

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 of Rs.315877800 Registration Number P50500008821

Project Name **Bamboovan Nagari**

To,
M/s. Anand Vishwa
Plot No 1, Waghmare Layout,
Dnyaneshwar Nagar,
Manewada 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 31.01.2023

Sr. No	Particulars	Amount (in Rs.)
		Estimated (Column - A)
I		
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 TDR (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



ii	Development Cost/Cost of Construction:	
a	Estimated Cost of Construction as certified by Engineer	21,74,02,000.00
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.)	2,92,37,000.00
d	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	54,36,000.00
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		25,20,75,000.00
Total Cost of the Project (Estimated)		31,58,77,800.00

TABLE -B ACTUAL COST OF PROJECT AS ON 31.01.2023

Sr. No	Particulars	Amount (in Rs.)	
		Incurred & Paid	(Column - B)
1	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 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)	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



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	21,74,01,286.00
	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.), absorb 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.	2,92,36,760.00
	d	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	54,35,451.00
	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	- 25,20,73,497.00

3		Total Cost of Project (Actual Incurred as on date of Certificate)	31,58,76,297.00
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost, (Table B/ Table A)	100.00%
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)	31,58,76,297.00
6	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	30,32,60,237.45
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,26,16,059.55

Yours Faithfully,

FOR M/S. AA VIRANI & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN-0131739W

AA Virani

PROPRIETOR
No. 134129



UDIN- 23134129BGRVWW5837

Date: 14.02.2023
Place: Nagpur

TABLE - C
Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold 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	1000000	1000000.00	0.00
2	1Flat No. 2	23.605	1030000	1030000.00	0.00
3	1Flat No. 3	23.605	1030000	1030000.00	0.00
4	1Flat No. 4	47.210	1950000	1950000.00	0.00
5	1Flat No. 5	23.165	1050000	1050000.00	0.00
6	1Flat No. 6	23.055	1000000	1000000.00	0.00
7	1Flat No. 7	23.605	1000000	1000000.00	0.00
8	1Flat No. 8	23.605	1050000	1050000.00	0.00
