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Nagpur - 440018

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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: 15-08-2023

To: M/s. Shri Anjaneya Developers Pvt Ltd, 2nd Floor, Kamal Keshav Plaza, Ramdaspath, 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 explanations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)		
Sr No.	Particulars	Estimated Cost (At the time of registration of Project)(INR)
i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	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 Administration 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 accommodation or rent in lien of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land Cost	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)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	140,000,000
	Total Cost of the Project (Estimated)	361,473,104



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 Expenditure for Acquisition of TDR (if any)	-
d)	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	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) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
ii)	Incurred expenditure towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	-
iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land cost	201,776,278
2 Development Cost / Cost of Construction:		
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	34,226,525
	(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	34,226,525
	Total Cost of the Project (Incurred)	236,002,803
3	Total Cost of the Project (Actual incurred as on date of certificate)	236,002,803
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	65.29%
5	Amount which can be withdrawn from the Designated Account	236,002,803
6	Less: Amount withdrawn till date of this certificate from Designated Account	70,095,330
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	165,907,473

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



Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	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			-
6	226	120.80	1,494,000.00	1,494,000.00	-
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	1,608,000.00	-
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	1,329,000.00	-
20	3	216.00	1,360,000.00	1,360,000.00	-
21	50	210.00	1,130,000.00	1,130,000.00	-
22	567	140.33	940,000.00	940,000.00	-
23	29	117.60	1,265,850.00	1,265,850.00	-
24	80	105.60	1,023,000.00	1,023,000.00	-
25	79	105.60	1,023,000.00	1,023,000.00	-
26	491	120.90			-
27	492	120.90	2,342,400.00	2,342,400.00	-
28	506	144.00	1,395,000.00	1,395,000.00	-
29	30	117.60	2,126,600.00	2,126,600.00	-
30	31	117.60			-
31	32	117.60	2,126,600.00	2,126,600.00	-
32	33	117.60			-
33	198	205.22	1,391,600.00	1,391,600.00	-
34	199	161.12	1,092,600.00	1,092,600.00	-
35	223	161.12	1,092,600.00	1,092,600.00	-
36	224	205.22	1,391,600.00	1,391,600.00	-
37	281	135.00	1,307,826.00	1,307,826.00	-
38	451	118.40	691,694.00	691,694.00	-
39	34	117.60	1,329,000.00	1,329,000.00	-
40	255	189.12	3,846,000.00	3,846,000.00	-
41	256	187.00			-
42	107	105.60			-
43	108	105.60	2,278,000.00	2,278,000.00	-
44	196	105.60			-
45	197	206.39	1,611,000.00	1,611,000.00	-
46	493	120.90	781,000.00	781,000.00	-
47	35	117.60	1,171,000.00	1,171,000.00	-
48	6	216.00	1,685,650.00	1,601,650.00	84,000.00
49	22	117.60	635,000.00	635,000.00	-
50	584	140.33	1,586,000.00	1,586,000.00	-
51	227	120.80			-
52	228	120.80	2,470,600.00	2,470,600.00	-
53	212	142.29	1,531,600.00	1,531,600.00	-
54	525	130.28	1,262,100.00	1,012,100.00	250,000.00
55	454	118.40	1,401,900.00	1,401,900.00	-
56	217	161.12	1,800,000.00	1,800,000.00	-
57	49	210.00	1,921,400.00	1,921,400.00	-
58	45	216.93	1,868,000.00	1,868,000.00	-
59	328	125.78	812,476.00	812,476.00	-
60	231	160.00			-
61	232	160.00	3,789,000.00	3,789,000.00	-
62	545	140.33	1,706,900.00	1,706,900.00	-
63	566	140.33	1,706,900.00	1,706,900.00	-
64	23	117.60	1,265,850.00	1,265,850.00	-
65	165	206.39	2,000,000.00	2,000,000.00	-
66	48	210.00	1,025,000.00	1,025,000.00	-
67	450	118.40	637,500.00	637,500.00	-
68	52	210.00	1,130,000.00	1,130,000.00	-
69	132	105.60	1,250,700.00	500,700.00	750,000.00
70	73	105.60	570,000.00	124,000.00	446,000.00
71	443	239.56	2,000,000.00	600,000.00	1,400,000.00
72	384	120.00	1,227,000.00	42,000.00	1,185,000.00
73	71	105.60			-
74	72	105.60	4,045,000.00	1,545,000.00	2,500,000.00
75	219	161.12	1,821,000.00	21,000.00	1,800,000.00
76	164	105.60	1,023,000.00	100,000.00	923,000.00
77	330	222.18	2,200,000.00	51,000.00	2,149,000.00
78	63	160.00	1,275,000.00	500,000.00	775,000.00
79	65	160.00	1,791,000.00	421,000.00	1,370,000.00
80	440	239.56			-
81	441	239.56	4,995,000.00	1,289,000.00	3,706,000.00
82	166	206.39	1,943,970.00	1,901,000.00	42,970.00
83	28	117.60	1,265,850.00	200,000.00	1,065,850.00
84	411	110.40			-
85	412	110.40	2,376,000.00	42,000.00	2,334,000.00
86	104	105.60	1,136,000.00	21,000.00	1,115,000.00
87	221	161.12	2,300,000.00	100,000.00	2,100,000.00



