.00	3,53,000.00	1,71,745.00
464	488	75.00	5,24,745.00	5,24,000.00	745.00
465	489	75.00	5,24,745.00	4,97,000.00	27,745.00
466	490	75.00	5,24,745.00	2,84,745.00	2,40,000.00
467	491	75.00	5,24,745.00	2,34,745.00	2,90,000.00
468	492	75.00	5,24,745.00	5,24,745.00	-
469	493	162.28	10,00,000.00	10,00,000.00	-
470	494	178.68	11,75,009.00	11,75,009.00	-
471	495	128.00	8,26,675.00	8,26,675.00	-
472	496	128.00	8,26,675.00	8,26,675.00	-
473	497	128.00	8,95,565.00	8,04,000.00	91,565.00
474	498	128.00	9,64,454.00	6,57,000.00	3,07,454.00
475	499	154.80	10,83,073.00	8,76,580.00	2,06,493.00
476	500	136.80	9,49,772.00	9,49,772.00	-
477	501	128.00	9,50,125.00	9,50,125.00	-
478	502	128.00	8,26,675.00	8,26,675.00	-
479	503	128.00	9,64,454.00	2,29,000.00	7,35,454.00
480	504	128.00	11,71,123.20	5,50,000.00	6,21,123.20
481	505	178.68	11,53,987.00	11,53,987.00	-
482	506	130.68	9,14,316.00	9,14,000.00	316.00
483	507	136.00	9,51,538.00	9,51,538.00	-
484	508	136.00	9,51,537.00	7,12,500.00	2,39,037.00
485	509	136.00	9,51,538.00	9,51,538.00	-
486	510	136.00	8,78,342.00	8,78,342.00	-
487	511	125.20	8,75,974.00	8,75,974.00	-
488	512	125.80	8,80,172.00	8,80,172.00	-
489	513	77.40	5,41,537.00	5,41,537.00	-
490	514	77.40	5,83,194.00	2,12,000.00	3,71,194.00
491	515	77.40	5,41,537.00	5,41,537.00	-
492	516	77.40	5,41,537.00	2,78,000.00	2,63,537.00
493	517	77.40	5,41,537.00	5,41,537.00	-
494	518	77.40	5,83,194.00	4,10,000.00	1,73,194.00
495	519	77.40	5,41,537.00	3,00,000.00	2,41,537.00
496	520	129.00	5,41,537.00	3,23,000.00	2,18,537.00
497	521	129.00	9,71,989.00	5,00,000.00	4,71,989.00
498	522	77.40	9,71,989.00	9,59,000.00	12,989.00
499	523	77.40	5,41,537.00	5,40,000.00	1,537.00
500	524	77.40	5,41,537.00	2,84,000.00	2,57,537.00
501	525	77.40	5,41,537.00	1,73,000.00	3,68,537.00
502	526	77.40	5,41,537.00	2,86,000.00	2,55,537.00
503	527	77.40	4,99,880.00	4,99,880.00	-
504	528	77.40	4,99,880.00	3,82,252.00	1,17,628.00
505	529	129.00	9,02,561.00	8,05,000.00	97,561.00
506	530	255.49	16,50,056.00	16,50,056.00	-
507	531	125.12	8,08,075.00	8,08,075.00	-
508	532	93.38	6,03,085.00	6,03,085.00	-
509	533	93.38	6,03,085.00	6,03,085.00	-
510	534	93.38	6,03,085.00	6,03,085.00	-
511	535	93.38	6,03,085.00	3,32,000.00	2,71,085.00
512	536	93.38	6,03,085.00	3,97,000.00	2,06,085.00
513	537	141.06	9,11,022.00	8,10,000.00	1,01,022.00
514	538	135.68	8,76,276.00	8,76,276.00	-
515	539	90.00	6,78,132.00	3,64,800.00	3,13,332.00
516	540	90.00	11,54,439.00	6,95,256.00	4,59,183.00
517	541	90.00	5,81,256.00	5,81,256.00	-
518	542	90.00	6,78,132.00	3,50,000.00	3,28,132.00
519	543	90.00	5,80,258.00	5,80,258.00	-
520	544	127.80	8,94,165.00	8,02,100.00	92,065.00
521	545	125.40	8,09,883.00	8,09,883.00	-
522	546	90.00	6,29,694.00	6,29,694.00	-
523	547	90.00	6,29,694.00	6,29,694.00	-
524	548	90.00	5,81,256.00	5,23,536.00	57,720.00
525	549	90.00	6,29,694.00	6,29,694.00	-
526	550	90.00	5,81,256.00	5,81,256.00	-



