

C.A. Reshma Mohnani
B.Com., A.C.A.

M/S. R. L. M. & CO.
CHARTERED ACCOUNTANTS
House No.38/1 Chote Pal Chowk,
Gandhi - 441011 A.
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FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)

(TO BE SUBMITTED AT THE TIME OF REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Rs. 31,39,43,800/- Registration Number P50500008821

Project Name

Bamboovan Nagari

To,

M/s Anand Vishwa

Plot No 1, Waghmare Layout,

Dnyaneshwar Nagar,

Manewade Road, Nagpur - 440027

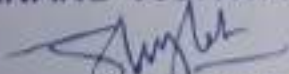
Subject: Certificate of Financial Progress of work of Anand Vishwa having MahaRERA Registration No. P50500008821

This certificate is being issued for RERA compliance for the project Named as Bamboovan Nagari having MahaRERA Registration Number P50500008821 and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

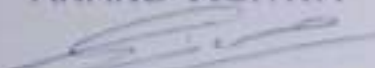
TABLE -A ESTIMATED COST OF PROJECT AS ON 30.09.2022

Sr. No	Particulars	Amount (in Rs.)
		Estimated
		(Column - A)
1		
i	Land Cost:	
a	Estimated Value of Land as ascertain from the Annual statement of Rates (ASR)	6,38,02,800.00
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority	-
c	Acquisition cost of IDR (if any)	-
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. and	-
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment 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)	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, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or Government or concessionaire which are not refundable and so on.	-
(iii)	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		6,38,02,800.00

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ii Development Cost/Cost of Construction:		
a	Estimated Cost of Construction as certified by Engineer	21,53,37,000.00
b	Cost Incurred on additional items not included in estimated cost (As per engineer Certificate)	-
c	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. (All costs directly incurred to complete the construction of the entire phase of the project registered.)	2,87,33,000.00
d	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	51,71,000.00
e	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
Sub-Total of Development Cost		24,92,41,000.00
Total Cost of the Project (Estimated)		31,30,65,800.00

TABLE -B ACTUAL COST OF PROJECT AS ON 30.09.2022

Sr. No	Particulars	Amount (in Rs.)
		Incurred & Paid (Column - B)
i	Land Cost:	
a	Value of Land as ascertain from the Annual statement of Rates (ASR)	6,38,02,800.00
b	Incurred expenditure on Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government or any Statutory Authority	-
c	Incurred Expenditure for Acquisition of TDR	-
d	Amounts paid to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. and	-
e	Land Premium paid for redevelopment of land owned by Public Authorities.	-
f	Under Rehabilitation Scheme:	
(i)	Incurred Expenditure for Construction cost of rehab building- minimum (a) or (b) to be considered	-
	a) Cost incurred for 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 occupants including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or Government or concessionaire which are not refundable and so on.	-
(iii)	Incurred Expenditure towards 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		6,38,02,800.00

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2	ii	Development Cost/Cost of Construction:	
	a	Expenditure for Construction, minimum (a) or (b) to be considered	-
		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	20,45,88,781.00
	b	Cost incurred on additional items not included in estimated cost (As per engineer Certificate)	-
	c	Incurred expenditure for development of entire project excluding cost of construction as per (a) i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbable cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	2,72,95,628.00
	d	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	49,12,323.00
	e	Incurred Expenditure towards interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
		Sub-Total of Development Cost	23,67,96,732.00
3		Total Cost of Project (Actual incurred as on date of Certificate)	30,05,99,532.00
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(Table B/ Table A)	96.02%
5		Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred and paid (Sr. number 1 table A * Sr. number 4)	30,05,99,532.00
6	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	28,96,14,897.79
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,09,84,634.21

Yours Faithfully,
FOR M/S. R. L. M. & CO
CHARTERED ACCOUNTANTS
FRN-15431W

Reshma
RESHMA L. MOHNANI
PROPRIETOR
M.No. 183479

UDIN- 22183479BDWCEH4992



Date: 23.11.2022
Place: Nagpur

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E-mail: careshmalshani@gmail.com

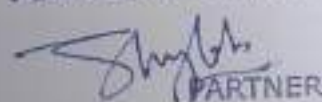
TABLE - C
Statement for calculation of Receivables from the Sales of the Real Estate Project
Sidda Inventory

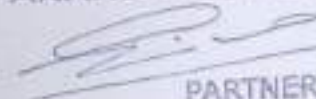
(Amount in Rs.)