88	222	161.12	4,000,000.00	100,000.00	4,100,000.00
89	438	263.85	3,900,000.00	786,700.00	3,113,300.00
90	46	210.00	2,147,400.00	401,000.00	1,746,400.00
91	77	128.00	835,000.00	835,000.00	-
92	66	160.00	835,000.00	51,000.00	784,000.00
93	449	118.40	840,000.00	21,000.00	819,000.00
94	78	128.00	1,377,000.00	51,000.00	1,326,000.00
95	82	105.60	995,000.00	181,000.00	814,000.00
96	254	141.20	760,000.00	321,000.00	439,000.00
97	74	105.60	1,125,000.00	425,000.00	700,000.00
98	582	124.19	1,400,000.00	1,240,000.00	160,000.00
99	442	239.56	1,600,000.00	300,000.00	1,300,000.00
100	448	118.40	1,200,000.00	151,000.00	1,049,000.00
101	325	152.00	1,554,000.00	421,000.00	1,133,000.00
102	267	119.00	1,152,000.00	200,000.00	952,000.00
103	326	155.62			
104	327	99.75	2,748,800.00	25,000.00	2,723,800.00
105	523	102.06	1,098,600.00	260,000.00	838,600.00
106	589	230.13	2,125,000.00	127,000.00	1,998,000.00
107	588	209.39	2,704,650.00	541,000.00	2,163,650.00
108	464	115.15	1,115,000.00	100,000.00	1,015,000.00
109	4	216.00	1,325,000.00	750,000.00	575,000.00
110	8	150.39	1,416,450.00	1,416,450.40	-0.40
111	214	161.12	1,700,000.00	25,000.00	1,675,000.00
112	133	206.39	1,111,000.00	698,570.00	412,430.00
113	465	115.15	1,115,000.00	300,000.00	815,000.00
114	458	115.15	100,000.00	100,000.00	-
115	51	210.00	1,751,850.00	400,000.00	1,351,850.00
116	444	239.56	1,289,000.00	850,000.00	439,000.00
117	58	160.00	1,550,000.00	21,000.00	1,529,000.00
118	59	160.00	1,550,000.00	40,000.00	1,510,000.00
119	439	239.56	2,200,000.00	714,278.00	1,485,722.00
120	138	105.60	1,130,000.00	100,000.00	1,030,000.00
121	54	210.00	2,260,440.00	1,265,490.00	994,950.00
122	233	120.80	1,300,000.00	21,000.00	1,279,000.00
123	102	206.39	1,200,000.00	21,000.00	1,179,000.00
124	236	120.80			
125	237	120.80	4,239,800.00	1,242,000.00	2,997,800.00
126	238	152.28			
127	206	161.12	1,520,000.00	51,000.00	1,469,000.00
128	455	118.40	2,785,700.00	696,700.00	2,089,000.00
129	456	140.40			
130	64	160.00	1,225,000.00	568,260.00	656,740.00
131	319	155.77	2,594,000.00	950,000.00	1,644,000.00
132	320	112.00			
133	356	136.28	1,251,000.00	1,251,001.00	-1.00
134	357	120.00	1,200,000.00	21,000.00	1,179,000.00
Total		20,382.14	183,712,272.00	109,712,297.24	73,999,974.76

Unsold Inventory

Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration 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	47	210.000	877,800
29	56	160.000	668,800
30	57	160.000	668,800
31	60	160.000	668,800
32	61	160.000	668,800
33	62	160.000	668,800
34	67	160.000	668,800
35	68	160.000	668,800
36	69	239.390	1,000,650
37	70	206.390	862,710
38	75	105.600	441,408
39	76	105.600	441,408
40	81	105.600	441,408



