98, Sindhi Colony
Nanak Nagar, Bhusawal- 425201
Dist - Jalgoan (M.H)
Email: casumitchandwani1@gmail.com

CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT

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: 15-10-2023

To: M/s. Shri Anjaneya Developers Pvt Ltd, M-27,KK Business Plaza,Ramdaspeth,Nagpur,440010

Subject: Certificate of Financial Progress of Work of ANJANEYA NAGAR V having MahaRERA Registration Number P50500048384 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 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).	17,76,02,500
	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.	3,47,14,614
	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	91,55,990
	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	**22,14,73,104**

ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	14,00,00,000
	(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	**14,00,00,000**
		Total Cost of the Project (Estimated)	**36,14,73,104**

SUMIT R. CHANDWANI * M. No. 616078 * CHARTERED ACCOUNTANT

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).	16,18,55,000
	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.	3,09,21,028
	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	90,00,250
	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	**20,17,76,278**
2	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	3,92,35,569
		(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	**3,92,35,569**
		Total Cost of the Project (Incurred)	**24,10,11,847**

3		Total Cost of the Project (Actual incurred as on date of certificate)	24,10,11,847
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	66.67%
5		Amount which can be withdrawn from the Designated Account	24,10,11,847
6		Less: Amount withdrawn till date of this certificate from Designated Account	9,39,11,465
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,71,00,382

