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

CA SUMIT R. CHANDWAN
CHARTERED ACCOUNTANT

(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: 15-04-2024

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

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Table B - Actual Cost Incurred on the Project till the quarter ending 31/03/2024			
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	4,20,50,091
		(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	**4,20,50,091**
		Total Cost of the Project (Incurred)	**24,38,26,369**

3		Total Cost of the Project (Actual incurred as on date of certificate)	24,38,26,369
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	67.45%
5		Amount which can be withdrawn from the Designated Account	24,38,26,369
6		Less: Amount withdrawn till date of this certificate from Designated Account	6,98,08,500
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	17,40,17,869

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

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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	4,59,700.00	22,79,700.00
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	-

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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	4,67,000.00	4,00,000.00
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	15,90,000.00	15,90,000.00	-
105	442	239.6	15,90,000.00	15,90,000.00	-
106	443	239.6			
107	319	155.8	27,77,405.00	27,77,405.00	-
108	320	112.0			
109	321	112.0			
110	322	136.3			
111	386	136.3	26,76,800.00	26,76,800.00	-
112	387	114.4			
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	19,36,345.00	19,36,345.00	-
118	417	108.8			
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	213	161.120	22,54,600.00	22,54,600.00	-
128	16	117.600	16,00,000.00	15,16,900.00	83,100.00
129	18	117.600	16,00,000.00	15,16,900.00	83,100.00
130	438	263.85	15,11,000.00	15,11,000.00	-
131	70	206.390	46,65,318.00	46,65,318.00	-
132	101	206.390			
133	71	105.60	23,87,028.00	23,87,028.00	-
134	72	105.60			
135	99	105.600	23,87,028.00	23,87,028.00	-
136	100	105.600			
137	439	239.56	13,52,206.00	13,52,206.00	-
138	17	117.600	12,65,900.00	12,65,900.00	-
139	66	160.00	16,36,200.00	16,36,200.00	-
140	330	222.18	14,35,000.00	14,35,000.00	-
141	384	120.00	12,27,000.00	2,01,000.00	10,26,000.00
142	164	105.60	10,23,000.00	1,00,000.00	9,23,000.00
143	65	160.00	17,91,000.00	1,21,000.00	16,70,000.00
144	166	206.39	19,43,970.00	19,43,970.00	-
145	28	117.60	12,65,850.00	2,00,000.00	10,65,850.00
146	411	110.40	23,76,000.00	42,000.00	23,34,000.00
147	412	110.40			
148	104	105.60	11,36,000.00	21,000.00	11,15,000.00
149	78	128.00	13,77,000.00	50,000.00	13,27,000.00
150	582	124.19	14,00,000.00	12,40,000.00	1,60,000.00
151	267	119.00	11,52,000.00	6,00,000.00	5,52,000.00

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152	326	155.62	27,48,800.00	25,000.00	27,23,800.00
153	327	99.75			
154	523	102.06	10,98,600.00	2,00,000.00	8,98,600.00
155	589	230.13	21,25,000.00	1,27,000.00	19,98,000.00
156	214	161.12	17,00,000.00	25,000.00	16,75,000.00
157	51	210.00	17,51,850.00	10,18,000.00	7,33,850.00
158	58	160.00	15,50,000.00	21,000.00	15,29,000.00
159	236	120.80			
160	237	120.80	42,39,800.00	17,32,000.00	25,07,800.00
161	238	152.28			
162	206	161.12	15,20,000.00	51,000.00	14,69,000.00
163	357	120.00	12,00,000.00	21,000.00	11,79,000.00
164	25	117.60	12,97,500.00	51,000.00	12,46,500.00
165	457	170.56	15,61,450.00	3,00,000.00	12,61,450.00
166	215	161.120	12,50,000.00	25,000.00	12,25,000.00
167	19	117.600	12,65,900.00	2,65,000.00	10,00,900.00
168	517	94.550	9,50,000.00	9,50,000.00	-
169	257	153.000	16,71,600.00	21,000.00	16,50,600.00
170	383	120.000	14,20,900.00	1,01,000.00	13,19,900.00
171	75	105.600	12,78,800.00	3,50,000.00	9,28,800.00
172	329	217.500	23,76,300.00	21,000.00	23,55,300.00
173	385	136.280	14,67,000.00	1,01,000.00	13,66,000.00
174	344	118.400	12,27,000.00	42,000.00	11,85,000.00
175	345	118.400	13,11,000.00	51,000.00	12,60,000.00
176	323	168.280	18,11,000.00	11,000.00	18,00,000.00
177	534	153.900	16,55,000.00	7,95,100.00	8,59,900.00
178	540	144.000	15,50,000.00	51,000.00	14,99,000.00
179	541	144.000	15,50,000.00	7,14,278.00	8,35,722.00
	Total	26,765.15	23,68,98,540.00	18,89,25,668.00	4,79,72,872.00

