Block No. 401, 4th Floor, Shree Govindraj Heights, Opp
Hotel Woodland, Central Avenue Road, Gitanjali Sq.
Nagpur - 440018

M.: 98231 60225
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AMIT A. AGRAWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

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: 30-07-2023

To: M/s. Shri Anjaneya Developers Pvt Ltd, 2nd Floor, Kamal Keshav Plaza, Ramdaspeth, Nagpur, 10

Subject: Certificate of Financial Progress of Work of ANJANEYA NAGAR V having MahaRERA Registration Number P50500048384 (Only applicable after project registration) being developed by M/s. SHRI ANJANEYA DEVELOPERS PVT LTD.

Sir,

This certificate is being issued for RERA compliance for the ANJANEYA NAGAR V having MahaRERA Registration Number P50500048384 (Only applicable after project registration)being developed by M/s. Anjaneya Developers Pvt Ltd and is based on the records and documents produced before me and explainations 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).	177,602,500
	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 Adminstration or any Statutory Authority.	34,714,614
	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	9,155,990
	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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	**221,473,104**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	140,000,000
	(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)	Interst 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	**140,000,000**
		Total Cost of the Project (Estimated)	**361,473,104**

Amit A. Agrawal & Associates * Chartered Accountants *

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		Particulars	Amount (INR) Incurred
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	161,855,000
	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.	30,921,028
	c)	Incurred Expensditure 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	9,000,250
	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) Incurrred 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 accomodation or rent in lieu of Transit accomodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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	**201,776,278**

2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	28,781,519
		(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	**28,781,519**
		Total Cost of the Project (Incurred)	**230,557,797**

3		Total Cost of the Project (Actual incurred as on date of certificate)	230,557,797
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	63.78%
5		Amount which can be withdrawn from the Designated Account	230,557,797
6		Less: Amount withdrawn till date of this certificate from Designated Account	36,247,734
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	194,310,063