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

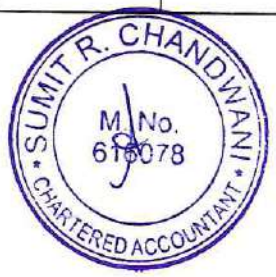


Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	Plot No.	Carpet Area (Sq. Mtrs)	Unit Conisderation as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	507	156.98	8,45,000.00	8,45,000.00	-
2	55	210.00	14,72,950.00	14,72,950.00	-
3	136	105.60	4,29,776.00	4,29,776.00	-
4	26	206.39	16,99,500.00	16,99,500.00	-
5	225	156.80	14,94,000.00	14,94,000.00	-
6	226	120.80			
7	445	242.38	27,39,400.00	10,00,000.00	17,39,400.00
8	446	136.28	15,40,300.00	15,40,300.00	-
9	447	118.40	13,38,200.00	13,38,200.00	-
10	53	210.00	11,30,000.00	11,30,000.00	-
11	105	105.60	8,80,900.00	8,80,900.00	-
12	239	136.28	11,90,000.00	11,90,000.00	-
13	240	110.40	10,15,790.00	10,15,790.00	-
14	585	142.28	16,08,000.00	16,08,000.00	-
15	7	243.93	13,13,000.00	13,13,000.00	-
16	524	137.03	14,75,000.00	14,75,000.00	-
17	220	161.12	16,13,000.00	16,13,000.00	-
18	103	105.60	11,00,000.00	11,00,000.00	-
19	20	117.60	13,29,000.00	13,29,000.00	-
20	3	216.00	13,60,000.00	13,60,000.00	-
21	50	210.00	11,30,000.00	11,30,000.00	-
22	567	140.33	9,40,000.00	9,40,000.00	-
23	29	117.60	12,65,850.00	12,65,850.00	-
24	80	105.60	10,23,000.00	10,23,000.00	-
25	79	105.60	10,23,000.00	10,23,000.00	-
26	491	120.90	23,42,400.00	23,42,400.00	-
27	492	120.90			
28	506	144.00	13,95,000.00	13,95,000.00	-
29	30	117.60	21,26,600.00	21,26,600.00	-
30	31	117.60			
31	32	117.60	21,26,600.00	21,26,600.00	-
32	33	117.60			
33	198	205.22	13,91,600.00	13,91,600.00	-
34	199	161.12	10,92,600.00	10,92,600.00	-
35	223	161.12	10,92,600.00	10,92,600.00	-
36	224	205.22	13,91,600.00	13,91,600.00	-
37	281	135.00	13,07,826.00	13,07,826.00	-
38	451	118.40	6,91,694.00	6,91,694.00	-
39	34	117.60	13,29,000.00	13,29,000.00	-
40	255	189.12	38,46,000.00	38,46,000.00	-
41	256	187.00			
42	107	105.60	22,78,000.00	22,78,000.00	-
43	108	105.60			
44	196	105.60	16,11,000.00	16,11,000.00	-
45	197	206.39			
46	493	120.90	7,81,000.00	7,81,000.00	-
47	35	117.60	11,71,000.00	11,71,000.00	-
48	6	216.00	16,85,650.00	16,85,650.00	-
49	22	117.60	6,35,000.00	6,35,000.00	-
50	584	140.33	15,86,000.00	15,86,000.00	-
51	227	120.80	24,70,600.00	24,70,600.00	-
52	228	120.80			
53	212	142.29	15,31,600.00	15,31,600.00	-
54	525	130.28	12,62,100.00	12,62,100.00	-
55	454	118.40	14,01,900.00	14,01,900.00	-
56	217	161.12	18,00,000.00	18,00,000.00	-
57	49	210.00	19,21,400.00	19,21,400.00	-
58	45	216.93	18,68,000.00	18,68,000.00	-
59	328	125.78	8,12,476.00	8,12,476.00	-
60	231	160.00	37,89,000.00	37,89,000.00	-
61	232	160.00			
62	545	140.33	17,06,900.00	17,06,900.00	-
63	566	140.33	17,06,900.00	17,06,900.00	-
64	23	117.60	12,65,850.00	12,65,850.00	-
65	165	206.39	20,00,000.00	20,00,000.00	-
66	48	210.00	10,25,000.00	10,25,000.00	-
67	450	118.40	6,37,500.00	6,37,500.00	-
68	52	210.00	11,30,000.00	11,30,000.00	-
69	132	105.60	12,50,700.00	12,50,700.00	-
70	73	105.60	5,70,000.00	1,24,000.00	4,46,000.00
71	8	150.39	14,16,450.00	14,16,450.00	-
72	588	209.39	27,04,650.00	27,04,650.00	-
73	325	152.00	15,54,400.00	15,54,400.00	-
74	455	118.40	27,85,700.00	27,85,700.00	-
75	456	140.40			
76	54	210.00	22,60,440.00	22,60,440.00	-
77	4	216.00	13,25,000.00	13,25,000.00	-
78	74	105.60	11,25,000.00	11,25,000.00	-
79	440	239.56	49,95,000.00	49,95,000.00	-
80	441	239.56			
81	69	239.39	28,98,900.00	28,98,900.00	-

