



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: 15-01-2024

To: M/s. Shri Anjaneya Developers Pvt Ltd, M-27, KK Business Plaza, Ramdaspath, Nagpur, 10

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 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)
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 Administration 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 accommodation or rent in lieu 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	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)	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	14,00,00,000
	Total Cost of the Project (Estimated)	36,14,73,104



Table B - Actual Cost Incurred on the Project till the quarter ending 31/12/2023		
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 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	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) 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	20,17,76,278
2	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	4,13,01,991
	(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	4,13,01,991
	Total Cost of the Project (Incurred)	24,30,78,269
3	Total Cost of the Project (Actual incurred as on date of certificate)	24,30,78,269
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	67.25%
5	Amount which can be withdrawn from the Designated Account	24,30,78,269
6	Less: Amount withdrawn till date of this certificate from Designated Account	9,51,78,716
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,78,99,553

*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 Consideration 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			22,79,700.00
7	445	242.38	27,39,400.00	4,59,700.00	-
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	-
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	133	206.4	11,98,570.00	11,98,570.00	-
89	218	161.1	8,67,000.00	8,67,000.00	-
90	219	161.1	8,67,000.00	67,000.00	8,00,000.00
91	200	161.1	18,50,000.00	18,50,000.00	-
92	222	161.12	18,50,000.00	18,50,000.00	-
93	134	206.4	27,77,000.00	27,77,000.00	-
94	444	239.6	10,05,800.00	10,05,800.00	-
95	43	112.5	7,71,498.00	7,71,498.00	-
96	76	105.6	5,68,500.00	5,68,500.00	-
97	459	115.2	13,63,450.00	13,63,450.00	-
98	64	160.0	8,61,000.00	8,61,000.00	-
99	318	160.0	10,35,000.00	10,35,000.00	-
100	285	141.2	13,19,880.00	13,19,880.00	-
101	464	115.2	12,39,500.00	12,39,500.00	-
102	471	115.2			-
103	465	115.2	39,54,000.00	39,54,000.00	-
104	470	115.2			-
105	442	239.6	15,90,000.00	15,90,000.00	-
106	443	239.6	15,90,000.00	15,90,000.00	-
107	319	155.8			-
108	320	112.0	27,77,405.00	27,77,405.00	-
109	321	112.0			-
110	322	136.3			-
111	386	136.3			-
112	387	114.4	26,76,800.00	26,76,800.00	-
113	414	110.4			-
114	415	136.3			-
115	436	228.6	20,92,040.00	20,92,040.00	-
116	437	160.1			-
117	416	142.3			-
118	417	108.8	19,36,345.00	19,36,345.00	-
119	418	108.8			-
120	529	165.1	17,16,750.00	17,16,750.00	-
121	530	153.9			-
122	543	144.0	17,50,700.00	17,50,700.00	-
123	544	181.3			-
124	27	206.4	11,11,000.00	11,11,000.00	-
125	229	120.8	16,25,400.00	16,25,400.00	-
126	458	115.2	13,00,000.00	13,00,000.00	-
127	384	120.00	12,27,000.00	42,000.00	11,85,000.00
128	71	105.60	40,45,000.00	17,45,100.00	22,99,900.00
129	72	105.60			
130	164	105.60	10,23,000.00	1,00,000.00	9,23,000.00
131	330	222.18	22,00,000.00	51,000.00	21,49,000.00
132	65	160.00	17,91,000.00	1,21,000.00	16,70,000.00
133	166	206.39	19,43,970.00	19,43,970.00	-
134	28	117.60	12,65,850.00	2,00,000.00	10,65,850.00
135	411	110.40	23,76,000.00	42,000.00	23,34,000.00
136	412	110.40			
137	104	105.60	11,36,000.00	21,000.00	11,15,000.00
138	438	263.85	39,00,000.00	1,86,700.00	37,13,300.00
139	46	210.00	21,47,400.00	8,01,000.00	13,46,400.00
140	66	160.00	8,35,000.00	51,000.00	7,84,000.00
141	449	118.40	8,40,000.00	21,000.00	8,19,000.00
142	78	128.00	13,77,000.00	51,000.00	13,26,000.00
143	582	124.19	14,00,000.00	12,40,000.00	1,60,000.00
144	267	119.00	11,52,000.00	2,00,000.00	9,52,000.00
145	326	155.62	27,48,800.00	25,000.00	27,23,800.00
146	327	99.75			
147	523	102.06	10,98,600.00	2,60,000.00	8,38,600.00
148	589	230.13	21,25,000.00	1,27,000.00	19,98,000.00
149	214	161.12	17,00,000.00	25,000.00	16,75,000.00
150	51	210.00	17,51,850.00	8,00,000.00	9,51,850.00
151	58	160.00	15,50,000.00	21,000.00	15,29,000.00
152	439	239.56	22,00,000.00	7,14,278.00	14,85,722.00
153	233	120.80	13,00,000.00	21,000.00	12,79,000.00