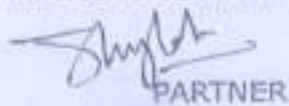
Sr. No	Flat/Bungalow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	1Flat No. 1	23.165	10,00,000.00	10,00,000.00	-
2	1Flat No. 2	23.605	10,30,000.00	10,30,000.00	-
3	1Flat No. 3	23.605	10,30,000.00	10,30,000.00	-
4	1Flat No. 4	47.210	19,50,000.00	19,50,000.00	-
5	1Flat No. 5	23.165	10,50,000.00	10,50,000.00	-
6	1Flat No. 6	23.055	10,00,000.00	10,00,000.00	-
7	1Flat No. 7	23.605	10,00,000.00	10,00,000.00	-
8	1Flat No. 8	23.605	10,50,000.00	10,50,000.00	-
9	1Flat No. 9	23.055	10,50,000.00	10,50,000.00	-
10	1Flat No. 10	23.165	11,30,000.00	11,30,000.00	-
11	1Flat No. 11	47.210	19,25,000.00	19,25,000.00	-
12	1Flat No. 12	23.605	11,64,000.00	11,64,000.00	-
13	1Flat No. 13	23.605	10,30,000.00	10,30,000.00	-
14	1Flat No. 14	23.165	9,50,000.00	9,50,000.00	-
15	1Flat No. 101	23.165	8,00,000.00	8,00,000.00	-
16	1Flat No. 102	23.605	7,50,000.00	7,50,000.00	-
17	1Flat No. 103	23.605	9,00,000.00	9,00,000.00	-
18	1Flat No. 104	47.210	17,00,000.00	17,00,000.00	-
19	1Flat No. 105	23.165	8,50,000.00	8,50,000.00	-
20	1Flat No. 106	23.055	8,50,000.00	8,50,000.00	-
21	1Flat No. 107	23.605	8,50,000.00	8,50,000.00	-
22	1Flat No. 108	23.605	8,50,000.00	8,50,000.00	-
23	1Flat No. 109	23.055	8,50,000.00	8,50,000.00	-
24	1Flat No. 110	23.165	12,00,000.00	12,00,000.00	-
25	1Flat No. 111	47.210	17,00,000.00	17,00,000.00	-
26	1Flat No. 113	23.605	8,00,000.00	8,00,000.00	-
27	1Flat No. 114	23.165	8,00,000.00	8,00,000.00	-
28	1Flat No. 201	23.165	8,00,000.00	8,00,000.00	-
29	1Flat No. 202	23.605	7,50,000.00	7,50,000.00	-
30	1Flat No. 203	23.605	9,00,000.00	9,00,000.00	-
31	1Flat No. 204	47.210	21,40,000.00	21,40,000.00	-
32	1Flat No. 205	23.165	7,45,000.00	7,45,000.00	-
33	1Flat No. 206	23.055	8,50,000.00	8,50,000.00	-
34	1Flat No. 207	23.605	7,75,000.00	7,75,000.00	-
35	1Flat No. 208	23.605	7,75,000.00	7,75,000.00	-
36	1Flat No. 209	23.055	7,75,000.00	7,75,000.00	-
37	1Flat No. 210	23.165	9,50,000.00	9,50,000.00	-
38	1Flat No. 211	47.210	17,00,000.00	17,00,000.00	-
39	1Flat No. 212	23.605	7,20,000.00	7,20,000.00	-
40	1Flat No. 213	23.605	12,77,000.00	12,77,000.00	-
41	1Flat No. 214	23.165	10,00,000.00	10,00,000.00	-
42	1Flat No. 301	23.165	8,00,000.00	8,00,000.00	-
43	1Flat No. 302	23.605	7,50,000.00	7,50,000.00	-
44	1Flat No. 303	23.605	7,50,000.00	7,50,000.00	-
45	1Flat No. 304	47.210	19,15,000.00	19,15,000.00	1,30,000.00
46	1Flat No. 305	23.165	11,56,250.00	11,56,250.00	-
47	1Flat No. 306	23.055	7,75,000.00	7,75,000.00	-
48	1Flat No. 307	23.605	7,75,000.00	7,75,000.00	-
49	1Flat No. 308	23.605	7,50,000.00	7,50,000.00	-
50	1Flat No. 309	23.055	6,50,000.00	6,50,000.00	-
51	1Flat No. 310	23.165	7,75,000.00	7,75,000.00	-
52	1Flat No. 311	47.210	19,15,000.00	19,15,000.00	-
53	1Flat No. 312	23.605	7,50,000.00	7,50,000.00	-
54	1Flat No. 313	23.605	7,50,000.00	7,50,000.00	-
55	1Flat No. 314	23.165	8,00,000.00	8,00,000.00	-
56	1Flat No. 401	23.165	9,00,000.00	9,00,000.00	-
57	1Flat No. 402	23.605	7,75,000.00	7,75,000.00	-
58	1Flat No. 403	23.605	7,50,000.00	7,50,000.00	-
59	1Flat No. 404	47.210	23,00,000.00	23,00,000.00	-
60	1Flat No. 405	23.165	8,50,000.00	8,50,000.00	-
61	1Flat No. 406	23.055	8,00,000.00	8,00,000.00	-
62	1Flat No. 407	23.605	8,50,000.00	8,50,000.00	-