SUMIT R. CHANDAK
M No. 036078
CHARTERED ACCOUNTANT

82	356	136.28	14,66,900.00	14,66,900.00	-
83	283	135.00	15,98,500.00	15,98,500.00	-
84	284	131.55	15,57,600.00	15,57,600.00	-
85	81	105.60	5,70,000.00	5,70,000.00	-
86	77	128.00	8,35,000.00	8,35,000.00	-
87	254	141.20	7,60,000.00	7,60,000.00	-
88	443	239.56	20,00,000.00	6,00,000.00	14,00,000.00
89	384	120.00	12,27,000.00	42,000.00	11,85,000.00
90	71	105.60	40,45,000.00	15,45,000.00	25,00,000.00
91	72	105.60			
92	219	161.12	18,21,000.00	3,00,000.00	15,21,000.00
93	164	105.60	10,23,000.00	1,00,000.00	9,23,000.00
94	330	222.18	22,00,000.00	51,000.00	21,49,000.00
95	65	160.00	17,91,000.00	4,21,000.00	13,70,000.00
96	166	206.39	19,43,970.00	19,43,970.00	-
97	28	117.60	12,65,850.00	2,00,000.00	10,65,850.00
98	411	110.40	23,76,000.00	42,000.00	23,34,000.00
99	412	110.40			
100	104	105.60	11,36,000.00	21,000.00	11,15,000.00
101	221	161.12	23,00,000.00	1,99,985.84	21,00,014.16
102	222	161.12			
103	438	263.85	39,00,000.00	7,86,700.00	31,13,300.00
104	46	210.00	21,47,400.00	4,01,000.00	17,46,400.00
105	66	160.00	8,35,000.00	51,000.00	7,84,000.00
106	449	118.40	8,40,000.00	21,000.00	8,19,000.00
107	78	128.00	13,77,000.00	51,000.00	13,26,000.00
108	82	105.60	9,95,000.00	1,81,000.00	8,14,000.00
109	582	124.19	14,00,000.00	12,40,000.00	1,60,000.00
110	442	239.56	16,00,000.00	13,00,000.00	3,00,000.00
111	267	119.00	11,52,000.00	2,00,000.00	9,52,000.00
112	326	155.62	27,48,800.00	25,000.00	27,23,800.00
113	327	99.75			
114	523	102.06	10,98,600.00	2,60,000.00	8,38,600.00
115	589	230.13	21,25,000.00	1,27,000.00	19,98,000.00
116	464	115.15	11,15,000.00	3,00,000.00	8,15,000.00
117	214	161.12	17,00,000.00	25,000.00	16,75,000.00
118	133	206.39	12,11,000.00	11,98,570.00	12,430.00
119	465	115.15	11,15,000.00	5,00,000.00	6,15,000.00
120	458	115.15	11,15,000.00	6,00,000.00	5,15,000.00
121	51	210.00	17,51,850.00	6,00,000.00	11,51,850.00
122	444	239.56	12,89,000.00	8,50,000.00	4,39,000.00
123	58	160.00	15,50,000.00	21,000.00	15,29,000.00
124	439	239.56	22,00,000.00	7,14,278.00	14,85,722.00
125	138	105.60	11,30,000.00	1,00,000.00	10,30,000.00
126	233	120.80	13,00,000.00	21,000.00	12,79,000.00
127	102	206.39	12,00,000.00	21,000.00	11,79,000.00
128	236	120.80	42,39,800.00	12,42,000.00	29,97,800.00
129	237	120.80			
130	238	152.28			
131	206	161.12	15,20,000.00	51,000.00	14,69,000.00
132	64	160.00	12,25,000.00	5,68,260.00	6,56,740.00
133	319	155.77	25,94,000.00	9,50,000.00	16,44,000.00
134	320	112.00			
135	357	120.00	12,00,000.00	21,000.00	11,79,000.00
136	25	117.60	12,97,500.00	51,000.00	12,46,500.00
137	318	160.03	10,35,000.00	21,000.00	10,14,000.00
138	457	170.66	15,61,450.00	3,00,000.00	12,61,450.00
139	27	206.39	22,00,000.00	5,00,000.00	17,00,000.00
140	459	115.15	13,63,450.00	1,00,000.00	12,63,450.00
141	134	206.39	27,77,000.00	10,01,000.70	17,75,999.30
142	219	109.15	8,67,000.00	21,000.00	8,46,000.00
143	317	109.15	12,92,400.00	21,000.00	12,71,400.00
	Total	21,749.80	20,00,37,372.00	13,45,62,666.54	6,54,74,705.46

Unsold Inventory

Sr. No	Plot No.	Plotabble Area (Sq. Mtrs)	Unit Conisderation as per ready reckoner rate
1	1	1,022.000	42,71,960.00
2	2	1,022.000	42,71,960.00
3	5	216.000	9,02,880.00
4	9	160.000	6,68,800.00
5	10	160.000	6,68,800.00
6	11	160.000	6,68,800.00
7	12	160.000	6,68,800.00
8	13	160.000	6,68,800.00
9	14	160.000	6,68,800.00
10	15	202.400	8,46,032.00
11	16	117.600	4,91,568.00
12	17	117.600	4,91,568.00
13	18	117.600	4,91,568.00
14	19	117.600	4,91,568.00
15	21	117.600	4,91,568.00
16	24	117.600	4,91,568.00
17	36	117.600	4,91,568.00
18	37	117.600	4,91,568.00
19	38	152.800	6,38,704.00