9	1Flat No. 9	23.055	1050000	1050000.00	0.00
10	1Flat No. 10	23.165	1130000	1130000.00	0.00
11	1Flat No. 11	47.210	1925000	1925000.00	0.00
12	1Flat No. 12	23.605	1164000	1164000.00	0.00
13	1Flat No. 13	23.605	1030000	1030000.00	0.00
14	1Flat No. 14	23.165	950000	950000.00	0.00
15	1Flat No. 101	23.165	800000	800000.00	0.00
16	1Flat No. 102	23.605	750000	750000.00	0.00
17	1Flat No. 103	23.605	900000	900000.00	0.00
18	1Flat No. 104	47.210	1700000	1700000.00	0.00
19	1Flat No. 105	23.165	850000	850000.00	0.00
20	1Flat No. 106	23.055	850000	850000.00	0.00
21	1Flat No. 107	23.605	850000	850000.00	0.00
22	1Flat No. 108	23.605	850000	850000.00	0.00
23	1Flat No. 109	23.055	850000	850000.00	0.00
24	1Flat No. 110	23.165	1200000	1200000.00	0.00
25	1Flat No. 111	47.210	1700000	1700000.00	0.00
26	1Flat No. 113	23.605	800000	800000.00	0.00
27	1Flat No. 114	23.165	800000	800000.00	0.00
28	1Flat No. 201	23.165	800000	800000.00	0.00
29	1Flat No. 202	23.605	750000	750000.00	0.00
30	1Flat No. 203	23.605	900000	900000.00	0.00
31	1Flat No. 204	47.210	2140000	2140000.00	0.00
32	1Flat No. 205	23.165	745000	745000.00	0.00
33	1Flat No. 206	23.055	850000	850000.00	0.00
34	1Flat No. 207	23.605	775000	775000.00	0.00
35	1Flat No. 208	23.605	775000	775000.00	0.00
36	1Flat No. 209	23.055	775000	775000.00	0.00
37	1Flat No. 210	23.165	950000	950000.00	0.00
38	1Flat No. 211	47.210	1700000	1700000.00	0.00
39	1Flat No. 212	23.605	720000	720000.00	0.00
40	1Flat No. 213	23.605	1277000	1277000.00	0.00
41	1Flat No. 214	23.165	1000000	1000000.00	0.00
42	1Flat No. 301	23.165	800000	800000.00	0.00
43	1Flat No. 302	23.605	750000	750000.00	0.00
44	1Flat No. 303	23.605	750000	750000.00	0.00
45	1Flat No. 304	47.210	1935000	1805000.00	130000.00
46	1Flat No. 305	23.165	1156250	1156250.00	0.00
47	1Flat No. 306	23.055	775000	775000.00	0.00
48	1Flat No. 307	23.605	775000	775000.00	0.00
49	1Flat No. 308	23.605	750000	750000.00	0.00
50	1Flat No. 309	23.055	650000	650000.00	0.00
51	1Flat No. 310	23.165	775000	775000.00	0.00
52	1Flat No. 311	47.210	1915000	1915000.00	0.00
53	1Flat No. 312	23.605	750000	750000.00	0.00
54	1Flat No. 313	23.605	750000	750000.00	0.00
55	1Flat No. 314	23.165	900000	900000.00	0.00
56	1Flat No. 401	23.165	900000	900000.00	0.00
57	1Flat No. 402	23.605	775000	775000.00	0.00
58	1Flat No. 403	23.605	750000	750000.00	0.00
59	1Flat No. 404	47.210	2300000	2300000.00	0.00
60	1Flat No. 405	23.165	850000	850000.00	0.00
61	1Flat No. 406	23.055	800000	800000.00	0.00
62	1Flat No. 407	23.605	850000	850000.00	0.00