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

Amit A. Agrawal & Associates * Chartered Accountants *

Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	Plot No.	Plotabble Area (Sq. Mtrs)	Unit Conisderation as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	507	156.98	845,000.00	845,000.00	-
2	55	210.00	1,472,950.00	1,472,950.00	-
3	136	105.60	429,776.00	429,776.00	-
4	26	206.39	1,699,500.00	1,699,500.00	-
5	225	156.80	1,494,000.00	1,494,000.00	-
6	226	120.80			
7	445	242.38	2,739,400.00	1,000,000.00	1,739,400.00
8	446	136.28	1,540,300.00	1,000,000.00	540,300.00
9	447	118.40	1,338,200.00	1,000,000.00	338,200.00
10	53	210.00	1,130,000.00	1,130,000.00	-
11	105	105.60	880,900.00	880,900.00	-
12	239	136.28	1,190,000.00	1,190,000.00	-
13	240	110.40	1,015,790.00	1,015,790.00	-
14	585	142.28	1,608,000.00	400,000.00	1,208,000.00
15	7	243.93	1,313,000.00	1,313,000.00	-
16	524	137.03	1,475,000.00	1,475,000.00	-
17	220	161.12	1,613,000.00	1,613,000.00	-
18	103	105.60	1,100,000.00	1,100,000.00	-
19	20	117.60	1,329,000.00	265,800.00	1,063,200.00
20	3	216.00	1,360,000.00	408,000.00	952,000.00
21	198	205.22	4,968,400.00	2,000,001.00	2,968,399.00
22	199	161.12			
23	223	161.12			
24	224	205.22			
25	443	239.56	2,000,000.00	300,000.00	1,700,000.00
26	384	120.00	1,227,000.00	42,000.00	1,185,000.00
27	71	105.60	4,045,000.00	1,050,000.00	2,995,000.00
28	72	105.60			
29	80	105.60	1,023,000.00	203,000.00	820,000.00
30	219	161.12	1,821,000.00	21,000.00	1,800,000.00
31	49	210.00	1,921,400.00	961,400.00	960,000.00
32	164	105.60	1,023,000.00	100,000.00	923,000.00
33	330	222.18	2,200,000.00	51,000.00	2,149,000.00
34	451	118.40	691,694.00	691,694.00	-
35	132	105.60	1,193,500.00	29,000.00	1,164,500.00
36	70	206.39	2,332,000.00	121,000.00	2,211,000.00
37	65	160.00	1,791,000.00	521,000.00	1,270,000.00
38	440	239.56	4,995,000.00	1,289,000.00	3,706,000.00
39	441	239.56			
40	166	206.39	1,943,970.00	1,051,000.00	892,970.00
41	28	117.60	1,265,850.00	200,000.00	1,065,850.00
42	411	110.40	2,376,000.00	42,000.00	2,334,000.00
43	412	110.40			
44	104	105.60	1,136,000.00	21,000.00	1,115,000.00
45	221	161.12	2,300,000.00	199,985.84	2,100,014.16
46	222	161.12			
47	438	263.85	3,900,000.00	786,700.00	3,113,300.00
48	255	189.12	3,846,000.00	30,001.00	3,815,999.00
49	256	187.00			
50	48	210.00	1,025,000.00	51,000.00	974,000.00
51	328	125.78	812,476.00	250,000.00	562,476.00
52	46	210.00	2,147,400.00	401,000.00	1,746,400.00
53	77	128.00	835,000.00	635,000.00	200,000.00
54	66	160.00	835,000.00	51,000.00	784,000.00
55	449	118.40	840,000.00	21,000.00	819,000.00
56	78	128.00	1,377,000.00	51,000.00	1,326,000.00
57	82	105.60	995,000.00	181,000.00	814,000.00
58	254	141.20	760,000.00	321,000.00	439,000.00
59	35	117.60	1,171,000.00	365,000.00	806,000.00
60	450	118.40	637,500.00	262,539.00	374,961.00
61	74	105.60	1,125,000.00	301,000.00	824,000.00
62	47	210.00	2,034,000.00	151,000.00	1,883,000.00
63	281	135.00	1,307,826.00	261,540.00	1,046,286.00
64	584	140.33	1,586,000.00	320,000.00	1,266,000.00
65	583	124.19	1,000,000.00	21,000.00	979,000.00
66	582	124.19	1,400,000.00	1,240,000.00	160,000.00
67	442	239.56	1,600,000.00	100,000.00	1,500,000.00
68	448	118.40	1,200,000.00	151,000.00	1,049,000.00
69	73	105.60	909,400.00	124,000.00	785,400.00
70	325	152.00	1,554,000.00	21,000.00	1,533,000.00
71	326	155.62	2,748,800.00	25,000.00	2,723,800.00
72	327	99.75			
73	523	102.06	1,098,600.00	260,000.00	838,600.00
74	79	105.60	1,023,000.00	204,480.00	818,520.00
75	589	230.13	2,125,000.00	127,000.00	1,998,000.00
76	567	140.33	940,000.00	521,000.00	419,000.00
77	454	118.40	1,401,900.00	280,000.00	1,121,900.00
78	545	140.33	1,706,900.00	341,375.00	1,365,525.00
79	212	142.29	1,531,000.00	700,000.00	831,000.00
80	493	120.90	781,000.00	121,000.00	660,000.00
81	4	216.00	1,325,000.00	500,000.00	825,000.00
82	29	117.60	1,265,850.00	401,850.44	863,999.56
83	491	120.90	1,171,200.00	202,000.00	969,200.00