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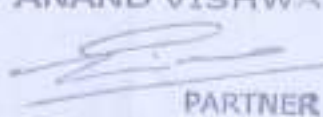
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Sr. No	Flat/Bungalow/Office No	Carpet Area (In Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
63	1Flat No. 408	23.605	7,75,000.00	7,75,000.00	-
64	1Flat No. 409	23.055	8,00,000.00	8,00,000.00	-
65	1Flat No. 410	23.165	7,75,000.00	7,75,000.00	-
66	1Flat No. 411	47.210	18,35,000.00	18,35,000.00	-
67	1Flat No. 412	23.605	7,50,000.00	7,50,000.00	-
68	1Flat No. 413	23.605	7,50,000.00	7,50,000.00	-
69	1Flat No. 414	23.165	8,00,000.00	8,00,000.00	-
70	2Flat No. 1	23.165	10,00,000.00	10,00,000.00	-
71	2Flat No. 2	23.805	10,30,000.00	10,30,000.00	-
72	2Flat No. 3	23.605	7,50,000.00	7,50,000.00	-
73	2Flat No. 4	47.210	21,55,700.00	21,55,700.00	-
74	2Flat No. 5	23.165	9,00,000.00	9,00,000.00	-
75	2Flat No. 6	23.055	7,65,000.00	7,65,000.00	-
76	2Flat No. 7	23.605	7,65,000.00	7,65,000.00	-
77	2Flat No. 8	23.605	7,75,000.00	7,75,000.00	-
78	2Flat No. 9	23.055	10,00,000.00	10,00,000.00	-
79	2Flat No. 10	23.165	7,75,000.00	7,75,000.00	-
80	2Flat No. 11	47.210	20,81,000.00	20,81,000.00	-
81	2Flat No. 12	23.605	7,50,000.00	7,50,000.00	-
82	2Flat No. 13	23.605	10,00,000.00	10,00,000.00	-
83	2Flat No. 14	23.165	10,00,000.00	10,00,000.00	-
84	2Flat No. 101	23.165	10,80,000.00	10,80,000.00	-
85	2Flat No. 102	23.805	10,30,000.00	10,30,000.00	-
86	2Flat No. 103	23.605	7,50,000.00	7,50,000.00	-
87	2Flat No. 104	47.210	19,31,000.00	19,31,000.00	-
88	2Flat No. 105	23.165	7,75,000.00	7,75,000.00	-
89	2Flat No. 106	23.055	10,80,000.00	10,80,000.00	-
90	2Flat No. 107	23.605	10,30,000.00	10,30,000.00	-
91	2Flat No. 108	23.605	8,50,000.00	8,50,000.00	-
92	2Flat No. 109	23.055	9,00,000.00	9,00,000.00	-
93	2Flat No. 110	23.165	7,75,000.00	7,75,000.00	-
94	2Flat No. 111	47.210	17,00,000.00	17,00,000.00	-
95	2Flat No. 112	23.605	8,50,000.00	8,50,000.00	-
96	2Flat No. 113	23.605	8,50,000.00	8,50,000.00	-
97	2Flat No. 114	23.165	9,00,000.00	9,00,000.00	-
98	2Flat No. 201	23.165	9,00,000.00	9,00,000.00	-
99	2Flat No. 202	23.605	8,50,000.00	8,50,000.00	-
100	2Flat No. 203	23.605	9,25,000.00	9,25,000.00	-
101	2Flat No. 204	47.210	17,00,000.00	17,00,000.00	-
102	2Flat No. 205	23.165	7,75,000.00	7,69,500.00	5,500.00
103	2Flat No. 206	23.055	7,75,000.00	7,75,000.00	-
104	2Flat No. 207	23.605	7,75,000.00	7,75,000.00	-
105	2Flat No. 208	23.605	9,25,000.00	9,25,000.00	-
106	2Flat No. 209	23.055	9,25,000.00	9,11,225.00	13,775.00
107	2Flat No. 210	23.165	12,00,000.00	12,00,000.00	-
108	2Flat No. 211	47.210	17,00,000.00	17,00,000.00	-
109	2Flat No. 212	23.605	8,00,000.00	8,00,000.00	-
110	2Flat No. 213	23.605	8,50,000.00	8,50,000.00	-
111	2Flat No. 214	23.165	8,00,000.00	8,00,000.00	-
112	2Flat No. 301	23.165	8,00,000.00	8,00,000.00	-
113	2Flat No. 302	23.605	7,50,000.00	7,50,000.00	-
114	2Flat No. 303	23.605	9,25,000.00	9,25,000.00	-
115	2Flat No. 304	47.210	21,50,000.00	21,50,000.00	-
116	2Flat No. 305	23.165	9,50,000.00	9,28,624.00	21,376.00
117	2Flat No. 306	23.055	8,50,000.00	8,50,000.00	-
118	2Flat No. 307	23.605	8,50,000.00	8,50,000.00	-
119	2Flat No. 308	23.605	9,00,000.00	9,00,000.00	-
120	2Flat No. 309	23.055	7,75,000.00	7,75,000.00	-
121	2Flat No. 310	23.165	9,00,000.00	9,00,000.00	-
122	2Flat No. 311	47.210	18,35,000.00	18,35,000.00	-
123	2Flat No. 312	23.605	7,50,000.00	7,50,000.00	-
124	2Flat No. 313	23.605	7,75,000.00	7,75,000.00	-
125	2Flat No. 314	23.165	9,00,000.00	9,00,000.00	-
126	2Flat No. 401	23.165	6,00,000.00	6,00,000.00	-
127	2Flat No. 402	23.605	9,25,000.00	9,25,000.00	-
128	2Flat No. 403	23.605	11,10,000.00	11,10,000.00	-
129	2Flat No. 404	47.210	21,45,750.00	21,45,750.00	-
130	2Flat No. 405	23.165	8,50,000.00	8,50,000.00	-
131	2Flat No. 406	23.055	9,50,000.00	9,50,000.00	-
132	2Flat No. 407	23.605	10,50,000.00	10,50,000.00	-
133	2Flat No. 408	23.605	8,50,000.00	8,50,000.00	-
134	2Flat No. 409	23.055	9,75,000.00	9,75,000.00	-
135	2Flat No. 410	23.165	8,00,000.00	8,00,000.00	-
136	2Flat No. 411	47.210	18,35,000.00	18,35,000.00	-
137	2Flat No. 412	23.605	7,75,000.00	7,75,000.00	-
138	2Flat No. 413	23.605	7,75,000.00	7,75,000.00	-