SUMIT R. CHANDWANI * CHARTERED ACCOUNTANT * M.No. 612078

20	39	141.750	5,92,515.00
21	40	112.500	4,70,250.00
22	41	112.500	4,70,250.00
23	42	112.500	4,70,250.00
24	43	112.500	4,70,250.00
25	44	142.500	5,95,650.00
26	47	210.000	8,77,800.00
27	56	160.000	6,68,800.00
28	57	160.000	6,68,800.00
29	60	160.000	6,68,800.00
30	61	160.000	6,68,800.00
31	62	160.000	6,68,800.00
32	67	160.000	6,68,800.00
33	68	160.000	6,68,800.00
34	70	206.390	8,62,710.20
35	75	105.600	4,41,408.00
36	76	105.600	4,41,408.00
37	83	105.600	4,41,408.00
38	84	105.600	4,41,408.00
39	85	128.000	5,35,040.00
40	86	128.000	5,35,040.00
41	87	105.600	4,41,408.00
42	88	105.600	4,41,408.00
43	89	105.600	4,41,408.00
44	90	105.600	4,41,408.00
45	91	105.600	4,41,408.00
46	92	105.600	4,41,408.00
47	93	128.000	5,35,040.00
48	94	128.000	5,35,040.00
49	95	105.600	4,41,408.00
50	96	105.600	4,41,408.00
51	97	105.600	4,41,408.00
52	98	105.600	4,41,408.00
53	99	105.600	4,41,408.00
54	100	105.600	4,41,408.00
55	101	206.390	8,62,710.20
56	106	105.600	4,41,408.00
57	109	128.000	5,35,040.00
58	110	128.000	5,35,040.00
59	111	105.600	4,41,408.00
60	112	105.600	4,41,408.00
61	113	105.600	4,41,408.00
62	114	105.600	4,41,408.00
63	115	105.600	4,41,408.00
64	116	105.600	4,41,408.00
65	117	128.000	5,35,040.00
66	118	128.000	5,35,040.00
67	119	105.600	4,41,408.00
68	120	105.600	4,41,408.00
69	121	105.600	4,41,408.00
70	122	105.600	4,41,408.00
71	123	105.600	4,41,408.00
72	124	105.600	4,41,408.00
73	125	128.000	5,35,040.00
74	126	128.000	5,35,040.00
75	127	105.600	4,41,408.00
76	128	105.600	4,41,408.00
77	129	105.600	4,41,408.00
78	130	105.600	4,41,408.00
79	131	105.600	4,41,408.00
80	135	105.600	4,41,408.00
81	137	105.600	4,41,408.00
82	139	105.600	4,41,408.00
83	140	105.600	4,41,408.00
84	141	128.000	5,35,040.00
85	142	128.000	5,35,040.00
86	143	105.600	4,41,408.00
87	144	105.600	4,41,408.00
88	145	105.600	4,41,408.00
89	146	105.600	4,41,408.00
90	147	105.600	4,41,408.00
91	148	105.600	4,41,408.00
92	149	128.000	5,35,040.00
93	150	128.000	5,35,040.00
94	151	105.600	4,41,408.00
95	152	105.600	4,41,408.00
96	153	105.600	4,41,408.00
97	154	105.600	4,41,408.00
98	155	105.600	4,41,408.00
99	156	105.600	4,41,408.00
100	157	128.000	5,35,040.00
101	158	128.000	5,35,040.00
102	159	105.600	4,41,408.00
103	160	105.600	4,41,408.00
104	161	105.600	4,41,408.00
105	162	105.600	4,41,408.00
106	163	105.600	4,41,408.00