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84	8	150.39	1,416,450.00	750,976.40	665,473.60
85	196	105.60	1,611,000.00	1,611,000.00	-
86	197	206.39			
87	214	161.12	1,700,000.00	25,000.00	1,675,000.00
88	45	216.93	1,868,000.00	450,000.00	1,418,000.00
89	133	206.39	1,111,000.00	398,570.00	712,430.00
90	525	130.28	1,262,100.00	251,000.00	1,011,100.00
91	52	210.00	1,130,000.00	100,000.00	1,030,000.00
92	51	210.00	1,751,850.00	400,000.00	1,351,850.00
93	444	239.56	1,289,000.00	700,000.00	589,000.00
94	58	160.00	1,550,000.00	21,000.00	1,529,000.00
95	50	210.00	1,130,000.00	1,130,000.00	-
96	57	160.00	1,550,000.00	224,985.84	1,325,014.16
97	59	160.00	1,550,000.00	40,000.00	1,510,000.00
98	439	239.56	2,200,000.00	714,278.00	1,485,722.00
99	138	105.60	1,130,000.00	100,000.00	1,030,000.00
100	54	210.00	2,260,440.00	535,000.00	1,725,440.00
101	233	120.80	1,300,000.00	21,000.00	1,279,000.00
102	229	120.80	1,300,000.00	51,001.00	1,248,999.00
103	165	206.39	2,000,000.00	51,000.00	1,949,000.00
104	506	144.00	1,395,000.00	429,000.00	966,000.00
105	102	206.39	1,200,000.00	21,000.00	1,179,000.00
106	236	120.80			
107	237	120.80	4,239,800.00	1,242,000.00	2,997,800.00
108	238	152.28			
109	566	140.33	1,706,900.00	341,375.00	1,365,525.00
110	455	118.40	2,785,700.00	278,573.00	2,507,127.00
111	456	140.40			
112	107	105.60	2,273,400.00	281,000.00	1,992,400.00
113	108	105.60			
114	23	117.60	1,265,850.00	253,000.00	1,012,850.00
115	319	155.77	2,594,000.00	950,000.00	1,644,000.00
116	320	112.00			
117	6	216.00	1,685,650.00	338,650.00	1,347,000.00
118	356	136.28	1,251,000.00	251,000.00	1,000,000.00
119	357	120.00	1,200,000.00	21,000.00	1,179,000.00
120	30	117.60			
121	31	117.60	4,253,200.00	1,400,000.00	2,853,200.00
122	32	117.60			
123	33	117.60			
124	217	161.12	1,800,000.00	360,000.00	1,440,000.00
125	34	117.60	1,329,000.00	665,000.00	664,000.00
126	22	117.60	635,000.00	200,000.00	435,000.00
	Total	**19,366.06**	**174,567,822.00**	**53,013,691.52**	**121,554,130.48**

Unsold Inventory

Sr. No	Plot No.	Plotabble Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	1	1,022.000	4,271,960
2	2	1,022.000	4,271,960
3	5	216.000	902,880
4	9	160.000	668,800
5	10	160.000	668,800
6	11	160.000	668,800
7	12	160.000	668,800
8	13	160.000	668,800
9	14	160.000	668,800
10	15	202.400	846,032
11	16	117.600	491,568
12	17	117.600	491,568
13	18	117.600	491,568
14	19	117.600	491,568
15	21	117.600	491,568
16	24	117.600	491,568
17	25	117.600	491,568
18	27	206.390	862,710
19	36	117.600	491,568
20	37	117.600	491,568
21	38	152.800	638,704
22	39	141.750	592,515
23	40	112.500	470,250
24	41	112.500	470,250
25	42	112.500	470,250
26	43	112.500	470,250
27	44	142.500	595,650
28	56	160.000	668,800
29	60	160.000	668,800
30	61	160.000	668,800
31	62	160.000	668,800
32	63	160.000	668,800
33	64	160.000	668,800
34	67	160.000	668,800
35	68	160.000	668,800
36	69	239.390	1,000,650
37	75	105.600	441,408
38	76	105.600	441,408
39	81	105.600	441,408
40	83	105.600	441,408
41	84	105.600	441,408

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42	85	128.000	535,040
43	86	128.000	535,040
44	87	105.600	441,408
45	88	105.600	441,408
46	89	105.600	441,408
47	90	105.600	441,408
48	91	105.600	441,408
49	92	105.600	441,408
50	93	128.000	535,040
51	94	128.000	535,040
52	95	105.600	441,408
53	96	105.600	441,408
54	97	105.600	441,408
55	98	105.600	441,408
56	99	105.600	441,408
57	100	105.600	441,408
58	101	206.390	862,710
59	106	105.600	441,408
60	109	128.000	535,040
61	110	128.000	535,040
62	111	105.600	441,408
63	112	105.600	441,408
64	113	105.600	441,408
65	114	105.600	441,408
66	115	105.600	441,408
67	116	105.600	441,408
68	117	128.000	535,040
69	118	128.000	535,040
70	119	105.600	441,408
71	120	105.600	441,408
72	121	105.600	441,408
73	122	105.600	441,408
74	123	105.600	441,408
75	124	105.600	441,408
76	125	128.000	535,040
77	126	128.000	535,040
78	127	105.600	441,408
79	128	105.600	441,408
80	129	105.600	441,408
81	130	105.600	441,408
82	131	105.600	441,408
83	134	206.390	862,710
84	135	105.600	441,408
85	137	105.600	441,408
86	139	105.600	441,408
87	140	105.600	441,408
88	141	128.000	535,040
89	142	128.000	535,040
90	143	105.600	441,408
91	144	105.600	441,408
92	145	105.600	441,408
93	146	105.600	441,408
94	147	105.600	441,408
95	148	105.600	441,408
96	149	128.000	535,040
97	150	128.000	535,040
98	151	105.600	441,408
99	152	105.600	441,408
100	153	105.600	441,408
101	154	105.600	441,408
102	155	105.600	441,408
103	156	105.600	441,408
104	157	128.000	535,040
105	158	128.000	535,040
106	159	105.600	441,408
107	160	105.600	441,408
108	161	105.600	441,408
109	162	105.600	441,408
110	163	105.600	441,408
111	167	105.600	441,408
112	168	105.600	441,408
113	169	105.600	441,408
114	170	105.600	441,408
115	171	105.600	441,408
116	172	105.600	441,408
117	173	128.000	535,040
118	174	128.000	535,040
119	175	105.600	441,408
120	176	105.600	441,408
121	177	105.600	441,408
122	178	105.600	441,408
123	179	105.600	441,408
124	180	105.600	441,408
125	181	128.000	535,040
126	182	128.000	535,040
127	183	105.600	441,408