527	551	150.08	11,30,823.00	3,45,000.00	7,85,823.00
528	552	150.08	9,25,009.00	9,25,009.00	-
529	553	90.00	5,71,568.00	5,65,000.00	6,568.00
530	554	90.00	5,81,256.00	5,81,256.00	-
531	555	90.00	5,81,256.00	2,82,000.00	2,99,256.00
532	556	90.00	6,53,913.00	2,46,700.00	4,07,213.00
533	557	90.00	6,53,913.00	5,81,000.00	72,913.00
534	558	132.30	8,54,446.00	8,54,446.00	-
535	559	125.40	8,77,373.00	8,72,000.00	5,373.00
536	560	96.00	6,20,006.00	1,52,000.00	4,68,006.00
537	561	96.00	7,23,341.00	3,76,264.00	3,47,077.00
538	562	96.00	6,20,006.00	6,20,006.00	-
539	563	96.00	6,20,006.00	3,34,000.00	2,86,006.00
540	564	96.00	6,20,006.00	5,41,000.00	79,006.00
541	565	138.68	8,95,651.00	8,95,651.00	-
542	566	138.68	8,95,651.00	8,95,651.00	-
543	567	96.00	6,20,006.00	5,42,000.00	78,006.00
544	568	96.00	6,20,006.00	4,82,960.00	1,37,046.00
545	569	96.00	6,20,006.00	4,46,000.00	1,74,006.00
546	570	96.00	6,20,006.00	6,20,006.00	-
547	571	96.00	6,20,006.00	6,20,006.00	-
548	572	132.30	8,54,446.00	6,09,786.00	2,44,660.00
Total		70,074.38	46,83,16,444.43	41,98,96,273.28	4,84,20,171.15

Unsold Inventory

Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	13	380.33	9,31,809
2	36	350.54	8,58,823
3	38	333.50	8,17,075
4	42	296.53	7,26,499
5	105	72.00	1,76,400
6	151	304.80	7,46,760
7	153	372.17	9,11,817
8	162	127.50	3,12,375
9	180	99.00	2,42,550
10	250	99.00	2,42,550
11	271	67.50	1,65,375
12	285	75.00	1,83,750
13	300	75.00	1,83,750
14	332	126.00	3,08,700
15	351	126.00	3,08,700
16	408	277.45	6,79,753
17	451	90.00	2,20,500
18	454	127.50	3,12,375
19	455	127.50	3,12,375
20	463	90.00	2,20,500
Sub Total		3,617.32	88,62,434
Total		73,691.70	



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)	1,00,40,670
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)	4,84,20,171
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)	3,617.32
	(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	88,62,434
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	5,72,82,605
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	8,86,86,114
3	Withdrawals	8,71,31,076
4	Closing balance	15,55,038

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 not been fully 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	-
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	12,45,82,923
5	Total funds for project	13,46,23,593	13,46,23,593	12,45,82,923
6	Total estimated cost (As per Table A)	13,46,23,593	13,46,23,593	13,46,23,593

Table G - Any Comments/ Observations of CA	
1	For Quarter ending March 2025. 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.
5	We certify the exp in the books of the project. Its utilization is based on the Engineers Certificate.

Agreed and Accepted by:



Authorised signatory
Date: 20-04-2025



Yours Faithfully

For, Sumit R. Chandwani
Chartered Accountants

Sumit

CA Sumit Chandwani
M. No. 616078

UDIN :25616078BMHWVM4515
Certificate No.:2024-25/127