107	167	105.600	4,41,408.00
108	168	105.600	4,41,408.00
109	169	105.600	4,41,408.00
110	170	105.600	4,41,408.00
111	171	105.600	4,41,408.00
112	172	105.600	4,41,408.00
113	173	128.000	5,35,040.00
114	174	128.000	5,35,040.00
115	175	105.600	4,41,408.00
116	176	105.600	4,41,408.00
117	177	105.600	4,41,408.00
118	178	105.600	4,41,408.00
119	179	105.600	4,41,408.00
120	180	105.600	4,41,408.00
121	181	128.000	5,35,040.00
122	182	128.000	5,35,040.00
123	183	105.600	4,41,408.00
124	184	105.600	4,41,408.00
125	185	105.600	4,41,408.00
126	186	105.600	4,41,408.00
127	187	105.600	4,41,408.00
128	188	105.600	4,41,408.00
129	189	128.000	5,35,040.00
130	190	128.000	5,35,040.00
131	191	105.600	4,41,408.00
132	192	105.600	4,41,408.00
133	193	105.600	4,41,408.00
134	194	105.600	4,41,408.00
135	195	105.600	4,41,408.00
136	200	161.120	6,73,481.60
137	201	161.120	6,73,481.60
138	202	161.120	6,73,481.60
139	203	161.120	6,73,481.60
140	204	161.120	6,73,481.60
141	205	161.120	6,73,481.60
142	207	161.120	6,73,481.60
143	208	161.120	6,73,481.60
144	209	161.120	6,73,481.60
145	210	170.250	7,11,645.00
146	211	120.000	5,01,600.00
147	213	161.120	6,73,481.60
148	215	161.120	6,73,481.60
149	216	161.120	6,73,481.60
150	218	161.120	6,73,481.60
151	229	120.800	5,04,944.00
152	230	120.800	5,04,944.00
153	234	120.800	5,04,944.00
154	235	120.800	5,04,944.00
155	241	110.400	4,61,472.00
156	242	110.400	4,61,472.00
157	243	110.400	4,61,472.00
158	244	110.400	4,61,472.00
159	245	110.400	4,61,472.00
160	246	128.000	5,35,040.00
161	247	128.000	5,35,040.00
162	248	110.400	4,61,472.00
163	249	110.400	4,61,472.00
164	250	110.400	4,61,472.00
165	251	110.400	4,61,472.00
166	252	110.400	4,61,472.00
167	253	110.400	4,61,472.00
168	257	153.000	6,39,540.00
169	258	119.000	4,97,420.00
170	259	119.000	4,97,420.00
171	260	119.000	4,97,420.00
172	261	119.000	4,97,420.00
173	262	119.000	4,97,420.00
174	263	119.000	4,97,420.00
175	264	119.000	4,97,420.00
176	265	119.000	4,97,420.00
177	266	119.000	4,97,420.00
178	268	164.830	6,88,989.40
179	269	144.530	6,04,135.40
180	270	105.000	4,38,900.00
181	271	105.000	4,38,900.00
182	272	105.000	4,38,900.00
183	273	105.000	4,38,900.00
184	274	105.000	4,38,900.00
185	275	105.000	4,38,900.00
186	276	105.000	4,38,900.00
187	277	105.000	4,38,900.00
188	278	105.000	4,38,900.00
189	279	105.000	4,38,900.00
190	280	135.000	5,64,300.00
191	282	135.000	5,64,300.00
192	285	141.200	5,90,216.00
193	286	107.200	4,48,096.00