41	83	105.600	441,408
42	84	105.600	441,408
43	85	128.000	535,040
44	86	128.000	535,040
45	87	105.600	441,408
46	88	105.600	441,408
47	89	105.600	441,408
48	90	105.600	441,408
49	91	105.600	441,408
50	92	105.600	441,408
51	93	128.000	535,040
52	94	128.000	535,040
53	95	105.600	441,408
54	96	105.600	441,408
55	97	105.600	441,408
56	98	105.600	441,408
57	99	105.600	441,408
58	100	105.600	441,408
59	101	206.390	862,710
60	106	105.600	441,408
61	109	128.000	535,040
62	110	128.000	535,040
63	111	105.600	441,408
64	112	105.600	441,408
65	113	105.600	441,408
66	114	105.600	441,408
67	115	105.600	441,408
68	116	105.600	441,408
69	117	128.000	535,040
70	118	128.000	535,040
71	119	105.600	441,408
72	120	105.600	441,408
73	121	105.600	441,408
74	122	105.600	441,408
75	123	105.600	441,408
76	124	105.600	441,408
77	125	128.000	535,040
78	126	128.000	535,040
79	127	105.600	441,408
80	128	105.600	441,408
81	129	105.600	441,408
82	130	105.600	441,408
83	131	105.600	441,408
84	134	206.390	862,710
85	135	105.600	441,408
86	137	105.600	441,408
87	139	105.600	441,408
88	140	105.600	441,408
89	141	128.000	535,040
90	142	128.000	535,040
91	143	105.600	441,408
92	144	105.600	441,408
93	145	105.600	441,408
94	146	105.600	441,408
95	147	105.600	441,408
96	148	105.600	441,408
97	149	128.000	535,040
98	150	128.000	535,040
99	151	105.600	441,408
100	152	105.600	441,408
101	153	105.600	441,408
102	154	105.600	441,408
103	155	105.600	441,408
104	156	105.600	441,408
105	157	128.000	535,040
106	158	128.000	535,040
107	159	105.600	441,408
108	160	105.600	441,408
109	161	105.600	441,408
110	162	105.600	441,408
111	163	105.600	441,408
112	167	105.600	441,408
113	168	105.600	441,408
114	169	105.600	441,408
115	170	105.600	441,408
116	171	105.600	441,408
117	172	105.600	441,408
118	173	128.000	535,040
119	174	128.000	535,040
120	175	105.600	441,408
121	176	105.600	441,408
122	177	105.600	441,408
123	178	105.600	441,408
124	179	105.600	441,408
125	180	105.600	441,408
126	181	128.000	535,040
127	182	128.000	535,040
128	183	105.600	441,408
129	184	105.600	441,408



130	185	105,600	441,408
131	186	105,600	441,408
132	187	105,600	441,408
133	188	105,600	441,408
134	189	128,000	535,040
135	190	128,000	535,040
136	191	105,600	441,408
137	192	105,600	441,408
138	193	105,600	441,408
139	194	105,600	441,408
140	195	105,600	441,408
141	200	161,120	673,482
142	201	161,120	673,482
143	202	161,120	673,482
144	203	161,120	673,482
145	204	161,120	673,482
146	205	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	229	120,800	504,944
157	230	120,800	504,944
158	234	120,800	504,944
159	235	120,800	504,944
160	241	110,400	461,472
161	242	110,400	461,472
162	243	110,400	461,472
163	244	110,400	461,472
164	245	110,400	461,472
165	246	128,000	535,040
166	247	128,000	535,040
167	248	110,400	461,472
168	249	110,400	461,472
169	250	110,400	461,472
170	251	110,400	461,472
171	252	110,400	461,472
172	253	110,400	461,472
173	257	153,000	639,540
174	258	119,000	497,420
175	259	119,000	497,420
176	260	119,000	497,420
177	261	119,000	497,420
178	262	119,000	497,420
179	263	119,000	497,420
180	264	119,000	497,420
181	265	119,000	497,420
182	266	119,000	497,420
183	268	164,830	688,989
184	269	144,530	604,135
185	270	105,000	438,900
186	271	105,000	438,900
187	272	105,000	438,900
188	273	105,000	438,900
189	274	105,000	438,900
190	275	105,000	438,900
191	276	105,000	438,900
192	277	105,000	438,900
193	278	105,000	438,900
194	279	105,000	438,900
195	280	135,000	564,300
196	282	135,000	564,300
197	283	135,000	564,300
198	284	131,550	549,879
199	285	141,200	590,216
200	286	107,200	448,096
201	287	107,200	448,096
202	288	107,200	448,096
203	289	107,200	448,096
204	290	107,200	448,096
205	291	107,200	448,096
206	292	107,200	448,096
207	293	128,000	535,040
208	294	128,000	535,040
209	295	107,200	448,096
210	296	107,200	448,096
211	297	107,200	448,096
212	298	107,200	448,096
213	299	107,200	448,096
214	300	107,200	448,096
215	301	107,200	448,096
216	302	136,280	569,650
217	303	152,830	638,829
218	304	104,520	436,894