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	21	117.600	4,91,568.00
12	24	117.600	4,91,568.00
13	36	117.600	4,91,568.00
14	37	117.600	4,91,568.00
15	38	152.800	6,38,704.00
16	39	141.750	5,92,515.00
17	40	112.500	4,70,250.00
18	41	112.500	4,70,250.00
19	42	112.500	4,70,250.00
20	44	142.500	5,95,650.00
21	47	210.000	8,77,800.00
22	56	160.000	6,68,800.00
23	57	160.000	6,68,800.00
24	60	160.000	6,68,800.00
25	61	160.000	6,68,800.00
26	62	160.000	6,68,800.00
27	67	160.000	6,68,800.00
28	68	160.000	6,68,800.00
29	83	105.600	4,41,408.00
30	84	105.600	4,41,408.00
31	85	128.000	5,35,040.00
32	86	128.000	5,35,040.00
33	87	105.600	4,41,408.00
34	88	105.600	4,41,408.00
35	89	105.600	4,41,408.00
36	90	105.600	4,41,408.00
37	91	105.600	4,41,408.00
38	92	105.600	4,41,408.00
39	93	128.000	5,35,040.00
40	94	128.000	5,35,040.00
41	95	105.600	4,41,408.00
42	96	105.600	4,41,408.00
43	97	105.600	4,41,408.00
44	98	105.600	4,41,408.00
45	106	105.600	4,41,408.00
46	109	128.000	5,35,040.00

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47	110	128.000	5,35,040.00
48	111	105.600	4,41,408.00
49	112	105.600	4,41,408.00
50	113	105.600	4,41,408.00
51	114	105.600	4,41,408.00
52	115	105.600	4,41,408.00
53	116	105.600	4,41,408.00
54	117	128.000	5,35,040.00
55	118	128.000	5,35,040.00
56	119	105.600	4,41,408.00
57	120	105.600	4,41,408.00
58	121	105.600	4,41,408.00
59	122	105.600	4,41,408.00
60	123	105.600	4,41,408.00
61	124	105.600	4,41,408.00
62	125	128.000	5,35,040.00
63	126	128.000	5,35,040.00
64	127	105.600	4,41,408.00
65	128	105.600	4,41,408.00
66	129	105.600	4,41,408.00
67	130	105.600	4,41,408.00
68	131	105.600	4,41,408.00
69	135	105.600	4,41,408.00
70	137	105.600	4,41,408.00
71	139	105.600	4,41,408.00
72	140	105.600	4,41,408.00
73	141	128.000	5,35,040.00
74	142	128.000	5,35,040.00
75	143	105.600	4,41,408.00
76	144	105.600	4,41,408.00
77	145	105.600	4,41,408.00
78	146	105.600	4,41,408.00
79	147	105.600	4,41,408.00
80	148	105.600	4,41,408.00
81	149	128.000	5,35,040.00
82	150	128.000	5,35,040.00
83	151	105.600	4,41,408.00
84	152	105.600	4,41,408.00
85	153	105.600	4,41,408.00
86	154	105.600	4,41,408.00
87	155	105.600	4,41,408.00
88	156	105.600	4,41,408.00
89	157	128.000	5,35,040.00
90	158	128.000	5,35,040.00
91	159	105.600	4,41,408.00
92	160	105.600	4,41,408.00
93	161	105.600	4,41,408.00
94	162	105.600	4,41,408.00
95	163	105.600	4,41,408.00
96	167	105.600	4,41,408.00
97	168	105.600	4,41,408.00
98	169	105.600	4,41,408.00
99	170	105.600	4,41,408.00
100	171	105.600	4,41,408.00
101	172	105.600	4,41,408.00
102	173	128.000	5,35,040.00
103	174	128.000	5,35,040.00
104	175	105.600	4,41,408.00
105	176	105.600	4,41,408.00
106	177	105.600	4,41,408.00
107	178	105.600	4,41,408.00
108	179	105.600	4,41,408.00
109	180	105.600	4,41,408.00
110	181	128.000	5,35,040.00
111	182	128.000	5,35,040.00
112	183	105.600	4,41,408.00
113	184	105.600	4,41,408.00
114	185	105.600	4,41,408.00
115	186	105.600	4,41,408.00
116	187	105.600	4,41,408.00
117	188	105.600	4,41,408.00
118	189	128.000	5,35,040.00
119	190	128.000	5,35,040.00
120	191	105.600	4,41,408.00
121	192	105.600	4,41,408.00
122	193	105.600	4,41,408.00
123	194	105.600	4,41,408.00
124	195	105.600	4,41,408.00
125	201	161.120	6,73,481.60
126	202	161.120	6,73,481.60
127	203	161.120	6,73,481.60