194	287	107.200	4,48,096.00
195	288	107.200	4,48,096.00
196	289	107.200	4,48,096.00
197	290	107.200	4,48,096.00
198	291	107.200	4,48,096.00
199	292	107.200	4,48,096.00
200	293	128.000	5,35,040.00
201	294	128.000	5,35,040.00
202	295	107.200	4,48,096.00
203	296	107.200	4,48,096.00
204	297	107.200	4,48,096.00
205	298	107.200	4,48,096.00
206	299	107.200	4,48,096.00
207	300	107.200	4,48,096.00
208	301	107.200	4,48,096.00
209	302	136.280	5,69,650.40
210	303	152.830	6,38,829.40
211	304	104.520	4,36,893.60
212	306	109.150	4,56,247.00
213	307	109.150	4,56,247.00
214	308	109.150	4,56,247.00
215	309	109.150	4,56,247.00
216	310	126.850	5,30,233.00
217	311	126.850	5,30,233.00
218	312	109.150	4,56,247.00
219	313	109.150	4,56,247.00
220	314	109.150	4,56,247.00
221	315	109.150	4,56,247.00
222	316	109.150	4,56,247.00
223	321	112.000	4,68,160.00
224	322	136.280	5,69,650.40
225	323	168.280	7,03,410.40
226	324	144.000	6,01,920.00
227	329	217.500	9,09,150.00
228	331	136.120	5,68,981.60
229	332	99.000	4,13,820.00
230	333	99.000	4,13,820.00
231	334	125.780	5,25,760.40
232	335	140.780	5,88,460.40
233	336	123.750	5,17,275.00
234	337	136.120	5,68,981.60
235	338	170.420	7,12,355.60
236	339	118.400	4,94,912.00
237	340	118.400	4,94,912.00
238	341	118.400	4,94,912.00
239	342	118.400	4,94,912.00
240	343	118.400	4,94,912.00
241	344	118.400	4,94,912.00
242	345	118.400	4,94,912.00
243	346	143.200	5,98,576.00
244	347	143.200	5,98,576.00
245	348	120.000	5,01,600.00
246	349	120.000	5,01,600.00
247	350	120.000	5,01,600.00
248	351	120.000	5,01,600.00
249	352	120.000	5,01,600.00
250	353	120.000	5,01,600.00
251	354	120.000	5,01,600.00
252	355	152.280	6,36,530.40
253	358	120.000	5,01,600.00
254	359	120.000	5,01,600.00
255	360	120.000	5,01,600.00
256	361	120.000	5,01,600.00
257	362	128.000	5,35,040.00
258	363	128.000	5,35,040.00
259	364	120.000	5,01,600.00
260	365	120.000	5,01,600.00
261	366	120.000	5,01,600.00
262	367	120.000	5,01,600.00
263	368	120.000	5,01,600.00
264	369	144.000	6,01,920.00
265	370	327.600	13,69,368.00
266	371	291.600	12,18,888.00
267	372	144.000	6,01,920.00
268	373	120.000	5,01,600.00
269	374	120.000	5,01,600.00
270	375	120.000	5,01,600.00
271	376	120.000	5,01,600.00
272	377	120.000	5,01,600.00
273	378	128.000	5,35,040.00
274	379	128.000	5,35,040.00
275	380	120.000	5,01,600.00