154	102	206.39	12,00,000.00	21,000.00	11,79,000.00
155	236	120.80	42,39,800.00	12,42,000.00	29,97,800.00
156	237	120.80			
157	238	152.28			
158	206	161.12	15,20,000.00	51,000.00	14,59,000.00
159	357	120.00	12,00,000.00	21,000.00	11,79,000.00
160	25	117.60	12,97,500.00	51,000.00	12,46,500.00
161	457	170.66	15,61,450.00	3,00,000.00	12,61,450.00
162	317	109.15	12,92,400.00	21,000.00	12,71,400.00
163	213	161.120	12,50,000.00	3,50,000.00	9,00,000.00
164	215	161.120	12,50,000.00	25,000.00	12,25,000.00
	Total	24,761.60	21,64,79,560.00	16,59,01,288.00	5,05,78,272.00

Unsold Inventory

Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration 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
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	44	142.500	5,95,650.00
25	47	210.000	8,77,800.00
26	56	160.000	6,68,800.00
27	57	160.000	6,68,800.00
28	60	160.000	6,68,800.00
29	61	160.000	6,68,800.00
30	62	160.000	6,68,800.00
31	67	160.000	6,68,800.00
32	68	160.000	6,68,800.00
33	70	206.390	8,62,710.20
34	75	105.600	4,41,408.00
35	83	105.600	4,41,408.00
36	84	105.600	4,41,408.00
37	85	128.000	5,35,040.00
38	86	128.000	5,35,040.00
39	87	105.600	4,41,408.00
40	88	105.600	4,41,408.00
41	89	105.600	4,41,408.00
42	90	105.600	4,41,408.00
43	91	105.600	4,41,408.00
44	92	105.600	4,41,408.00
45	93	128.000	5,35,040.00
46	94	128.000	5,35,040.00
47	95	105.600	4,41,408.00
48	96	105.600	4,41,408.00
49	97	105.600	4,41,408.00
50	98	105.600	4,41,408.00
51	99	105.600	4,41,408.00
52	100	105.600	4,41,408.00
53	101	206.390	8,62,710.20
54	106	105.600	4,41,408.00
55	109	128.000	5,35,040.00
56	110	128.000	5,35,040.00
57	111	105.600	4,41,408.00
58	112	105.600	4,41,408.00
59	113	105.600	4,41,408.00
60	114	105.600	4,41,408.00
61	115	105.600	4,41,408.00
62	116	105.600	4,41,408.00



63	117	128.000	5,35,040.00
64	118	128.000	5,35,040.00
65	119	105.600	4,41,408.00
66	120	105.600	4,41,408.00
67	121	105.600	4,41,408.00
68	122	105.600	4,41,408.00
69	123	105.600	4,41,408.00
70	124	105.600	4,41,408.00
71	125	128.000	5,35,040.00
72	126	128.000	5,35,040.00
73	127	105.600	4,41,408.00
74	128	105.600	4,41,408.00
75	129	105.600	4,41,408.00
76	130	105.600	4,41,408.00
77	131	105.600	4,41,408.00
78	135	105.600	4,41,408.00
79	137	105.600	4,41,408.00
80	139	105.600	4,41,408.00
81	140	105.600	4,41,408.00
82	141	128.000	5,35,040.00
83	142	128.000	5,35,040.00
84	143	105.600	4,41,408.00
85	144	105.600	4,41,408.00
86	145	105.600	4,41,408.00
87	146	105.600	4,41,408.00
88	147	105.600	4,41,408.00
89	148	105.600	4,41,408.00
90	149	128.000	5,35,040.00
91	150	128.000	5,35,040.00
92	151	105.600	4,41,408.00
93	152	105.600	4,41,408.00
94	153	105.600	4,41,408.00
95	154	105.600	4,41,408.00
96	155	105.600	4,41,408.00
97	156	105.600	4,41,408.00
98	157	128.000	5,35,040.00
99	158	128.000	5,35,040.00
100	159	105.600	4,41,408.00
101	160	105.600	4,41,408.00
102	161	105.600	4,41,408.00
103	162	105.600	4,41,408.00
104	163	105.600	4,41,408.00
105	167	105.600	4,41,408.00
106	168	105.600	4,41,408.00
107	169	105.600	4,41,408.00
108	170	105.600	4,41,408.00
109	171	105.600	4,41,408.00
110	172	105.600	4,41,408.00
111	173	128.000	5,35,040.00
112	174	128.000	5,35,040.00
113	175	105.600	4,41,408.00
114	176	105.600	4,41,408.00
115	177	105.600	4,41,408.00
116	178	105.600	4,41,408.00
117	179	105.600	4,41,408.00
118	180	105.600	4,41,408.00
119	181	128.000	5,35,040.00
120	182	128.000	5,35,040.00
121	183	105.600	4,41,408.00
122	184	105.600	4,41,408.00
123	185	105.600	4,41,408.00
124	186	105.600	4,41,408.00
125	187	105.600	4,41,408.00
126	188	105.600	4,41,408.00
127	189	128.000	5,35,040.00
128	190	128.000	5,35,040.00
129	191	105.600	4,41,408.00
130	192	105.600	4,41,408.00
131	193	105.600	4,41,408.00
132	194	105.600	4,41,408.00
133	195	105.600	4,41,408.00
134	201	161.120	6,73,481.60
135	202	161.120	6,73,481.60
136	203	161.120	6,73,481.60
137	204	161.120	6,73,481.60
138	205	161.120	6,73,481.60
139	207	161.120	6,73,481.60
140	208	161.120	6,73,481.60
141	209	161.120	6,73,481.60
142	210	170.250	7,11,645.00