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128	204	161.120	6,73,481.60
129	205	161.120	6,73,481.60
130	207	161.120	6,73,481.60
131	208	161.120	6,73,481.60
132	209	161.120	6,73,481.60
133	210	170.250	7,11,645.00
134	211	120.000	5,01,600.00
135	216	161.120	6,73,481.60
136	230	120.800	5,04,944.00
137	234	120.800	5,04,944.00
138	235	120.800	5,04,944.00
139	241	110.400	4,61,472.00
140	242	110.400	4,61,472.00
141	243	110.400	4,61,472.00
142	244	110.400	4,61,472.00
143	245	110.400	4,61,472.00
144	246	128.000	5,35,040.00
145	247	128.000	5,35,040.00
146	248	110.400	4,61,472.00
147	249	110.400	4,61,472.00
148	250	110.400	4,61,472.00
149	251	110.400	4,61,472.00
150	252	110.400	4,61,472.00
151	253	110.400	4,61,472.00
152	258	119.000	4,97,420.00
153	259	119.000	4,97,420.00
154	260	119.000	4,97,420.00
155	261	119.000	4,97,420.00
156	262	119.000	4,97,420.00
157	263	119.000	4,97,420.00
158	264	119.000	4,97,420.00
159	265	119.000	4,97,420.00
160	266	119.000	4,97,420.00
161	268	164.830	6,88,989.40
162	269	144.530	6,04,135.40
163	270	105.000	4,38,900.00
164	271	105.000	4,38,900.00
165	272	105.000	4,38,900.00
166	273	105.000	4,38,900.00
167	274	105.000	4,38,900.00
168	275	105.000	4,38,900.00
169	276	105.000	4,38,900.00
170	277	105.000	4,38,900.00
171	278	105.000	4,38,900.00
172	279	105.000	4,38,900.00
173	280	135.000	5,64,300.00
174	282	135.000	5,64,300.00
175	286	107.200	4,48,096.00
176	287	107.200	4,48,096.00
177	288	107.200	4,48,096.00
178	289	107.200	4,48,096.00
179	290	107.200	4,48,096.00
180	291	107.200	4,48,096.00
181	292	107.200	4,48,096.00
182	293	128.000	5,35,040.00
183	294	128.000	5,35,040.00
184	295	107.200	4,48,096.00
185	296	107.200	4,48,096.00
186	297	107.200	4,48,096.00
187	298	107.200	4,48,096.00
188	299	107.200	4,48,096.00
189	300	107.200	4,48,096.00
190	301	107.200	4,48,096.00
191	302	136.280	5,69,650.40
192	303	152.830	6,38,829.40
193	304	104.520	4,36,893.60
194	305	109.150	4,56,247.00
195	306	109.150	4,56,247.00
196	307	109.150	4,56,247.00
197	308	109.150	4,56,247.00
198	309	109.150	4,56,247.00
199	310	126.850	5,30,233.00
200	311	126.850	5,30,233.00
201	312	109.150	4,56,247.00
202	313	109.150	4,56,247.00
203	314	109.150	4,56,247.00
204	315	109.150	4,56,247.00
205	316	109.150	4,56,247.00
206	324	144.000	6,01,920.00
207	331	136.120	5,68,981.60