Sr. No	Flat/Bungalow/Office No	Carpet Area (In Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
139	2Flat No. 414	23.165	8,50,000.00	8,50,000.00	-
140	3Flat No. 1	23.165	11,30,000.00	11,30,000.00	-
141	3Flat No. 2	23.605	11,05,000.00	11,05,000.00	-
142	3Flat No. 3	23.605	12,05,000.00	12,05,000.00	-
143	3Flat No. 4	47.210	22,00,000.00	22,00,000.00	-
144	3Flat No. 5	23.165	10,80,000.00	10,80,000.00	-
145	3Flat No. 6	23.055	10,80,000.00	10,80,000.00	-
146	3Flat No. 7	23.605	10,00,000.00	10,00,000.00	-
147	3Flat No. 8	23.605	10,75,000.00	10,75,000.00	-
148	3Flat No. 9	23.055	10,80,000.00	10,80,000.00	-
149	3Flat No. 20	23.165	10,80,000.00	10,80,000.00	-
150	3Flat No. 31	47.210	18,00,000.00	18,00,000.00	-
151	3Flat No. 12	23.605	10,00,000.00	10,00,000.00	-
152	3Flat No. 13	23.605	10,00,000.00	10,00,000.00	-
153	3Flat No. 14	23.165	10,00,000.00	10,00,000.00	-
154	3Flat No. 101	23.165	9,00,000.00	9,00,000.00	-
155	3Flat No. 102	23.605	7,75,000.00	7,75,000.00	-
156	3Flat No. 103	23.605	8,50,000.00	8,50,000.00	-
157	3Flat No. 104	47.210	23,50,000.00	23,50,000.00	-
158	3Flat No. 105	23.165	12,77,000.00	12,77,000.00	-
159	3Flat No. 106	23.055	8,50,000.00	8,50,000.00	-
160	3Flat No. 107	23.605	9,00,000.00	9,00,000.00	-
161	3Flat No. 108	23.605	8,00,000.00	8,00,000.00	-
162	3Flat No. 109	23.055	8,00,000.00	8,00,000.00	-
163	3Flat No. 110	23.165	9,00,000.00	9,00,000.00	-
164	3Flat No. 111	47.210	17,00,000.00	17,00,000.00	-
165	3Flat No. 112	23.605	12,19,500.00	12,19,500.00	-
166	3Flat No. 113	23.605	8,35,000.00	8,35,000.00	-
167	3Flat No. 114	23.165	13,00,000.00	13,00,000.00	-
168	3Flat No. 101	23.165	8,00,000.00	8,00,000.00	-
169	3Flat No. 202	23.605	8,25,000.00	8,25,000.00	-
170	3Flat No. 203	23.605	9,63,000.00	9,63,000.00	-
171	3Flat No. 204	47.210	17,00,000.00	17,00,000.00	-
172	3Flat No. 205	23.165	9,00,000.00	9,00,000.00	-
173	3Flat No. 206	23.055	8,50,000.00	8,50,000.00	-
174	3Flat No. 207	23.605	8,00,000.00	8,00,000.00	-
175	3Flat No. 208	23.605	8,00,000.00	8,00,000.00	-
176	3Flat No. 209	23.055	7,75,000.00	7,75,000.00	-
177	3Flat No. 210	23.165	9,00,000.00	9,00,000.00	-
178	3Flat No. 211	47.210	22,00,000.00	22,00,000.00	-
179	3Flat No. 212	23.605	7,75,000.00	7,75,000.00	-
180	3Flat No. 213	23.605	9,25,000.00	9,25,000.00	-
181	3Flat No. 214	23.165	8,00,000.00	8,00,000.00	-
182	3Flat No. 301	23.165	9,00,000.00	9,00,000.00	-
183	3Flat No. 302	23.605	8,50,000.00	8,50,000.00	-
184	3Flat No. 303	23.605	7,75,000.00	7,75,000.00	-
185	3Flat No. 304	47.210	17,00,000.00	17,00,000.00	-
186	3Flat No. 305	23.165	9,00,000.00	9,00,000.00	-
187	3Flat No. 306	23.055	8,50,000.00	8,50,000.00	-
188	3Flat No. 307	23.605	9,00,000.00	9,00,000.00	-
189	3Flat No. 308	23.605	8,70,000.00	8,70,000.00	-
190	3Flat No. 309	23.055	7,50,000.00	7,50,000.00	-
191	3Flat No. 310	23.165	9,75,000.00	9,75,000.00	-
192	3Flat No. 311	47.210	17,25,000.00	17,25,000.00	-
193	3Flat No. 312	23.605	9,25,000.00	9,25,000.00	-
194	3Flat No. 313	23.605	7,75,000.00	7,75,000.00	-
195	3Flat No. 314	23.165	8,00,000.00	8,00,000.00	-
196	3Flat No. 401	23.165	8,00,000.00	8,00,000.00	-
197	3Flat No. 402	23.605	7,75,000.00	7,75,000.00	-
198	3Flat No. 403	23.605	7,75,000.00	7,75,000.00	-
199	3Flat No. 404	47.210	18,35,000.00	18,35,000.00	-
200	3Flat No. 405	23.165	7,75,000.00	7,75,000.00	-
201	3Flat No. 406	23.055	8,50,000.00	8,50,000.00	-
202	3Flat No. 407	23.605	9,25,000.00	9,25,000.00	-
203	3Flat No. 408	23.605	9,25,000.00	9,25,000.00	-
204	3Flat No. 409	23.055	9,77,000.00	9,77,000.00	-
205	3Flat No. 410	23.165	7,75,000.00	7,75,000.00	-
206	3Flat No. 411	47.210	19,72,700.00	19,72,700.00	-
207	3Flat No. 412	23.605	10,00,000.00	10,00,000.00	-
208	3Flat No. 413	23.605	7,75,000.00	7,75,000.00	-
209	3Flat No. 414	23.165	8,00,000.00	8,00,000.00	1,70,100.00
210	4Flat No. 001	49.724	25,50,000.00	25,50,000.00	2,12,000.00
211	4Flat No. 002	25.017	11,50,000.00	10,43,000.00	1,07,000.00
212	4Flat No. 003	51.269	20,80,000.00	18,72,000.00	2,08,000.00
213	4Flat No. 004	14.799	12,00,000.00	11,33,000.00	67,000.00
214	4Flat No. 005	51.813	26,00,000.00	23,40,000.00	2,60,000.00