276	381	120.000	5,01,600.00
277	382	120.000	5,01,600.00
278	383	120.000	5,01,600.00
279	385	136.280	5,69,650.40
280	386	136.280	5,69,650.40
281	387	114.400	4,78,192.00
282	388	114.400	4,78,192.00
283	389	114.400	4,78,192.00
284	390	114.400	4,78,192.00
285	391	114.400	4,78,192.00
286	392	128.000	5,35,040.00
287	393	128.000	5,35,040.00
288	394	114.400	4,78,192.00
289	395	114.400	4,78,192.00
290	396	114.400	4,78,192.00
291	397	114.400	4,78,192.00
292	398	114.400	4,78,192.00
293	399	144.000	6,01,920.00
294	400	293.200	12,25,576.00
295	401	293.200	12,25,576.00
296	402	144.000	6,01,920.00
297	403	110.400	4,61,472.00
298	404	110.400	4,61,472.00
299	405	110.400	4,61,472.00
300	406	110.400	4,61,472.00
301	407	110.400	4,61,472.00
302	408	128.000	5,35,040.00
303	409	128.000	5,35,040.00
304	410	110.400	4,61,472.00
305	413	110.400	4,61,472.00
306	414	110.400	4,61,472.00
307	415	136.280	5,69,650.40
308	416	142.280	5,94,730.40
309	417	108.750	4,54,575.00
310	418	108.750	4,54,575.00
311	419	108.750	4,54,575.00
312	420	108.750	4,54,575.00
313	421	108.750	4,54,575.00
314	422	108.750	4,54,575.00
315	423	108.750	4,54,575.00
316	424	108.750	4,54,575.00
317	425	108.750	4,54,575.00
318	426	135.000	5,64,300.00
319	436	228.600	9,55,548.00
320	437	160.110	6,69,259.80
321	452	118.400	4,94,912.00
322	453	118.400	4,94,912.00
323	460	115.150	4,81,327.00
324	461	115.150	4,81,327.00
325	462	115.150	4,81,327.00
326	463	115.150	4,81,327.00
327	466	115.150	4,81,327.00
328	467	137.040	5,72,827.20
329	468	137.040	5,72,827.20
330	469	115.150	4,81,327.00
331	470	115.150	4,81,327.00
332	471	115.150	4,81,327.00
333	472	115.150	4,81,327.00
334	473	115.150	4,81,327.00
335	474	115.150	4,81,327.00
336	475	115.150	4,81,327.00
337	476	115.150	4,81,327.00
338	477	115.150	4,81,327.00
339	478	144.760	6,05,096.80
340	479	170.660	7,13,358.80
341	480	120.900	5,05,362.00
342	481	120.900	5,05,362.00
343	482	120.900	5,05,362.00
344	483	120.900	5,05,362.00
345	484	120.900	5,05,362.00
346	485	120.900	5,05,362.00
347	486	120.900	5,05,362.00
348	487	120.900	5,05,362.00
349	488	140.330	5,86,579.40
350	489	140.330	5,86,579.40
351	490	120.900	5,05,362.00
352	494	120.900	5,05,362.00
353	495	120.900	5,05,362.00
354	496	120.900	5,05,362.00
355	497	120.900	5,05,362.00
356	498	144.760	6,05,096.80
357	499	159.750	6,67,755.00
358	500	144.000	6,01,920.00
359	501	144.000	6,01,920.00
360	502	144.000	6,01,920.00