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128	184	105.600	441,408
129	185	105.600	441,408
130	186	105.600	441,408
131	187	105.600	441,408
132	188	105.600	441,408
133	189	128.000	535,040
134	190	128.000	535,040
135	191	105.600	441,408
136	192	105.600	441,408
137	193	105.600	441,408
138	194	105.600	441,408
139	195	105.600	441,408
140	200	161.120	673,482
141	201	161.120	673,482
142	202	161.120	673,482
143	203	161.120	673,482
144	204	161.120	673,482
145	205	161.120	673,482
146	206	161.120	673,482
147	207	161.120	673,482
148	208	161.120	673,482
149	209	161.120	673,482
150	210	170.250	711,645
151	211	120.000	501,600
152	213	161.120	673,482
153	215	161.120	673,482
154	216	161.120	673,482
155	218	161.120	673,482
156	227	120.800	504,944
157	228	120.800	504,944
158	230	120.800	504,944
159	231	160.000	668,800
160	232	160.000	668,800
161	234	120.800	504,944
162	235	120.800	504,944
163	241	110.400	461,472
164	242	110.400	461,472
165	243	110.400	461,472
166	244	110.400	461,472
167	245	110.400	461,472
168	246	128.000	535,040
169	247	128.000	535,040
170	248	110.400	461,472
171	249	110.400	461,472
172	250	110.400	461,472
173	251	110.400	461,472
174	252	110.400	461,472
175	253	110.400	461,472
176	257	153.000	639,540
177	258	119.000	497,420
178	259	119.000	497,420
179	260	119.000	497,420
180	261	119.000	497,420
181	262	119.000	497,420
182	263	119.000	497,420
183	264	119.000	497,420
184	265	119.000	497,420
185	266	119.000	497,420
186	267	119.000	497,420
187	268	164.830	688,989
188	269	144.530	604,135
189	270	105.000	438,900
190	271	105.000	438,900
191	272	105.000	438,900
192	273	105.000	438,900
193	274	105.000	438,900
194	275	105.000	438,900
195	276	105.000	438,900
196	277	105.000	438,900
197	278	105.000	438,900
198	279	105.000	438,900
199	280	135.000	564,300
200	282	135.000	564,300
201	283	135.000	564,300
202	284	131.550	549,879
203	285	141.200	590,216
204	286	107.200	448,096
205	287	107.200	448,096
206	288	107.200	448,096
207	289	107.200	448,096
208	290	107.200	448,096
209	291	107.200	448,096
210	292	107.200	448,096
211	293	128.000	535,040
212	294	128.000	535,040
213	295	107.200	448,096