ANAND VISHWA

PARTNER



PARTNER



PARTNER

Sr. No	Flat/Bungalow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
215	4Flat No. 006	51.811	25,00,000.00	23,40,000.00	2,60,000.00
216	4Flat No. 007	24.799	11,50,000.00	10,07,500.00	1,42,500.00
217	4Flat No. 008	51.269	20,80,000.00	18,72,000.00	2,08,000.00
218	4Flat No. 009	25.017	12,00,000.00	11,37,000.00	63,000.00
219	4Flat No. 010	49.724	25,50,000.00	24,00,000.00	1,50,000.00
220	4Flat No. 101	49.724	18,00,000.00	15,88,000.00	1,12,000.00
221	4Flat No. 102	25.017	12,50,000.00	11,85,000.00	1,15,000.00
222	4Flat No. 103	51.269	20,80,000.00	18,72,000.00	2,08,000.00
223	4Flat No. 104	24.799	12,00,000.00	12,00,000.00	-
224	4Flat No. 105	51.812	17,50,000.00	14,00,000.00	3,50,000.00
225	4Flat No. 106	51.812	17,50,000.00	17,00,000.00	50,000.00
226	4Flat No. 107	24.799	12,00,000.00	10,90,000.00	1,10,000.00
227	4Flat No. 108	51.269	20,00,000.00	18,00,000.00	2,00,000.00
228	4Flat No. 109	25.017	12,75,000.00	12,05,000.00	70,000.00
229	4Flat No. 110	49.724	24,50,000.00	22,06,000.00	2,44,000.00
230	4Flat No. 201	49.724	26,50,000.00	26,50,000.00	-
231	4Flat No. 202	25.017	11,50,000.00	10,94,500.00	55,500.00
232	4Flat No. 203	51.269	20,80,000.00	18,72,000.00	2,08,000.00
233	4Flat No. 204	24.799	12,00,000.00	12,00,000.00	-
234	4Flat No. 205	51.812	25,50,000.00	24,47,048.00	1,02,952.00
235	4Flat No. 206	51.812	26,00,000.00	23,40,000.00	2,60,000.00
236	4Flat No. 207	24.799	12,50,000.00	11,87,500.00	62,500.00
237	4Flat No. 208	51.269	20,00,000.00	18,07,773.00	1,92,227.00
238	4Flat No. 209	25.017	8,00,000.00	7,20,000.00	80,000.00
239	4Flat No. 210	49.724	25,50,000.00	24,25,000.00	1,25,000.00
240	4Flat No. 301	49.724	24,50,000.00	24,50,000.00	-
241	4Flat No. 302	25.017	11,50,000.00	10,35,500.00	1,14,500.00
242	4Flat No. 303	51.269	20,80,000.00	18,72,000.00	2,08,000.00
243	4Flat No. 304	24.799	13,25,000.00	12,75,000.00	50,000.00
244	4Flat No. 305	51.812	25,00,000.00	23,55,000.00	1,45,000.00
245	4Flat No. 306	51.812	25,00,000.00	22,60,000.00	2,40,000.00
246	4Flat No. 307	24.799	12,75,000.00	12,75,000.00	-
247	4Flat No. 308	51.269	20,80,000.00	18,79,000.00	2,07,000.00
248	4Flat No. 310	49.724	24,50,000.00	21,000.00	24,29,000.00
249	4Flat No. 403	51.269	20,80,000.00	18,72,000.00	2,08,000.00
250	4Flat No. 404	24.799	11,75,000.00	10,77,500.00	97,500.00
251	4Flat No. 405	51.812	18,50,000.00	2,50,000.00	16,00,000.00
252	4Flat No. 406	51.812	24,80,000.00	21,08,000.00	3,72,000.00
253	4Flat No. 407	24.799	12,25,000.00	11,72,249.00	52,751.00
254	4Flat No. 408	51.269	20,80,000.00	18,72,000.00	2,08,000.00
255	4Flat No. 410	49.724	25,00,000.00	22,50,000.00	2,50,000.00
256	5Flat No. 3	13.968	14,50,000.00	13,31,600.00	1,18,400.00
257	5Flat No. 4	16.623	15,00,000.00	6,00,000.00	9,00,000.00
258	5Flat No. 5	17.635	15,00,000.00	14,50,000.00	50,000.00
259	5Flat No. 6	21.546	17,00,000.00	16,00,000.00	1,00,000.00
260	5Flat No. 101	57.956	27,50,000.00	22,33,875.00	5,16,125.00
261	5Flat No. 102	59.008	27,00,000.00	25,65,000.00	1,35,000.00
262	5Flat No. 103	57.100	26,00,000.00	22,30,000.00	3,70,000.00
263	5Flat No. 104	57.100	28,00,000.00	25,20,000.00	2,80,000.00
264	5Flat No. 201	57.956	27,00,000.00	24,50,000.00	2,50,000.00
265	5Flat No. 202	59.008	27,00,000.00	24,04,500.00	2,95,500.00
266	5Flat No. 203	57.100	26,50,000.00	23,85,000.00	2,65,000.00
267	5Flat No. 204	57.100	20,00,000.00	18,00,000.00	2,00,000.00
268	5Flat No. 301	57.956	22,00,000.00	20,20,000.00	1,80,000.00
269	5Flat No. 302	59.008	26,00,000.00	23,90,000.00	2,10,000.00
270	5Flat No. 303	57.100	25,00,000.00	22,50,000.00	2,50,000.00
271	5Flat No. 304	57.100	25,50,000.00	23,05,000.00	2,45,000.00
272	5Flat No. 401	57.956	26,00,000.00	23,63,900.00	2,36,100.00
273	5Flat No. 402	59.008	22,50,000.00	19,81,000.00	2,69,000.00
274	5Flat No. 403	57.100	25,66,500.00	21,66,500.00	4,00,000.00
275	5Flat No. 404	57.100	17,50,000.00	14,87,500.00	2,62,500.00
276	7Flat No. 101	24.200	12,25,000.00	10,06,920.00	2,19,080.00
277	7Flat No. 103	23.200	11,75,000.00	9,00,000.00	2,75,000.00
278	7Flat No. 104	49.577	24,50,000.00	21,000.00	24,29,000.00
279	7Flat No. 105	23.982	13,25,000.00	11,000.00	13,14,000.00
280	7Flat No. 106	23.890	13,25,000.00	10,81,000.00	2,42,000.00
281	7Flat No. 107	23.890	12,75,000.00	21,174.00	12,53,826.00
282	7Flat No. 108	23.890	12,25,000.00	7,50,000.00	4,75,000.00
283	7Flat No. 110	23.890	12,75,000.00	9,63,940.00	3,11,060.00
284	7Flat No. 111	23.984	13,25,000.00	11,000.00	13,14,000.00
285	7Flat No. 112	49.580	23,50,000.00	18,80,000.00	4,70,000.00
286	7Flat No. 114	24.200	12,75,000.00	10,19,830.00	2,55,170.00
287	7Flat No. 201	24.200	12,75,000.00	10,13,150.00	2,61,850.00
288	7Flat No. 204	49.577	24,00,000.00	20,40,000.00	3,60,000.00
289	7Flat No. 208	23.890	12,25,000.00	11,000.00	12,14,000.00
290	7Flat No. 209	23.890	12,25,000.00	11,000.00	12,14,000.00