63	1Flat No. 408	23.605	775000	775000.00	0.00
64	1Flat No. 409	23.055	800000	800000.00	0.00
65	1Flat No. 410	23.165	775000	775000.00	0.00
66	1Flat No. 411	47.210	1835000	1835000.00	0.00
67	1Flat No. 412	23.605	750000	750000.00	0.00
68	1Flat No. 413	23.605	750000	750000.00	0.00
69	1Flat No. 414	23.165	800000	800000.00	0.00
70	2Flat No. 1	23.165	1000000	1000000.00	0.00
71	2Flat No. 2	23.605	1030000	1030000.00	0.00
72	2Flat No. 3	23.605	750000	750000.00	0.00
73	2Flat No. 4	47.210	2156700	2156700.00	0.00
74	2Flat No. 5	23.165	900000	900000.00	0.00
75	2Flat No. 6	23.055	765000	765000.00	0.00
76	2Flat No. 7	23.605	765000	765000.00	0.00
77	2Flat No. 8	23.605	775000	775000.00	0.00
78	2Flat No. 9	23.055	1000000	1000000.00	0.00
79	2Flat No. 10	23.165	775000	775000.00	0.00
80	2Flat No. 11	47.210	2081000	2081000.00	0.00
81	2Flat No. 12	23.605	750000	750000.00	0.00
82	2Flat No. 13	23.605	1000000	1000000.00	0.00
83	2Flat No. 14	23.165	1000000	1000000.00	0.00
84	2Flat No. 101	23.165	1080000	1080000.00	0.00
85	2Flat No. 102	23.605	1030000	1030000.00	0.00
86	2Flat No. 103	23.605	750000	750000.00	0.00
87	2Flat No. 104	47.210	1931000	1931000.00	0.00
88	2Flat No. 105	23.165	775000	775000.00	0.00
89	2Flat No. 106	23.055	1080000	1080000.00	0.00
90	2Flat No. 107	23.605	1030000	1030000.00	0.00
91	2Flat No. 108	23.605	850000	850000.00	0.00
92	2Flat No. 109	23.055	900000	900000.00	0.00
93	2Flat No. 110	23.165	775000	775000.00	0.00
94	2Flat No. 111	47.210	1700000	1700000.00	0.00
95	2Flat No. 112	23.605	850000	850000.00	0.00
96	2Flat No. 113	23.605	850000	850000.00	0.00
97	2Flat No. 114	23.165	900000	900000.00	0.00
98	2Flat No. 201	23.165	900000	900000.00	0.00
99	2Flat No. 202	23.605	850000	850000.00	0.00
100	2Flat No. 203	23.605	925000	925000.00	0.00
101	2Flat No. 204	47.210	1700000	1700000.00	0.00
102	2Flat No. 205	23.165	775000	769500.00	5500.00
103	2Flat No. 206	23.055	775000	775000.00	0.00
104	2Flat No. 207	23.605	775000	775000.00	0.00
105	2Flat No. 208	23.605	975000	975000.00	0.00
106	2Flat No. 209	23.055	825000	811225.00	13775.00
107	2Flat No. 210	23.165	1200000	1200000.00	0.00
108	2Flat No. 211	47.210	1700000	1700000.00	0.00
109	2Flat No. 212	23.605	800000	800000.00	0.00
110	2Flat No. 213	23.605	850000	850000.00	0.00
111	2Flat No. 214	23.165	800000	800000.00	0.00
112	2Flat No. 301	23.165	800000	800000.00	0.00
113	2Flat No. 302	23.605	750000	750000.00	0.00
114	2Flat No. 303	23.605	925000	925000.00	0.00
115	2Flat No. 304	47.210	2150000	2150000.00	0.00
116	2Flat No. 305	23.165	950000	928624.00	21376.00
117	2Flat No. 306	23.055	850000	850000.00	0.00
118	2Flat No. 307	23.605	850000	850000.00	0.00
119	2Flat No. 308	23.605	900000	900000.00	0.00
120	2Flat No. 309	23.055	775000	775000.00	0.00
121	2Flat No. 310	23.165	900000	900000.00	0.00
122	2Flat No. 311	47.210	1835000	1835000.00	0.00
123	2Flat No. 312	23.605	750000	750000.00	0.00
124	2Flat No. 313	23.605	775000	775000.00	0.00
125	2Flat No. 314	23.165	900000	900000.00	0.00
126	2Flat No. 401	23.165	600000	600000.00	0.00
127	2Flat No. 402	23.605	925000	925000.00	0.00
128	2Flat No. 403	23.605	1110000	1110000.00	0.00
129	2Flat No. 404	47.210	2145750	2145750.00	0.00
130	2Flat No. 405	23.165	850000	850000.00	0.00
131	2Flat No. 406	23.055	950000	950000.00	0.00
132	2Flat No. 407	23.605	1050000	1050000.00	0.00
133	2Flat No. 408	23.605	850000	850000.00	0.00
134	2Flat No. 409	23.055	975000	975000.00	0.00
135	2Flat No. 410	23.165	800000	800000.00	0.00
136	2Flat No. 411	47.210	1835000	1835000.00	0.00
137	2Flat No. 412	23.605	775000	775000.00	0.00
138	2Flat No. 413	23.605	775000	775000.00	0.00
139	2Flat No. 414	23.165	850000	850000.00	0.00