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214	296	107.200	448,096
215	297	107.200	448,096
216	298	107.200	448,096
217	299	107.200	448,096
218	300	107.200	448,096
219	301	107.200	448,096
220	302	136.280	569,650
221	303	152.830	638,829
222	304	104.520	436,894
223	305	109.150	456,247
224	306	109.150	456,247
225	307	109.150	456,247
226	308	109.150	456,247
227	309	109.150	456,247
228	310	126.850	530,233
229	311	126.850	530,233
230	312	109.150	456,247
231	313	109.150	456,247
232	314	109.150	456,247
233	315	109.150	456,247
234	316	109.150	456,247
235	317	109.150	456,247
236	318	160.030	668,925
237	321	112.000	468,160
238	322	136.280	569,650
239	323	168.280	703,410
240	324	144.000	601,920
241	329	217.500	909,150
242	331	136.120	568,982
243	332	99.000	413,820
244	333	99.000	413,820
245	334	125.780	525,760
246	335	140.780	588,460
247	336	123.750	517,275
248	337	136.120	568,982
249	338	170.420	712,356
250	339	118.400	494,912
251	340	118.400	494,912
252	341	118.400	494,912
253	342	118.400	494,912
254	343	118.400	494,912
255	344	118.400	494,912
256	345	118.400	494,912
257	346	143.200	598,576
258	347	143.200	598,576
259	348	120.000	501,600
260	349	120.000	501,600
261	350	120.000	501,600
262	351	120.000	501,600
263	352	120.000	501,600
264	353	120.000	501,600
265	354	120.000	501,600
266	355	152.280	636,530
267	358	120.000	501,600
268	359	120.000	501,600
269	360	120.000	501,600
270	361	120.000	501,600
271	362	128.000	535,040
272	363	128.000	535,040
273	364	120.000	501,600
274	365	120.000	501,600
275	366	120.000	501,600
276	367	120.000	501,600
277	368	120.000	501,600
278	369	144.000	601,920
279	370	327.600	1,369,368
280	371	291.600	1,218,888
281	372	144.000	601,920

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282	373	120.000	501,600
283	374	120.000	501,600
284	375	120.000	501,600
285	376	120.000	501,600
286	377	120.000	501,600
287	378	128.000	535,040
288	379	128.000	535,040
289	380	120.000	501,600
290	381	120.000	501,600
291	382	120.000	501,600
292	383	120.000	501,600
293	385	136.280	569,650
294	386	136.280	569,650
295	387	114.400	478,192
296	388	114.400	478,192
297	389	114.400	478,192
298	390	114.400	478,192
299	391	114.400	478,192
300	392	128.000	535,040
301	393	128.000	535,040
302	394	114.400	478,192
303	395	114.400	478,192
304	396	114.400	478,192
305	397	114.400	478,192
306	398	114.400	478,192
307	399	144.000	601,920
308	400	293.200	1,225,576
309	401	293.200	1,225,576
310	402	144.000	601,920
311	403	110.400	461,472
312	404	110.400	461,472
313	405	110.400	461,472
314	406	110.400	461,472
315	407	110.400	461,472
316	408	128.000	535,040
317	409	128.000	535,040
318	410	110.400	461,472
319	413	110.400	461,472
320	414	110.400	461,472
321	415	136.280	569,650
322	416	142.280	594,730
323	417	108.750	454,575
324	418	108.750	454,575
325	419	108.750	454,575
326	420	108.750	454,575
327	421	108.750	454,575
328	422	108.750	454,575
329	423	108.750	454,575
330	424	108.750	454,575
331	425	108.750	454,575
332	426	135.000	564,300
333	436	228.600	955,548
334	437	160.110	669,260
335	452	118.400	494,912
336	453	118.400	494,912
337	457	170.660	713,359
338	458	115.150	481,327
339	459	115.150	481,327
340	460	115.150	481,327
341	461	115.150	481,327
342	462	115.150	481,327
343	463	115.150	481,327
344	464	115.150	481,327
345	465	115.150	481,327
346	466	115.150	481,327
347	467	137.040	572,827
348	468	137.040	572,827
349	469	115.150	481,327
350	470	115.150	481,327
351	471	115.150	481,327
352	472	115.150	481,327
353	473	115.150	481,327
354	474	115.150	481,327
355	475	115.150	481,327
356	476	115.150	481,327
357	477	115.150	481,327
358	478	144.760	605,097
359	479	170.660	713,359
360	480	120.900	505,362
361	481	120.900	505,362
362	482	120.900	505,362
363	483	120.900	505,362
364	484	120.900	505,362
365	485	120.900	505,362
366	486	120.900	505,362
367	487	120.900	505,362
368	488	140.330	586,579
369	489	140.330	586,579