219	305	109,150	456,247
220	306	109,150	456,247
221	307	109,150	456,247
222	308	109,150	456,247
223	309	109,150	456,247
224	310	126,850	530,233
225	311	126,850	530,233
226	312	109,150	456,247
227	313	109,150	456,247
228	314	109,150	456,247
229	315	109,150	456,247
230	316	109,150	456,247
231	317	109,150	456,247
232	318	160,030	668,925
233	321	112,000	468,160
234	322	136,280	569,650
235	323	168,280	703,410
236	324	144,000	601,920
237	329	217,500	909,150
238	331	136,120	568,982
239	332	99,000	413,820
240	333	99,000	413,820
241	334	125,780	525,760
242	335	140,780	588,460
243	336	123,750	517,275
244	337	136,120	568,982
245	338	170,420	712,356
246	339	118,400	494,912
247	340	118,400	494,912
248	341	118,400	494,912
249	342	118,400	494,912
250	343	118,400	494,912
251	344	118,400	494,912
252	345	118,400	494,912
253	346	143,200	598,576
254	347	143,200	598,576
255	348	120,000	501,600
256	349	120,000	501,600
257	350	120,000	501,600
258	351	120,000	501,600
259	352	120,000	501,600
260	353	120,000	501,600
261	354	120,000	501,600
262	355	152,280	636,530
263	358	120,000	501,600
264	359	120,000	501,600
265	360	120,000	501,600
266	361	120,000	501,600
267	362	128,000	535,040
268	363	128,000	535,040
269	364	120,000	501,600
270	365	120,000	501,600
271	366	120,000	501,600
272	367	120,000	501,600
273	368	120,000	501,600
274	369	144,000	601,920



275	370	327.600	1,369,368
276	371	291.600	1,218,888
277	372	144.000	601,920
278	373	120.000	501,600
279	374	120.000	501,600
280	375	120.000	501,600
281	376	120.000	501,600
282	377	120.000	501,600
283	378	128.000	535,040
284	379	128.000	535,040
285	380	120.000	501,600
286	381	120.000	501,600
287	382	120.000	501,600
288	383	120.000	501,600
289	385	136.280	569,650
290	386	136.280	569,650
291	387	114.400	478,192
292	388	114.400	478,192
293	389	114.400	478,192
294	390	114.400	478,192
295	391	114.400	478,192
296	392	128.000	535,040
297	393	128.000	535,040
298	394	114.400	478,192
299	395	114.400	478,192
300	396	114.400	478,192
301	397	114.400	478,192
302	398	114.400	478,192
303	399	144.000	601,920
304	400	293.200	1,225,576
305	401	293.200	1,225,576
306	402	144.000	601,920
307	403	110.400	461,472
308	404	110.400	461,472
309	405	110.400	461,472
310	406	110.400	461,472
311	407	110.400	461,472
312	408	128.000	535,040
313	409	128.000	535,040
314	410	110.400	461,472
315	413	110.400	461,472
316	414	110.400	461,472
317	415	136.280	569,650
318	416	142.280	594,730
319	417	108.750	454,575
320	418	108.750	454,575
321	419	108.750	454,575
322	420	108.750	454,575
323	421	108.750	454,575
324	422	108.750	454,575
325	423	108.750	454,575
326	424	108.750	454,575
327	425	108.750	454,575
328	426	135.000	564,300
329	436	228.600	955,548
330	437	160.110	669,260
331	452	118.400	494,912
332	453	118.400	494,912
333	457	170.660	713,359
334	459	115.150	481,327
335	460	115.150	481,327
336	461	115.150	481,327
337	462	115.150	481,327
338	463	115.150	481,327
339	466	115.150	481,327
340	467	137.040	572,827
341	468	137.040	572,827
342	469	115.150	481,327
343	470	115.150	481,327
344	471	115.150	481,327
345	472	115.150	481,327
346	473	115.150	481,327
347	474	115.150	481,327
348	475	115.150	481,327
349	476	115.150	481,327
350	477	115.150	481,327
351	478	144.760	605,097
352	479	170.660	713,359
353	480	120.900	505,362
354	481	120.900	505,362
355	482	120.900	505,362
356	483	120.900	505,362
357	484	120.900	505,362
358	485	120.900	505,362
359	486	120.900	505,362
360	487	120.900	505,362
361	488	140.330	586,579
362	489	140.330	586,579
363	490	120.900	505,362
364	494	120.900	505,362
365	495	120.900	505,362