140	3Flat No. 1	23.165	1130000	1130000.00	0.00
141	3Flat No. 2	23.605	1205000	1205000.00	0.00
142	3Flat No. 3	23.605	1205000	1205000.00	0.00
143	3Flat No. 4	47.210	2200000	2200000.00	0.00
144	3Flat No. 5	23.165	1080000	1080000.00	0.00
145	3Flat No. 6	23.055	1080000	1080000.00	0.00
146	3Flat No. 7	23.605	1000000	1000000.00	0.00
147	3Flat No. 8	23.605	1075000	1075000.00	0.00
148	3Flat No. 9	23.055	1080000	1080000.00	0.00
149	3Flat No. 10	23.165	1080000	1080000.00	0.00
150	3Flat No. 11	47.210	1900000	1900000.00	0.00
151	3Flat No. 12	23.605	1000000	1000000.00	0.00
152	3Flat No. 13	23.605	1000000	1000000.00	0.00
153	3Flat No. 14	23.165	1000000	1000000.00	0.00
154	3Flat No. 101	23.165	900000	900000.00	0.00
155	3Flat No. 102	23.605	775000	775000.00	0.00
156	3Flat No. 103	23.605	850000	850000.00	0.00
157	3Flat No. 104	47.210	2350000	2350000.00	0.00
158	3Flat No. 105	23.165	1277000	1277000.00	0.00
159	3Flat No. 106	23.055	850000	850000.00	0.00
160	3Flat No. 107	23.605	900000	900000.00	0.00
161	3Flat No. 108	23.605	800000	800000.00	0.00
162	3Flat No. 109	23.055	800000	800000.00	0.00
163	3Flat No. 110	23.165	900000	900000.00	0.00
164	3Flat No. 111	47.210	1700000	1700000.00	0.00
165	3Flat No. 112	23.605	1219500	1219500.00	0.00
166	3Flat No. 113	23.605	835000	835000.00	0.00
167	3Flat No. 114	23.165	1300000	1300000.00	0.00
168	3Flat No. 201	23.165	900000	900000.00	0.00
169	3Flat No. 202	23.605	825000	825000.00	0.00
170	3Flat No. 203	23.605	963000	963000.00	0.00
171	3Flat No. 204	47.210	1700000	1700000.00	0.00
172	3Flat No. 205	23.165	900000	900000.00	0.00
173	3Flat No. 206	23.055	850000	850000.00	0.00
174	3Flat No. 207	23.605	800000	800000.00	0.00
175	3Flat No. 208	23.605	800000	800000.00	0.00
176	3Flat No. 209	23.055	775000	775000.00	0.00
177	3Flat No. 210	23.165	900000	900000.00	0.00
178	3Flat No. 211	47.210	2200000	2200000.00	0.00
179	3Flat No. 212	23.605	775000	775000.00	0.00
180	3Flat No. 213	23.605	925000	925000.00	0.00
181	3Flat No. 214	23.165	800000	800000.00	0.00
182	3Flat No. 301	23.165	900000	900000.00	0.00
183	3Flat No. 302	23.605	850000	850000.00	0.00
184	3Flat No. 303	23.605	775000	775000.00	0.00
185	3Flat No. 304	47.210	1700000	1700000.00	0.00
186	3Flat No. 305	23.165	900000	900000.00	0.00
187	3Flat No. 306	23.055	850000	850000.00	0.00
188	3Flat No. 307	23.605	900000	900000.00	0.00
189	3Flat No. 308	23.605	870000	870000.00	0.00
190	3Flat No. 309	23.055	750000	750000.00	0.00
191	3Flat No. 310	23.165	975000	975000.00	0.00
192	3Flat No. 311	47.210	1725000	1725000.00	0.00
193	3Flat No. 312	23.605	925000	925000.00	0.00
194	3Flat No. 313	23.605	775000	775000.00	0.00
195	3Flat No. 314	23.165	800000	800000.00	0.00
196	3Flat No. 401	23.165	800000	800000.00	0.00
197	3Flat No. 402	23.605	775000	775000.00	0.00
198	3Flat No. 403	23.605	775000	775000.00	0.00
199	3Flat No. 404	47.210	1835000	1835000.00	0.00
200	3Flat No. 405	23.165	775000	775000.00	0.00
201	3Flat No. 406	23.055	850000	850000.00	0.00
202	3Flat No. 407	23.605	925000	925000.00	0.00
203	3Flat No. 408	23.605	925000	925000.00	0.00
204	3Flat No. 409	23.055	977000	977000.00	0.00
205	3Flat No. 410	23.165	775000	775000.00	0.00
206	3Flat No. 411	47.210	1972700	1972700.00	0.00
207	3Flat No. 412	23.605	1000000	1000000.00	0.00
208	3Flat No. 413	23.605	775000	775000.00	0.00
209	3Flat No. 414	23.165	800000	670900.00	129100.00
210	4Flat No. 001	49.724	2550000	2337050.00	212950.00
211	4Flat No. 002	25.017	1150000	1150000.00	0.00
212	4Flat No. 003	51.269	2080000	1872000.00	208000.00
213	4Flat No. 004	24.799	1200000	1200000.00	0.00
214	4Flat No. 005	51.812	2600000	2340000.00	260000.00
215	4Flat No. 006	51.812	2600000	2600000.00	0.00
216	4Flat No. 007	24.799	1150000	1150000.00	0.00