143	211	120.000	5,01,600.00
144	216	161.120	6,73,481.60
145	230	120.800	5,04,944.00
146	234	120.800	5,04,944.00
147	235	120.800	5,04,944.00
148	241	110.400	4,61,472.00
149	242	110.400	4,61,472.00
150	243	110.400	4,61,472.00
151	244	110.400	4,61,472.00
152	245	110.400	4,61,472.00
153	246	128.000	5,35,040.00
154	247	128.000	5,35,040.00
155	248	110.400	4,61,472.00
156	249	110.400	4,61,472.00
157	250	110.400	4,61,472.00
158	251	110.400	4,61,472.00
159	252	110.400	4,61,472.00
160	253	110.400	4,61,472.00
161	257	153.000	6,39,540.00
162	258	119.000	4,97,420.00
163	259	119.000	4,97,420.00
164	260	119.000	4,97,420.00
165	261	119.000	4,97,420.00
166	262	119.000	4,97,420.00
167	263	119.000	4,97,420.00
168	264	119.000	4,97,420.00
169	265	119.000	4,97,420.00
170	266	119.000	4,97,420.00
171	268	164.830	6,88,989.40
172	269	144.530	6,04,135.40
173	270	105.000	4,38,900.00
174	271	105.000	4,38,900.00
175	272	105.000	4,38,900.00
176	273	105.000	4,38,900.00
177	274	105.000	4,38,900.00
178	275	105.000	4,38,900.00
179	276	105.000	4,38,900.00
180	277	105.000	4,38,900.00
181	278	105.000	4,38,900.00
182	279	105.000	4,38,900.00
183	280	135.000	5,64,300.00
184	282	135.000	5,64,300.00
185	286	107.200	4,48,096.00
186	287	107.200	4,48,096.00
187	288	107.200	4,48,096.00
188	289	107.200	4,48,096.00
189	290	107.200	4,48,096.00
190	291	107.200	4,48,096.00
191	292	107.200	4,48,096.00
192	293	128.000	5,35,040.00
193	294	128.000	5,35,040.00
194	295	107.200	4,48,096.00
195	296	107.200	4,48,096.00
196	297	107.200	4,48,096.00
197	298	107.200	4,48,096.00
198	299	107.200	4,48,096.00
199	300	107.200	4,48,096.00
200	301	107.200	4,48,096.00
201	302	136.280	5,69,650.40
202	303	152.830	6,38,829.40
203	304	104.520	4,36,893.60
204	305	109.150	4,56,247.00
205	306	109.150	4,56,247.00
206	307	109.150	4,56,247.00
207	308	109.150	4,56,247.00
208	309	109.150	4,56,247.00
209	310	126.850	5,30,233.00
210	311	126.850	5,30,233.00
211	312	109.150	4,56,247.00
212	313	109.150	4,56,247.00
213	314	109.150	4,56,247.00
214	315	109.150	4,56,247.00
215	316	109.150	4,56,247.00
216	323	168.280	7,03,410.40
217	324	144.000	6,01,920.00
218	329	217.500	9,09,150.00
219	331	136.120	5,68,981.60
220	332	99.000	4,13,820.00
221	333	99.000	4,13,820.00
222	334	125.780	5,25,760.40