Sr. No	Flat/Bungalow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
		48.580	17,50,000.00	11,000.00	17,39,000.00
291	7Flat No. 212	24.200	11,50,000.00	10,33,000.00	1,17,000.00
292	7Flat No. 214	24.200	11,50,000.00	8,57,160.00	2,92,840.00
293	7Flat No. 203	49.577	23,00,000.00	23,00,000.00	-
294	7Flat No. 304	23.890	11,75,000.00	10,57,500.00	1,17,500.00
295	7Flat No. 308	24.200	11,75,000.00	1,36,000.00	10,39,000.00
296	7Flat No. 314	24.200	11,75,000.00	9,02,753.00	2,72,247.00
297	7Flat No. 401	49.577	21,80,000.00	18,14,300.00	3,65,700.00
298	7Flat No. 404	23.890	11,00,000.00	11,000.00	10,89,000.00
299	7Flat No. 408	23.890	10,75,000.00	8,64,859.00	2,10,141.00
300	7Flat No. 507	23.890	10,75,000.00	11,000.00	10,64,000.00
301	7Flat No. 508	23.890	10,75,000.00	11,000.00	10,64,000.00
302	7Flat No. 509	24.200	12,25,000.00	-	12,25,000.00
303	8Flat No. 101	49.577	24,50,000.00	22,05,000.00	2,45,000.00
304	8Flat No. 104	23.890	12,75,000.00	10,26,850.00	2,48,150.00
305	8Flat No. 106	23.890	12,75,000.00	10,19,400.00	2,05,600.00
306	8Flat No. 107	23.890	12,25,000.00	10,41,150.00	1,83,750.00
307	8Flat No. 308	23.890	12,75,000.00	11,000.00	12,64,000.00
308	8Flat No. 309	23.890	12,25,000.00	9,81,450.00	2,43,550.00
309	8Flat No. 310	23.890	12,25,000.00	1,75,000.00	10,50,000.00
310	8Flat No. 311	23.984	13,75,000.00	19,55,000.00	1,45,000.00
311	8Flat No. 312	49.580	21,00,000.00	19,55,000.00	1,45,000.00
312	8Flat No. 314	24.200	11,75,000.00	10,75,000.00	1,00,000.00
313	8Flat No. 301	24.200	12,25,000.00	9,84,810.00	2,40,190.00
314	8Flat No. 304	49.577	23,00,000.00	17,25,000.00	5,75,000.00
315	8Flat No. 305	23.982	11,50,000.00	9,50,000.00	2,00,000.00
316	8Flat No. 312	49.580	24,50,000.00	21,05,000.00	2,45,000.00
317	8Flat No. 314	24.200	12,75,000.00	8,97,000.00	3,78,000.00
318	8Flat No. 301	24.200	12,25,000.00	11,000.00	12,14,000.00
319	8Flat No. 314	24.200	15,25,000.00	11,25,000.00	4,00,000.00
320	8Flat No. 401	24.200	12,25,000.00	1,51,000.00	10,74,000.00
321	8Flat No. 404	49.577	21,80,000.00	15,26,000.00	6,54,000.00
322	8Flat No. 414	24.200	12,75,000.00	11,000.00	12,64,000.00
323	8Flat No. 503	24.200	12,00,000.00	11,000.00	11,89,000.00
324	8Flat No. 504	49.577	22,00,000.00	16,50,000.00	5,50,000.00
325	8Flat No. 510	23.890	12,00,000.00	9,50,000.00	2,50,000.00
	Total	10,001.956	42,26,62,400	37,40,59,690	4,86,02,710