366	496	120,900	505,362
367	497	120,900	505,362
368	498	144,760	605,097
369	499	159,750	667,755
370	500	144,000	601,920
371	501	144,000	601,920
372	502	144,000	601,920
373	503	144,000	601,920
374	504	144,000	601,920
375	505	144,000	601,920
376	508	156,980	656,176
377	509	160,200	669,636
378	510	160,200	669,636
379	511	160,200	669,636
380	512	160,200	669,636
381	513	160,200	669,636
382	514	160,200	669,636
383	515	175,950	735,471
384	516	125,100	522,918
385	517	94,550	395,219
386	518	95,810	400,486
387	519	97,060	405,711
388	520	98,310	410,936
389	521	99,560	416,161
390	522	100,810	421,386
391	526	121,600	508,288
392	527	123,200	514,976
393	528	146,640	612,955
394	529	165,080	690,034
395	530	153,900	643,302
396	531	153,900	643,302
397	532	153,900	643,302
398	533	153,900	643,302
399	534	153,900	643,302
400	535	153,900	643,302
401	536	170,100	711,018
402	537	180,000	752,400
403	538	144,000	601,920
404	539	144,000	601,920
405	540	144,000	601,920
406	541	144,000	601,920
407	542	144,000	601,920
408	543	144,000	601,920
409	544	181,280	757,750
410	546	110,210	460,678
411	547	110,210	460,678
412	548	110,210	460,678
413	549	110,210	460,678
414	550	110,210	460,678
415	551	110,210	460,678
416	552	110,210	460,678
417	553	110,210	460,678
418	554	139,820	584,448
419	555	287,870	1,203,297
420	556	304,730	1,273,771
421	557	139,820	584,448
422	558	110,210	460,678
423	559	110,210	460,678
424	560	110,210	460,678
425	561	110,210	460,678
426	562	110,210	460,678
427	563	110,210	460,678
428	564	110,210	460,678
429	565	110,210	460,678
430	568	124,190	519,114
431	569	124,190	519,114
432	570	124,190	519,114
433	571	124,190	519,114
434	572	124,190	519,114
435	573	124,190	519,114
436	574	124,190	519,114
437	575	156,270	653,209
438	576	172,720	721,970
439	577	124,190	519,114
440	578	124,190	519,114
441	579	124,190	519,114
442	580	124,190	519,114
443	581	124,190	519,114
444	583	124,190	519,114
445	586	105,000	438,900
446	587	105,000	438,900
447	590	228,670	955,841
448	591	227,220	949,780
449	592	224,790	939,622
450	593	224,790	939,622
451	594	239,700	1,001,946
Total		59,808,360	249,998,944,800



Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	12,54,70,301
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)	7,39,99,975
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)	59,808.36
	(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	24,99,98,945
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	32,39,98,920
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	7,67,98,608
3	Withdrawals	7,00,95,330
4	Closing balance	67,03,278

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 of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F - Means of Finance				
Sr No.	Particulars	Estimated (At time of registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of Certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own funds	18,36,11,114	18,36,11,114	13,29,93,783
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	17,78,61,990	17,78,61,990	10,30,09,019
5	Total funds for project	36,14,73,104	36,14,73,104	23,60,02,803
6	Total estimated cost (As per Table A)	36,14,73,104	36,14,73,104	23,60,02,803

Table G - Any Comments/ Observations of CA	
1	For Quarter 1 of 2023-24. 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.
5	The money is received in 100%(collection) account and then transferred to 70%(Retention) account. The website shows details of 100% account. The promoter has applied for change in account number to reflect 70% account.

Yours Faithfully

Agreed and Accepted by:


Authorised signatory

Date: 15-08-2023



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


CA Amit A. Agrawal
Proprietor
M. No. 128825
UDIN :
23128825BGXIDL5677