223	335	140.780	5,88,460.40
224	336	123.750	5,17,275.00
225	337	136.120	5,68,981.60
226	338	170.420	7,12,355.60
227	339	118.400	4,94,912.00
228	340	118.400	4,94,912.00
229	341	118.400	4,94,912.00
230	342	118.400	4,94,912.00
231	343	118.400	4,94,912.00
232	344	118.400	4,94,912.00
233	345	118.400	4,94,912.00
234	346	143.200	5,98,576.00
235	347	143.200	5,98,576.00
236	348	120.000	5,01,600.00
237	349	120.000	5,01,600.00
238	350	120.000	5,01,600.00
239	351	120.000	5,01,600.00
240	352	120.000	5,01,600.00
241	353	120.000	5,01,600.00
242	354	120.000	5,01,600.00
243	355	152.280	6,36,530.40
244	358	120.000	5,01,600.00
245	359	120.000	5,01,600.00
246	360	120.000	5,01,600.00
247	361	120.000	5,01,600.00
248	362	128.000	5,35,040.00
249	363	128.000	5,35,040.00
250	364	120.000	5,01,600.00
251	365	120.000	5,01,600.00
252	366	120.000	5,01,600.00
253	367	120.000	5,01,600.00
254	368	120.000	5,01,600.00
255	369	144.000	6,01,920.00
256	370	327.600	13,69,368.00
257	371	291.600	12,18,888.00
258	372	144.000	6,01,920.00
259	373	120.000	5,01,600.00
260	374	120.000	5,01,600.00
261	375	120.000	5,01,600.00
262	376	120.000	5,01,600.00
263	377	120.000	5,01,600.00
264	378	128.000	5,35,040.00
265	379	128.000	5,35,040.00
266	380	120.000	5,01,600.00
267	381	120.000	5,01,600.00
268	382	120.000	5,01,600.00
269	383	120.000	5,01,600.00
270	385	136.280	5,69,650.40
271	388	114.400	4,78,192.00
272	389	114.400	4,78,192.00
273	390	114.400	4,78,192.00
274	391	114.400	4,78,192.00
275	392	128.000	5,35,040.00
276	393	128.000	5,35,040.00
277	394	114.400	4,78,192.00
278	395	114.400	4,78,192.00
279	396	114.400	4,78,192.00
280	397	114.400	4,78,192.00
281	398	114.400	4,78,192.00
282	399	144.000	6,01,920.00
283	400	293.200	12,25,576.00
284	401	293.200	12,25,576.00
285	402	144.000	6,01,920.00
286	403	110.400	4,61,472.00
287	404	110.400	4,61,472.00
288	405	110.400	4,61,472.00
289	406	110.400	4,61,472.00
290	407	110.400	4,61,472.00
291	408	128.000	5,35,040.00
292	409	128.000	5,35,040.00
293	410	110.400	4,61,472.00
294	413	110.400	4,61,472.00
295	419	108.750	4,54,575.00
296	420	108.750	4,54,575.00
297	421	108.750	4,54,575.00
298	422	108.750	4,54,575.00
299	423	108.750	4,54,575.00
300	424	108.750	4,54,575.00
301	425	108.750	4,54,575.00
302	426	135.000	5,64,300.00