ANAND VISHWA


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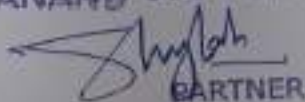

PARTNER

(Unsold Inventory Valuation)

(Amount in Rs.)

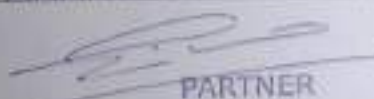
Sr. No	Flat/Bungalow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
			12,50,000.00
1	1 Flat No. 112	25.61	12,75,000.00
2	4 Flat No. 309	25.02	25,50,000.00
3	4 Flat No. 401	49.72	12,75,000.00
4	4 Flat No. 402	25.02	12,75,000.00
5	4 Flat No. 409	25.02	14,50,000.00
6	5 Flat No. 1	14.59	14,50,000.00
7	5 Flat No. 2	14.61	35,00,000.00
8	6	93.46	12,75,000.00
9	7 Flat No. 102	24.20	12,75,000.00
10	7 Flat No. 109	23.89	12,75,000.00
11	7 Flat No. 113	24.20	12,25,000.00
12	7 Flat No. 202	24.20	12,25,000.00
13	7 Flat No. 203	23.20	12,75,000.00
14	7 Flat No. 205	23.98	12,75,000.00
15	7 Flat No. 209	23.89	12,25,000.00
16	7 Flat No. 207	23.89	12,75,000.00
17	7 Flat No. 210	23.89	12,75,000.00
18	7 Flat No. 211	23.98	12,25,000.00
19	7 Flat No. 213	24.20	12,25,000.00
20	7 Flat No. 302	24.20	12,25,000.00
21	7 Flat No. 303	23.20	12,75,000.00
22	7 Flat No. 305	23.98	12,75,000.00
23	7 Flat No. 306	23.89	12,25,000.00
24	7 Flat No. 307	23.89	12,25,000.00
25	7 Flat No. 309	23.89	12,75,000.00
26	7 Flat No. 310	23.89	12,75,000.00
27	7 Flat No. 311	23.98	24,00,000.00
28	7 Flat No. 312	49.58	12,35,000.00
29	7 Flat No. 313	24.20	12,25,000.00
30	7 Flat No. 402	24.20	12,25,000.00
31	7 Flat No. 403	23.20	12,75,000.00
32	7 Flat No. 405	23.98	12,75,000.00
33	7 Flat No. 406	23.89	12,75,000.00
34	7 Flat No. 407	23.89	12,25,000.00
35	7 Flat No. 409	23.89	12,75,000.00
36	7 Flat No. 410	23.89	12,75,000.00
37	7 Flat No. 411	23.98	23,50,000.00
38	7 Flat No. 412	49.58	12,25,000.00
39	7 Flat No. 413	24.20	13,25,000.00
40	7 Flat No. 414	24.20	12,50,000.00
41	7 Flat No. 501	24.20	11,75,000.00
42	7 Flat No. 502	24.20	11,75,000.00
43	7 Flat No. 503	23.20	22,50,000.00
44	7 Flat No. 504	49.58	12,50,000.00
45	7 Flat No. 505	23.98	12,50,000.00
46	7 Flat No. 506	23.89	12,50,000.00
47	7 Flat No. 510	23.89	12,50,000.00
48	7 Flat No. 511	23.98	22,50,000.00
49	7 Flat No. 512	49.58	11,75,000.00
50	7 Flat No. 513	24.20	13,25,000.00
51	7 Flat No. 514	24.20	12,75,000.00
52	8 Flat No. 102	24.20	12,25,000.00
53	8 Flat No. 103	21.20	13,25,000.00
54	8 Flat No. 205	23.98	12,75,000.00
55	8 Flat No. 213	24.20	12,25,000.00
56	8 Flat No. 202	*24.20	10,25,000.00
57	8 Flat No. 203	23.20	12,75,000.00
58	8 Flat No. 206	23.89	12,25,000.00
59	8 Flat No. 207	23.89	13,25,000.00
60	8 Flat No. 208	23.89	12,25,000.00
61	8 Flat No. 209	23.89	12,75,000.00
62	8 Flat No. 210	23.89	12,75,000.00
63	8 Flat No. 211	23.98	12,75,000.00
64	8 Flat No. 213	24.20	12,25,000.00
65	8 Flat No. 302	24.20	12,35,000.00
66	8 Flat No. 303	23.20	24,00,000.00
67	8 Flat No. 304	49.58	12,75,000.00
68	8 Flat No. 305	23.98	12,75,000.00
69	8 Flat No. 306	23.89	12,35,000.00
70	8 Flat No. 307	23.89	12,35,000.00
71	8 Flat No. 308	23.89	12,35,000.00
72	8 Flat No. 309	23.99	12,35,000.00
73	8 Flat No. 310	21.99	12,75,000.00
74	8 Flat No. 311		12,75,000.00