370	490	120.900	505,362
371	492	120.900	505,362
372	494	120.900	505,362
373	495	120.900	505,362
374	496	120.900	505,362
375	497	120.900	505,362
376	498	144.760	605,097
377	499	159.750	667,755
378	500	144.000	601,920
379	501	144.000	601,920
380	502	144.000	601,920
381	503	144.000	601,920
382	504	144.000	601,920
383	505	144.000	601,920
384	508	156.980	656,176
385	509	160.200	669,636
386	510	160.200	669,636
387	511	160.200	669,636
388	512	160.200	669,636
389	513	160.200	669,636
390	514	160.200	669,636
391	515	175.950	735,471
392	516	125.100	522,918
393	517	94.550	395,219
394	518	95.810	400,486
395	519	97.060	405,711
396	520	98.310	410,936
397	521	99.560	416,161
398	522	100.810	421,386
399	526	121.600	508,288
400	527	123.200	514,976
401	528	146.640	612,955
402	529	165.080	690,034
403	530	153.900	643,302
404	531	153.900	643,302
405	532	153.900	643,302
406	533	153.900	643,302
407	534	153.900	643,302
408	535	153.900	643,302
409	536	170.100	711,018
410	537	180.000	752,400
411	538	144.000	601,920
412	539	144.000	601,920
413	540	144.000	601,920
414	541	144.000	601,920
415	542	144.000	601,920
416	543	144.000	601,920
417	544	181.280	757,750
418	546	110.210	460,678
419	547	110.210	460,678
420	548	110.210	460,678
421	549	110.210	460,678
422	550	110.210	460,678
423	551	110.210	460,678
424	552	110.210	460,678
425	553	110.210	460,678
426	554	139.820	584,448
427	555	287.870	1,203,297
428	556	304.730	1,273,771
429	557	139.820	584,448
430	558	110.210	460,678
431	559	110.210	460,678
432	560	110.210	460,678
433	561	110.210	460,678
434	562	110.210	460,678
435	563	110.210	460,678
436	564	110.210	460,678
437	565	110.210	460,678
438	568	124.190	519,114
439	569	124.190	519,114
440	570	124.190	519,114
441	571	124.190	519,114
442	572	124.190	519,114
443	573	124.190	519,114
444	574	124.190	519,114
445	575	156.270	653,209
446	576	172.720	721,970
447	577	124.190	519,114
448	578	124.190	519,114
449	579	124.190	519,114
450	580	124.190	519,114
451	581	124.190	519,114
452	586	105.000	438,900
453	587	105.000	438,900
454	588	209.390	875,250
455	590	228.670	955,841
456	591	227.220	949,780
457	592	224.790	939,622
458	593	224.790	939,622
459	594	239.700	1,001,946
Total		60,824.440	254,246,159.200



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)	130,915,307
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)	121,554,130
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)	60,824.44
	(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	254,246,159
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	375,800,290
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	37,109,584
3	Withdrawals	36,247,734
4	Closing balance	861,850

I hereby certified that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated Bank account.

I hereby certified that M/s. SHRI ANJANEYA DEVELOPERS PVT LTD has utilised the required proportion ofmoney, 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	183,611,114	183,611,114	178,405,956
2	Total borrowed funds (secured)	-	-	-
	Drawdown availed till date			
3	Total borrowed funds (unsecured)	-	-	-
	Drawdown availed till date			
4	Customer receipts used for project	177,861,990	177,861,990	52,151,842
5	Total funds for project	361,473,104	361,473,104	230,557,797
6	Total estimated cost (As per Table A)	361,473,104	361,473,104	230,557,797

Table G - Any Comments/ Observations of CA

1	For Quarter 4 of 2022-23. 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	Initially the amount is received in current account. But the Rera account has since then been maintained.
3	We have relied on management for additional information of sold/ unsold units in Table C and valuation of unsold units in Table C.
4	We have relied on management for information provided in Table E.

Agreed and Accepted by:

Authorised signatory

Date: 30-07-2023

SHRI ANJANEYA DEVELOPERS PVT. LTD. NAGPUR

Yours Faithfully

For, Amit A. Agrawal & Associates
Chartered Accountants
Reg No. : 130402W

Amit A. Agrawal & Associates Chartered Accountants

CA Amit A Agrawal
Proprietor
M. No. 128825
UDIN :
23128825BGXIDK6396