217	4Flat No. 008	51.269	2080000	1872000.00	208000.00
218	4Flat No. 009	25.017	1200000	1200000.00	0.00
219	4Flat No. 010	49.724	2550000	2550000.00	0.00
220	4Flat No. 101	49.724	1800000	1800000.00	0.00
221	4Flat No. 102	25.017	1250000	1250000.00	0.00
222	4Flat No. 103	51.269	2080000	1872000.00	208000.00
223	4Flat No. 104	24.799	1200000	1200000.00	0.00
224	4Flat No. 105	51.812	1750000	1750000.00	0.00
225	4Flat No. 106	51.812	1750000	1750000.00	0.00
226	4Flat No. 107	24.799	1200000	1200000.00	0.00
227	4Flat No. 108	51.269	2000000	2000000.00	0.00
228	4Flat No. 109	25.017	1275000	1275000.00	0.00
229	4Flat No. 110	49.724	2450000	2450000.00	0.00
230	4Flat No. 201	49.724	2650000	2650000.00	0.00
231	4Flat No. 202	25.017	1150000	1094500.00	55500.00
232	4Flat No. 203	51.269	2080000	1872000.00	208000.00
233	4Flat No. 204	24.799	1200000	1200000.00	0.00
234	4Flat No. 205	51.812	2550000	2550000.00	0.00
235	4Flat No. 206	51.812	2600000	2340000.00	260000.00
236	4Flat No. 207	24.799	1250000	1250000.00	0.00
237	4Flat No. 208	51.269	2000000	2000000.00	0.00
238	4Flat No. 209	25.017	800000	800000.00	0.00
239	4Flat No. 210	49.724	2550000	2425000.00	125000.00
240	4Flat No. 301	49.724	2450000	2450000.00	0.00
241	4Flat No. 302	25.017	1150000	1150000.00	0.00
242	4Flat No. 303	51.269	2080000	1872000.00	208000.00
243	4Flat No. 304	24.799	1325000	1325000.00	0.00
244	4Flat No. 305	51.812	2500000	2500000.00	0.00
245	4Flat No. 306	51.812	2500000	2500000.00	0.00
246	4Flat No. 307	24.799	1275000	1275000.00	0.00
247	4Flat No. 308	51.269	2080000	2080000.00	0.00
248	4Flat No. 310	49.724	2650000	21000.00	2629000.00
249	4 Flat No. 401	49.72	2550000.00	0.00	2550000.00
250	4Flat No. 403	51.269	2080000	1872000.00	208000.00
251	4Flat No. 404	24.799	1175000	1175000.00	0.00
252	4Flat No. 405	51.812	1850000	250000.00	1600000.00
253	4Flat No. 406	51.812	2480000	2108000.00	372000.00
254	4Flat No. 407	24.799	1225000	1225000.00	0.00
255	4Flat No. 408	51.269	2080000	1872000.00	208000.00
256	4Flat No. 410	49.724	2500000	2500000.00	0.00
257	5 Shop No. 3	13.968	1450000	1450000.00	0.00
258	5 Shop No. 4	16.623	700000	600000.00	100000.00
259	5 Shop No. 5	17.635	1500000	1500000.00	0.00
260	5Shop No. 6	21.546	1700000	1700000.00	0.00
261	5Flat No. 101	57.956	2750000	2750000.00	0.00
262	5Flat No. 102	59.008	2700000	2700000.00	0.00
263	5Flat No. 103	57.100	2600000	2600000.00	0.00
264	5Flat No. 104	57.100	2800000	2520000.00	280000.00
265	5Flat No. 201	57.956	2700000	2700000.00	0.00
266	5Flat No. 202	59.008	2700000	2700000.00	0.00
267	5Flat No. 203	57.100	2650000	2650000.00	0.00
268	5Flat No. 204	57.100	2000000	1900000.00	100000.00
269	5Flat No. 301	57.956	2200000	2020000.00	180000.00
270	5Flat No. 302	59.008	2600000	2600000.00	0.00
271	5Flat No. 303	57.100	2500000	2500000.00	0.00
272	5Flat No. 304	57.100	2550000	2550000.00	0.00
273	5Flat No. 401	57.956	2600000	2600000.00	0.00
274	5Flat No. 402	59.008	2250000	2250000.00	0.00
275	5Flat No. 403	57.100	2566500	2166500.00	400000.00
276	5Flat No. 404	57.100	1750000	1750000.00	0.00
277	7Flat No. 101	24.200	1225000	1005920.00	219080.00
278	7Flat No. 102	24.200	1350000	1044136.00	305864.00
279	7Flat No. 103	23.200	1175000	900000.00	275000.00
280	7Flat No. 104	49.577	2700000	271000.00	2429000.00
281	7Flat No. 105	23.982	1025000	1000000.00	25000.00
282	7Flat No. 106	23.890	1325000	1083000.00	242000.00
283	7Flat No. 107	23.890	1275000	1027217.00	247783.00
284	7Flat No. 108	23.890	1225000	750000.00	475000.00
285	7 Flat No. 109	23.890	1275000	1020428.00	254572.00
286	7Flat No. 110	23.890	1275000	963940.00	311060.00
287	7Flat No. 111	23.984	1325000	11000.00	1314000.00
288	7Flat No. 112	49.580	2350000	1880000.00	470000.00
289	7Flat No. 114	24.200	1275000	1019630.00	255370.00
290	7Flat No. 201	24.200	1225000	1013150.00	211850.00
291	7Flat No. 204	49.577	2400000	2040000.00	360000.00
292	7Flat No. 208	23.890	1225000	11000.00	1214000.00
293	7Flat No. 209	23.890	1225000	1011000.00	214000.00