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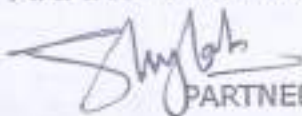
ANAND VISHWA



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Sr. No	Flat/Bungalow/Office No	Carpet Area (In Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
75	B Flat No. 312	49.58	24,00,000.00
76	B Flat No. 313	24.20	12,25,000.00
77	B Flat No. 402	24.20	12,25,000.00
78	B Flat No. 403	23.20	12,25,000.00
79	B Flat No. 405	23.98	12,75,000.00
80	B Flat No. 406	23.89	12,75,000.00
81	B Flat No. 407	23.89	12,25,000.00
82	B Flat No. 408	23.89	12,25,000.00
83	B Flat No. 409	23.89	12,25,000.00
84	B Flat No. 410	23.89	12,75,000.00
85	B Flat No. 411	23.58	12,75,000.00
86	B Flat No. 412	49.58	23,50,000.00
87	B Flat No. 413	24.20	12,25,000.00
88	B Flat No. 502	24.20	11,75,000.00
89	B Flat No. 503	23.20	11,75,000.00
90	B Flat No. 505	23.98	12,50,000.00
91	B Flat No. 506	23.89	12,50,000.00
92	B Flat No. 507	23.89	11,75,000.00
93	B Flat No. 508	23.89	11,75,000.00
94	B Flat No. 509	23.89	11,75,000.00
95	B Flat No. 511	23.98	12,50,000.00
96	B Flat No. 512	49.58	22,50,000.00
97	B Flat No. 513	24.20	11,75,000.00
98	B Flat No. 514	24.20	13,25,000.00
Total		2629.37	13,47,35,000.00

ANAND VISHWA

 PARTNER

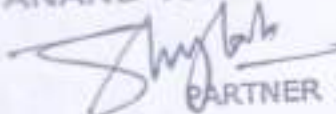
ANAND VISHWA

 PARTNER

TABLE - D
Comparison Between Balance Cost and Receivable

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	1,24,64,268.00
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)	4,86,02,710.00
3	(i)	Balance Unpaid area to be verified by Management and to be verified by CA from the records and books of accounts)	1,629.37
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments (Calculated as per ASR Multiplied to Unpaid area as on the date of certificate , to be calculated and verified by CA) as per table C to this certificate .	13,47,33,000.00
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	18,33,37,710.00
5		Amount to be deposited in Designated Account - 70% or 100%(If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	NA

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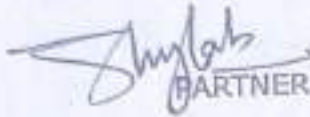
TABLE - E
Designated Bank Account Details

SR NO	Particular	Designated Bank Account Details
	A/c Number	50200025376169
	IFSC Code	UDFC0002451
	Bank Name & Branch	UDFC Bank
		Manewada Road, Nagpur 440027
		Actual Amount till date (From start of Bank Account to till date)
		-
1	Opening Balance	46,91,52,699.17
2	Deposits	45,89,90,714.62
3	Withdrawals	1,91,61,894.55
4	Closing Balance	

I hereby Certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in RERA designated RERA Bank Account.

I hereby Certify that M/s Anand Vishwa has utilized the required Proportion of money as specified in Act, collected from allottees for this Project only for Land and Construction of this Project.

ANAND VISHWA


PARTNER

ANAND VISHWA


PARTNER

TABLE - F
Means of Finance

SR No	Particular	Estimated At the Time of Registration (In Rs.)	Proposed / Estimated At on date of Certificate (In Rs.)	Actual At on date of Certificate (In Rs.)
		(Proposed and Indicative)		
1	Own Funds	9,43,14,840.00	9,38,18,140.00	1,24,64,288.00
2	Total Borrowed Funds (Secured)-Drawdown Availed till date	-	-	-
3	Total Borrowed Funds (Unsecured)-Drawdown Availed till date	-	-	-
4	Customer Receipt Used for Project	21,85,44,660.00	21,91,44,660.00	30,05,99,332.00
5	Total Funds For Project	21,30,63,800.00	21,30,63,800.00	21,30,63,800.00
6	Total Estimated Cost (As per Table A)	21,30,63,800.00	21,30,63,800.00	21,30,63,800.00

TABLE - G
Any Comments /Observations of CA

1	The above Values have been Certified upto 30.09.2022.
2	The above Values have been Certified from Data and Records produced to us for Verification.
3	Annexure For respective Deposits in Designated bank is Enclosed herewith
4	Annexure For respective withdrawal in Designated bank is Enclosed herewith

Yours Faithfully,
Signature of Chartered Accountant
FOR M/S. R. L. M. & CO
CHARTERED ACCOUNTANTS
FRN-353431W


RESHMA L. MOHANANI
PROPRIETOR
M.No. 183479

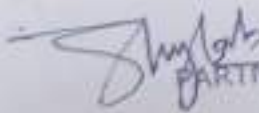
UDIN- 22183479BDWCEH4992



Date:
Place:

23.11.2022
Nagpur

ANAND VISHWA


PARTNER

ANAND VISHWA


PARTNER