208	332	99.000	4,13,820.00
209	333	99.000	4,13,820.00
210	334	125.780	5,25,760.40
211	335	140.780	5,88,460.40
212	336	123.750	5,17,275.00
213	337	136.120	5,68,981.60
214	338	170.420	7,12,355.60
215	339	118.400	4,94,912.00
216	340	118.400	4,94,912.00
217	341	118.400	4,94,912.00
218	342	118.400	4,94,912.00
219	343	118.400	4,94,912.00
220	346	143.200	5,98,576.00
221	347	143.200	5,98,576.00
222	348	120.000	5,01,600.00
223	349	120.000	5,01,600.00
224	350	120.000	5,01,600.00
225	351	120.000	5,01,600.00
226	352	120.000	5,01,600.00
227	353	120.000	5,01,600.00
228	354	120.000	5,01,600.00
229	355	152.280	6,36,530.40
230	358	120.000	5,01,600.00
231	359	120.000	5,01,600.00
232	360	120.000	5,01,600.00
233	361	120.000	5,01,600.00
234	362	128.000	5,35,040.00
235	363	128.000	5,35,040.00
236	364	120.000	5,01,600.00
237	365	120.000	5,01,600.00
238	366	120.000	5,01,600.00
239	367	120.000	5,01,600.00
240	368	120.000	5,01,600.00
241	369	144.000	6,01,920.00
242	370	327.600	13,69,368.00
243	371	291.600	12,18,888.00
244	372	144.000	6,01,920.00
245	373	120.000	5,01,600.00
246	374	120.000	5,01,600.00
247	375	120.000	5,01,600.00
248	376	120.000	5,01,600.00
249	377	120.000	5,01,600.00
250	378	128.000	5,35,040.00
251	379	128.000	5,35,040.00
252	380	120.000	5,01,600.00
253	381	120.000	5,01,600.00
254	382	120.000	5,01,600.00
255	388	114.400	4,78,192.00
256	389	114.400	4,78,192.00
257	390	114.400	4,78,192.00
258	391	114.400	4,78,192.00
259	392	128.000	5,35,040.00
260	393	128.000	5,35,040.00
261	394	114.400	4,78,192.00
262	395	114.400	4,78,192.00
263	396	114.400	4,78,192.00
264	397	114.400	4,78,192.00
265	398	114.400	4,78,192.00
266	399	144.000	6,01,920.00
267	400	293.200	12,25,576.00
268	401	293.200	12,25,576.00
269	402	144.000	6,01,920.00
270	403	110.400	4,61,472.00
271	404	110.400	4,61,472.00
272	405	110.400	4,61,472.00
273	406	110.400	4,61,472.00
274	407	110.400	4,61,472.00
275	408	128.000	5,35,040.00
276	409	128.000	5,35,040.00
277	410	110.400	4,61,472.00
278	413	110.400	4,61,472.00
279	419	108.750	4,54,575.00
280	420	108.750	4,54,575.00
281	421	108.750	4,54,575.00
282	422	108.750	4,54,575.00
283	423	108.750	4,54,575.00
284	424	108.750	4,54,575.00
285	425	108.750	4,54,575.00
286	426	135.000	5,64,300.00
287	452	118.400	4,94,912.00