294	7Flat No. 212	49.580	2450000	2350000.00	100000.00
295	7Flat No. 214	24.200	1250000	1023000.00	227000.00
296	7Flat No. 301	24.200	1225000	857160.00	367840.00
297	7Flat No. 304	49.577	2300000	2300000.00	0.00
298	7Flat No. 308	23.890	1175000	1057500.00	117500.00
299	7Flat No. 314	24.200	1275000	754007.00	520993.00
300	7Flat No. 401	24.200	1225000	902753.00	322247.00
301	7 Flat No. 402	24.200	1100000	990000.00	110000.00
302	7Flat No. 404	49.577	2180000	1814200.00	365800.00
303	7Flat No. 408	23.890	1100000	960000.00	140000.00
304	7 Flat No. 409	23.890	1250000	981389.00	268611.00
305	7 Flat No. 501	24.200	1250000	11000.00	1239000.00
306	7 Flat No. 502	24.200	1225000	25245.00	1199755.00
307	7 Flat No. 503	23.200	1200000	11000.00	1189000.00
308	7Flat No. 507	23.890	1075000	864859.00	210141.00
309	7Flat No. 508	23.890	1075000	11000.00	1064000.00
310	7 Flat No. 510	23.89	1200000.00	11000.00	1189000.00
311	8Flat No. 101	24.200	1225000	0.00	1225000.00
312	8 Flat No. 102	24.200	1275000	1081424.00	193576.00
313	8Flat No. 104	49.577	2450000	2205000.00	245000.00
314	8 Flat No. 105	23.982	1325000	11000.00	1314000.00
315	8Flat No. 106	23.890	1275000	1026850.00	248150.00
316	8Flat No. 107	23.890	1225000	1019400.00	205600.00
317	8Flat No. 108	23.890	1225000	1041250.00	183750.00
318	8Flat No. 109	23.890	1275000	11000.00	1264000.00
319	8Flat No. 110	23.890	1225000	961450.00	263550.00
320	8Flat No. 111	23.984	1325000	1125000.00	200000.00
321	8Flat No. 112	49.580	2300000	1955000.00	345000.00
322	8Flat No. 114	24.200	1275000	1075000.00	200000.00
323	8Flat No. 201	24.200	1225000	984810.00	240190.00
324	8Flat No. 204	49.577	2300000	1725000.00	575000.00
325	8Flat No. 205	23.982	1250000	950000.00	300000.00
326	8 Flat No. 210	23.89	1250000.00	0.00	1250000.00
327	8Flat No. 212	49.580	2450000	2205000.00	245000.00
328	8Flat No. 214	24.200	1275000	896700.00	378300.00
329	8Flat No. 301	24.200	1225000	1048009.00	176991.00
330	8 Flat No. 304	49.577	2500000	21000.00	2479000.00
331	8 Flat No. 309	23.890	1175000	11000.00	1164000.00
332	8 Flat No. 310	23.890	1225000	1051716.00	173284.00
333	8Flat No. 314	24.200	1325000	1126000.00	199000.00
334	8Flat No. 401	24.200	1225000	1088873.00	136127.00
335	8 Flat No. 402	24.200	1225000	1037750.00	187250.00
336	8Flat No. 404	49.577	2180000	1526000.00	654000.00
337	8 Flat No. 408	23.890	1125000	11000.00	1114000.00
338	8Flat No. 414	24.200	1275000	11000.00	1264000.00
339	8Flat No. 501	24.200	1200000	11000.00	1189000.00
340	8 Flat No. 502	24.20	1100000.00	936000.00	164000.00
341	8Flat No. 504	49.577	2200000	1650000.00	550000.00
342	8 Flat No. 508	23.89	1075000	883758.00	191242.00
343	8Flat No. 510	23.890	1200000	990000.00	210000.00
Total		10,485.069	44,73,12,400	40,02,49,723	4,70,62,677