303	452	118.400	4,94,912.00
304	453	118.400	4,94,912.00
305	460	115.150	4,81,327.00
306	461	115.150	4,81,327.00
307	462	115.150	4,81,327.00
308	463	115.150	4,81,327.00
309	466	115.150	4,81,327.00
310	467	137.040	5,72,827.20
311	468	137.040	5,72,827.20
312	469	115.150	4,81,327.00
313	472	115.150	4,81,327.00
314	473	115.150	4,81,327.00
315	474	115.150	4,81,327.00
316	475	115.150	4,81,327.00
317	476	115.150	4,81,327.00
318	477	115.150	4,81,327.00
319	478	144.760	6,05,096.80
320	479	170.660	7,13,358.80
321	480	120.900	5,05,362.00
322	481	120.900	5,05,362.00
323	482	120.900	5,05,362.00
324	483	120.900	5,05,362.00
325	484	120.900	5,05,362.00
326	485	120.900	5,05,362.00
327	486	120.900	5,05,362.00
328	487	120.900	5,05,362.00
329	488	140.330	5,86,579.40
330	489	140.330	5,86,579.40
331	490	120.900	5,05,362.00
332	494	120.900	5,05,362.00
333	495	120.900	5,05,362.00
334	496	120.900	5,05,362.00
335	497	120.900	5,05,362.00
336	498	144.760	6,05,096.80
337	499	159.750	6,67,755.00
338	500	144.000	6,01,920.00
339	501	144.000	6,01,920.00
340	502	144.000	6,01,920.00
341	503	144.000	6,01,920.00
342	504	144.000	6,01,920.00
343	505	144.000	6,01,920.00
344	508	156.980	6,56,176.40
345	509	160.200	6,69,636.00
346	510	160.200	6,69,636.00
347	511	160.200	6,69,636.00
348	512	160.200	6,69,636.00
349	513	160.200	6,69,636.00
350	514	160.200	6,69,636.00
351	515	175.950	7,35,471.00
352	516	125.100	5,22,918.00
353	517	94.550	3,95,219.00
354	518	95.810	4,00,485.80
355	519	97.060	4,05,710.80
356	520	98.310	4,10,935.80
357	521	99.560	4,16,160.80
358	522	100.810	4,21,385.80
359	526	121.600	5,08,288.00
360	527	123.200	5,14,976.00
361	528	146.640	6,12,955.20
362	531	153.900	6,43,302.00
363	532	153.900	6,43,302.00
364	533	153.900	6,43,302.00
365	534	153.900	6,43,302.00
366	535	153.900	6,43,302.00
367	536	170.100	7,11,018.00
368	537	180.000	7,52,400.00
369	538	144.000	6,01,920.00
370	539	144.000	6,01,920.00
371	540	144.000	6,01,920.00
372	541	144.000	6,01,920.00
373	542	144.000	6,01,920.00
374	546	110.210	4,60,677.80
375	547	110.210	4,60,677.80
376	548	110.210	4,60,677.80
377	549	110.210	4,60,677.80
378	550	110.210	4,60,677.80
379	551	110.210	4,60,677.80
380	552	110.210	4,60,677.80
381	553	110.210	4,60,677.80
382	554	139.820	5,84,447.60



383	555	287.870	12,03,296.60
384	556	304.730	12,73,771.40
385	557	139.820	5,84,447.60
386	558	110.210	4,60,677.80
387	559	110.210	4,60,677.80
388	560	110.210	4,60,677.80
389	561	110.210	4,60,677.80
390	562	110.210	4,60,677.80
391	563	110.210	4,60,677.80
392	564	110.210	4,60,677.80
393	565	110.210	4,60,677.80
394	568	124.190	5,19,114.20
395	569	124.190	5,19,114.20
396	570	124.190	5,19,114.20
397	571	124.190	5,19,114.20
398	572	124.190	5,19,114.20
399	573	124.190	5,19,114.20
400	574	124.190	5,19,114.20
401	575	156.270	6,53,208.60
402	576	172.720	7,21,969.60
403	577	124.190	5,19,114.20
404	578	124.190	5,19,114.20
405	579	124.190	5,19,114.20
406	580	124.190	5,19,114.20
407	581	124.190	5,19,114.20
408	583	124.190	5,19,114.20
409	586	105.000	4,38,900.00
410	587	105.000	4,38,900.00
411	590	228.670	9,55,840.60
412	591	227.220	9,49,779.60
413	592	224.790	9,39,622.20
414	593	224.790	9,39,622.20
415	594	239.700	10,01,946.00
416	448	118.400	4,94,912.00
417	59	160.000	6,68,800.00
418	63	160.000	6,68,800.00
419	221	161.120	6,73,481.60
420	82	105.600	4,41,408.00
421	138	105.600	4,41,408.00
Total		55,428.900	23,16,92,802.000



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)	11,83,94,835
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)	5,05,78,272
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)	55,428.90
	(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	23,16,92,802
4	Estimated receivables of ongoing project. [Sum of (2)+(ii)]	28,22,71,074
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	9,51,93,867
3	Withdrawals	9,51,78,716
4	Closing balance	15,151

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 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	7,71,92,132
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	16,58,86,137
5	Total funds for project	36,14,73,104	36,14,73,104	24,30,78,269
6	Total estimated cost (As per Table A)	36,14,73,104	36,14,73,104	24,30,78,269

Table G - Any Comments/ Observations of CA	
1	For Quarter ending Dec 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:

Shri Anjaneya Developers Pvt. Ltd.

Authorised Signatory

Date: 15-01-2024



Yours Faithfully
For, Sumit R.Chandwani
Chartered Accountant

Sumit
15/1/24

CA Sumit R.Chandwani
M. No. 616078

UDIN : 24616078BKAVPW4229
Certificate No : 23-24/083