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288	453	118.400	4,94,912.00
289	460	115.150	4,81,327.00
290	461	115.150	4,81,327.00
291	462	115.150	4,81,327.00
292	463	115.150	4,81,327.00
293	466	115.150	4,81,327.00
294	467	137.040	5,72,827.20
295	468	137.040	5,72,827.20
296	469	115.150	4,81,327.00
297	472	115.150	4,81,327.00
298	473	115.150	4,81,327.00
299	474	115.150	4,81,327.00
300	475	115.150	4,81,327.00
301	476	115.150	4,81,327.00
302	477	115.150	4,81,327.00
303	478	144.760	6,05,096.80
304	479	170.660	7,13,358.80
305	480	120.900	5,05,362.00
306	481	120.900	5,05,362.00
307	482	120.900	5,05,362.00
308	483	120.900	5,05,362.00
309	484	120.900	5,05,362.00
310	485	120.900	5,05,362.00
311	486	120.900	5,05,362.00
312	487	120.900	5,05,362.00
313	488	140.330	5,86,579.40
314	489	140.330	5,86,579.40
315	490	120.900	5,05,362.00
316	494	120.900	5,05,362.00
317	495	120.900	5,05,362.00
318	496	120.900	5,05,362.00
319	497	120.900	5,05,362.00
320	498	144.760	6,05,096.80
321	499	159.750	6,67,755.00
322	500	144.000	6,01,920.00
323	501	144.000	6,01,920.00
324	502	144.000	6,01,920.00
325	503	144.000	6,01,920.00
326	504	144.000	6,01,920.00
327	505	144.000	6,01,920.00
328	508	156.980	6,56,176.40
329	509	160.200	6,69,636.00
330	510	160.200	6,69,636.00
331	511	160.200	6,69,636.00
332	512	160.200	6,69,636.00
333	513	160.200	6,69,636.00
334	514	160.200	6,69,636.00
335	515	175.950	7,35,471.00
336	516	125.100	5,22,918.00
337	518	95.810	4,00,485.80
338	519	97.060	4,05,710.80
339	520	98.310	4,10,935.80
340	521	99.560	4,16,160.80
341	522	100.810	4,21,385.80
342	526	121.600	5,08,288.00
343	527	123.200	5,14,976.00
344	528	146.640	6,12,955.20
345	531	153.900	6,43,302.00
346	532	153.900	6,43,302.00
347	533	153.900	6,43,302.00
348	535	153.900	6,43,302.00
349	536	170.100	7,11,018.00
350	537	180.000	7,52,400.00
351	538	144.000	6,01,920.00
352	539	144.000	6,01,920.00
353	542	144.000	6,01,920.00
354	546	110.210	4,60,677.80
355	547	110.210	4,60,677.80
356	548	110.210	4,60,677.80
357	549	110.210	4,60,677.80
358	550	110.210	4,60,677.80
359	551	110.210	4,60,677.80
360	552	110.210	4,60,677.80
361	553	110.210	4,60,677.80
362	554	139.820	5,84,447.60
363	555	287.870	12,03,296.60
364	556	304.730	12,73,771.40
365	557	139.820	5,84,447.60
366	558	110.210	4,60,677.80
367	559	110.210	4,60,677.80

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368	560	110.210	4,60,677.80
369	561	110.210	4,60,677.80
370	562	110.210	4,60,677.80
371	563	110.210	4,60,677.80
372	564	110.210	4,60,677.80
373	565	110.210	4,60,677.80
374	568	124.190	5,19,114.20
375	569	124.190	5,19,114.20
376	570	124.190	5,19,114.20
377	571	124.190	5,19,114.20
378	572	124.190	5,19,114.20
379	573	124.190	5,19,114.20
380	574	124.190	5,19,114.20
381	575	156.270	6,53,208.60
382	576	172.720	7,21,969.60
383	577	124.190	5,19,114.20
384	578	124.190	5,19,114.20
385	579	124.190	5,19,114.20
386	580	124.190	5,19,114.20
387	581	124.190	5,19,114.20
388	583	124.190	5,19,114.20
389	586	105.000	4,38,900.00
390	587	105.000	4,38,900.00
391	590	228.670	9,55,840.60
392	591	227.220	9,49,779.60
393	592	224.790	9,39,622.20
394	593	224.790	9,39,622.20
395	594	239.700	10,01,946.00
396	448	118.400	4,94,912.00
397	59	160.000	6,68,800.00
398	63	160.000	6,68,800.00
399	221	161.120	6,73,481.60
400	82	105.600	4,41,408.00
401	138	105.600	4,41,408.00
402	317	109.150	4,56,247.00
403	233	120.800	5,04,944.00
404	102	206.390	8,62,710.20
405	46	210.000	8,77,800.00
406	449	118.400	4,94,912.00
	Total	53,425.350	22,33,17,963.000

SUMIT R. CHANDWANI * CHARTERED ACCOUNTANT * M. No. 610178

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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)	11,76,46,735
2	Balance amount of receivables from sold Apartments as per Table C of this certificate (As certified by Chartered Accountant as verified from the records and books of accounts)	4,79,72,872
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)	53,425.35
	(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	22,33,17,963
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	27,12,90,835
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	6,98,49,304
3	Withdrawals	6,98,08,500
4	Closing balance	40,804

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	5,49,41,505
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	18,88,84,864
5	Total funds for project	36,14,73,104	36,14,73,104	24,38,26,369
6	Total extimated cost (As per Table A)	36,14,73,104	36,14,73,104	24,38,26,369

Table G - Any Comments/ Observations of CA	
1	For Quarter ending Mar 2024. 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

SHRI ANJANEYA DEVELOPERS PVT. LTD. NAGPUR

Date: 15-04-2024

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

Yours Faithfully
For, Sumit R.Chandwani
Chartered Accountant

CA Sumit R.Chandwani
M. No. 616078
UDIN : 24616078BKAVQT6089
Certificate No : 23-24/106

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