361	503	144.000	6,01,920.00
362	504	144.000	6,01,920.00
363	505	144.000	6,01,920.00
364	508	156.980	6,56,176.40
365	509	160.200	6,69,636.00
366	510	160.200	6,69,636.00
367	511	160.200	6,69,636.00
368	512	160.200	6,69,636.00
369	513	160.200	6,69,636.00
370	514	160.200	6,69,636.00
371	515	175.950	7,35,471.00
372	516	125.100	5,22,918.00
373	517	94.550	3,95,219.00
374	518	95.810	4,00,485.80
375	519	97.060	4,05,710.80
376	520	98.310	4,10,935.80
377	521	99.560	4,16,160.80
378	522	100.810	4,21,385.80
379	526	121.600	5,08,288.00
380	527	123.200	5,14,976.00
381	528	146.640	6,12,955.20
382	529	165.080	6,90,034.40
383	530	153.900	6,43,302.00
384	531	153.900	6,43,302.00
385	532	153.900	6,43,302.00
386	533	153.900	6,43,302.00
387	534	153.900	6,43,302.00
388	535	153.900	6,43,302.00
389	536	170.100	7,11,018.00
390	537	180.000	7,52,400.00
391	538	144.000	6,01,920.00
392	539	144.000	6,01,920.00
393	540	144.000	6,01,920.00
394	541	144.000	6,01,920.00
395	542	144.000	6,01,920.00
396	543	144.000	6,01,920.00
397	544	181.280	7,57,750.40
398	546	110.210	4,60,677.80
399	547	110.210	4,60,677.80
400	548	110.210	4,60,677.80
401	549	110.210	4,60,677.80
402	550	110.210	4,60,677.80
403	551	110.210	4,60,677.80
404	552	110.210	4,60,677.80
405	553	110.210	4,60,677.80
406	554	139.820	5,84,447.60
407	555	287.870	12,03,296.60
408	556	304.730	12,73,771.40
409	557	139.820	5,84,447.60
410	558	110.210	4,60,677.80
411	559	110.210	4,60,677.80
412	560	110.210	4,60,677.80
413	561	110.210	4,60,677.80
414	562	110.210	4,60,677.80
415	563	110.210	4,60,677.80
416	564	110.210	4,60,677.80
417	565	110.210	4,60,677.80
418	568	124.190	5,19,114.20
419	569	124.190	5,19,114.20
420	570	124.190	5,19,114.20
421	571	124.190	5,19,114.20
422	572	124.190	5,19,114.20
423	573	124.190	5,19,114.20
424	574	124.190	5,19,114.20
425	575	156.270	6,53,208.60
426	576	172.720	7,21,969.60
427	577	124.190	5,19,114.20
428	578	124.190	5,19,114.20
429	579	124.190	5,19,114.20
430	580	124.190	5,19,114.20
431	581	124.190	5,19,114.20
432	583	124.190	5,19,114.20
433	586	105.000	4,38,900.00
434	587	105.000	4,38,900.00
435	590	228.670	9,55,840.60
436	591	227.220	9,49,779.60
437	592	224.790	9,39,622.20
438	593	224.790	9,39,622.20
439	594	239.700	10,01,946.00
440	448	118.400	4,94,912.00
441	59	160.000	6,68,800.00
442	63	160.000	6,68,800.00
Total		58,440.700	24,42,82,126.000

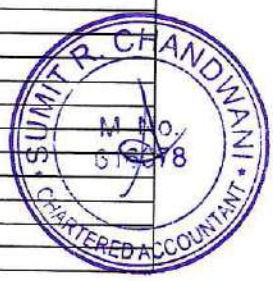


Table D - Comparison between Balance cost and receivables		
Sr No.	Particulars	Amount (INR) Incurred
1	Estimated balance cost to complete the real estate project (Difference of total Estimated project cost less actual cost incurred)	12,04,61,257
2	Balance amount of receivables from sold Apartments as per Table C of this certificate (As certified by Chartered Accountant, as verified from the records and books of accounts)	6,54,74,705
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)	58,440.70
	(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	24,42,82,126
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	30,97,56,831
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	9,41,93,867
3	Withdrawals	9,39,11,465
4	Closing balance	2,82,402

I hereby certify that required proportion of money, as specified in the act, collected from the allottees of the project unit is indicated in Table C has been deposited in Designated and Current 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 alloltees 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	10,67,31,582
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	13,42,80,265
5	Total funds for project	36,14,73,104	36,14,73,104	24,10,11,847
6	Total extimated cost (As per Table A)	36,14,73,104	36,14,73,104	24,10,11,847

Table G - Any Comments/ Observations of CA	
1	For Quarter ending Sep 2023. 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	The part of amount from customers is also received in current account whereas majority of amount is rec'd in the Rera account and the money has been utilised for the purpose of this project only.
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: 15-10-2023

SHRI ANJANEYA DEVELOPERS PVT. LTD. NAGPUR

SUMIT R. CHANDWANI * CHARTERED ACCOUNTANT * M. No. 616078

Yours Faithfully
For, Sumit R.Chandwani
Chartered Accountant

CA Sumit R.Chandwani
M. No. 616078
UDIN : 23616078BHBQZM6999
Certificate No : 23-24/031