(Unsold Inventory Valuation)

Sr. No	Flat/Bungalow/Office No	Carpet Area (in Sq. Mts.)	(Amount in Rs.)	
			Unit Consideration as per Agreement/Letter of Allotment	
1	1 Flat No. 112	23.61	1250000.00	
2	4 Flat No. 309	25.02	1275000.00	
3	4 Flat No. 402	25.02	1275000.00	
4	4 Flat No. 409	25.02	1275000.00	
5	5 Shop No. 1	14.59	1500000.00	
6	5 Shop No. 2	14.61	1500000.00	
7	6	93.46	3500000.00	
8	7 Flat No. 113	24.20	1375000.00	
9	7 Flat No. 202	24.20	1300000.00	
10	7 Flat No. 203	23.20	1300000.00	
11	7 Flat No. 205	23.98	1325000.00	
12	7 Flat No. 206	23.89	1325000.00	
13	7 Flat No. 207	23.89	1300000.00	
14	7 Flat No. 210	23.89	1325000.00	
15	7 Flat No. 211	23.98	1325000.00	
16	7 Flat No. 213	24.20	1300000.00	
17	7 Flat No. 302	24.20	1325000.00	
18	7 Flat No. 303	23.20	1325000.00	
19	7 Flat No. 305	23.98	1300000.00	



20	7 Flat No. 306	23.89	1300000.00
21	7 Flat No. 307	23.89	1325000.00
22	7 Flat No. 309	23.89	1325000.00
23	7 Flat No. 310	23.89	1300000.00
24	7 Flat No. 311	23.98	1300000.00
25	7 Flat No. 312	49.58	2550000.00
26	7 Flat No. 313	24.20	1325000.00
27	7 Flat No. 403	23.20	1275000.00
28	7 Flat No. 405	23.98	1275000.00
29	7 Flat No. 406	23.89	1275000.00
30	7 Flat No. 407	23.89	1275000.00
31	7 Flat No. 410	23.89	1275000.00
32	7 Flat No. 411	23.98	1275000.00
33	7 Flat No. 412	49.58	2500000.00
34	7 Flat No. 413	24.20	1275000.00
35	7 Flat No. 414	24.20	1425000.00
36	7 Flat No. 504	49.58	2450000.00
37	7 Flat No. 505	23.98	1250000.00
38	7 Flat No. 506	23.89	1250000.00
39	7 Flat No. 509	23.890	1250000.00
40	7 Flat No. 511	23.98	1250000.00
41	7 Flat No. 512	49.58	2450000.00
42	7 Flat No. 513	24.20	1250000.00
43	7 Flat No. 514	24.20	1425000.00
44	8 Flat No. 103	23.20	1375000.00
45	8 Flat No. 113	24.20	1375000.00
46	8 Flat No. 202	24.20	1300000.00
47	8 Flat No. 203	23.20	1300000.00
48	8 Flat No. 206	23.89	1325000.00
49	8 Flat No. 207	23.89	1300000.00
50	8 Flat No. 208	23.89	1300000.00
51	8 Flat No. 209	23.89	1300000.00
52	8 Flat No. 211	23.98	1325000.00
53	8 Flat No. 213	24.20	1300000.00
54	8 Flat No. 302	24.20	1325000.00
55	8 Flat No. 303	23.20	1325000.00
56	8 Flat No. 305	23.98	1300000.00
57	8 Flat No. 306	23.89	1300000.00
58	8 Flat No. 307	23.89	1325000.00
59	8 Flat No. 308	23.89	1325000.00
60	8 Flat No. 311	23.98	1300000.00
61	8 Flat No. 312	49.58	2550000.00
62	8 Flat No. 313	24.20	1325000.00
63	8 Flat No. 403	23.20	1275000.00
64	8 Flat No. 405	23.98	1275000.00
65	8 Flat No. 406	23.89	1275000.00
66	8 Flat No. 407	23.89	1275000.00
67	8 Flat No. 409	23.89	1275000.00
68	8 Flat No. 410	23.89	1275000.00
69	8 Flat No. 411	23.98	1275000.00
70	8 Flat No. 412	49.58	2500000.00
71	8 Flat No. 413	24.20	1275000.00
72	8 Flat No. 503	23.20	1250000.00
73	8 Flat No. 505	23.98	1250000.00
74	8 Flat No. 506	23.89	1325000.00
75	8 Flat No. 507	23.89	1250000.00
76	8 Flat No. 509	23.89	1250000.00
77	8 Flat No. 511	23.98	1250000.00
78	8 Flat No. 512	49.58	2450000.00
79	8 Flat No. 513	24.20	1250000.00
80	8 Flat No. 514	24.20	1425000.00
Total		2,146.26	11,49,25,000



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)	1,503.00
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)	4,70,62,677.00
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	2,146.26
	(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	11,49,25,000.00
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,19,87,677.00
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



TABLE - E
Designated Bank Account Details

SR NO	Particular	Designated Bank Account Details
	A/c Number	50200028376160
	IFSC Code	HDFC0002451
	Bank Name & Branch	HDFC Bank
		Manewada Road, Nagpur 440027
		Actual Amount till date (From start of Bank Account to till date)
1	Opening Balance'	-
2	Deposits	50,95,97,884.17
3	Withdrawals	49,69,81,824.62
4	Closing Balance	1,26,16,059.55

I hereby Certify that required proportioned 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.



TABLE - F
Means of Finance

SR No	Particular	Estimated	Proposed / Estimated	Actual	
		At the Time of Registration (In Rs.)	As on date of Certificate (In Rs.)	As on date of Certificate (In Rs.)	
		(Proposed and Indicative)			
1	Own Funds	9,45,14,480.00	9,47,63,340.00	1,503.00	
2	Total Borrowed Funds (Secured)-Drawdown Availed till date	-	-	-	
3	Total Borrowed Funds (Unsecured)-Drawdown Availed till date	-	-	-	
4	Customer Receipt Used for Project	22,13,63,320.00	22,11,14,460.00	31,58,76,297.00	
5	Total Funds For Project	31,58,77,800.00	31,58,77,800.00	31,58,77,800.00	
6	Total Estimated Cost (As per Table A)	31,58,77,800.00	31,58,77,800.00	31,58,77,800.00	

TABLE - G
Any Comments /Observations of CA

1	The above Values have been Certified upto 31.01.2023
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. A. VIRANI & ASSOCIATES

CHARTERED ACCOUNTANTS

FRN-131739W

A. Virani

PROPRIETOR

ML.No. 134129

UDIN- 23134129BGRVWW5837



Date:
Place:

14.02.2023
Nagpur