



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: 15-07-2024

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).	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:	-
g)	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	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 till the quarter ending 30/06/2024

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	42,537,191
	(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	42,537,191
	Total Cost of the Project (Incurred)	244,313,469

3	Total Cost of the Project (Actual incurred as on date of certificate)	244,313,469
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	67.59%
5	Amount which can be withdrawn from the Designated Account	244,313,469
6	Less: Amount withdrawn till date of this certificate from Designated Account	81,208,499
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	163,104,970

*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	845,000.00	845,000.00	-
2	55	210.00	1,472,950.00	1,472,950.00	-
3	136	105.60	429,776.00	429,776.00	-
4	26	206.39	1,699,500.00	1,699,500.00	-
5	225	156.80	1,494,000.00	1,494,000.00	-
6	226	120.80			-
7	445	242.38	2,739,400.00	1,039,700.00	1,699,700.00
8	446	136.28	1,540,300.00	1,540,300.00	-
9	447	118.40	1,338,200.00	1,338,200.00	-
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	2,342,400.00	2,342,400.00	-
27	492	120.90			-
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	2,278,000.00	2,278,000.00	-
43	108	105.60			-
44	196	105.60	1,611,000.00	1,611,000.00	-
45	197	206.39			-
46	493	120.90	781,000.00	781,000.00	-
47	35	117.60	1,171,000.00	1,171,000.00	-
48	5	216.00	1,685,650.00	1,685,650.00	-
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	2,470,600.00	2,470,600.00	-
52	228	120.80			-
53	212	142.29	1,531,600.00	1,531,600.00	-
54	525	130.28	1,262,100.00	1,262,100.00	-
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	3,789,000.00	3,789,000.00	-
61	232	160.00			-
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	1,250,700.00	-
70	73	105.60	570,000.00	124,000.00	446,000.00
71	8	150.39	1,416,450.00	1,416,450.00	-
72	588	209.39	2,704,650.00	2,704,650.00	-
73	325	152.00	1,554,400.00	1,554,400.00	-
74	455	118.40	2,785,700.00	2,785,700.00	-



75	456	140.40			-
76	54	210.00	2,260,440.00	2,260,440.00	-
77	4	216.00	1,325,000.00	1,325,000.00	-
78	74	105.60	1,125,000.00	1,125,000.00	-
79	440	239.56	4,995,000.00	4,995,000.00	-
80	441	239.56			-
81	69	239.39	2,898,900.00	2,898,900.00	-
82	356	136.28	1,466,900.00	1,466,900.00	-
83	283	135.00	1,598,500.00	1,598,500.00	-
84	284	131.55	1,557,600.00	1,557,600.00	-
85	81	105.60	570,000.00	570,000.00	-
86	77	128.00	835,000.00	835,000.00	-
87	254	141.20	760,000.00	760,000.00	-
88	133	206.39	1,198,570.00	1,198,570.00	-
89	218	161.12	867,000.00	867,000.00	-
90	219	161.12	867,000.00	867,000.00	-
91	200	161.12	1,850,000.00	1,850,000.00	-
92	222	161.12	1,850,000.00	1,850,000.00	-
93	134	206.39	2,777,000.00	2,777,000.00	-
94	444	239.56	1,005,800.00	1,005,800.00	-
95	43	112.50	771,498.00	771,498.00	-
96	76	105.60	568,500.00	568,500.00	-
97	459	115.15	1,363,450.00	1,363,450.00	-
98	64	160.00	861,000.00	861,000.00	-
99	318	160.03	1,035,000.00	1,035,000.00	-
100	285	141.20	1,319,880.00	1,319,880.00	-
101	464	115.15	1,239,500.00	1,239,500.00	-
102	471	115.15			-
103	465	115.15	3,954,000.00	3,954,000.00	-
104	470	115.15			-
105	442	239.56	1,590,000.00	1,590,000.00	-
106	443	239.56	1,590,000.00	1,590,000.00	-
107	319	155.77	2,777,405.00	2,777,405.00	-
108	320	112.00			-
109	321	112.00			-
110	322	136.28			-
111	386	136.28	2,676,800.00	2,676,800.00	-
112	387	114.40			-
113	414	110.40			-
114	415	136.28			-
115	436	228.60	2,092,040.00	2,092,040.00	-
116	437	160.11			-
117	416	142.28	1,936,345.00	1,936,345.00	-
118	417	108.75			-
119	418	108.75			-
120	529	165.08	1,716,750.00	1,716,750.00	-
121	530	153.90			-
122	543	144.00	1,750,700.00	1,750,700.00	-
123	544	181.28			-
124	27	206.39	1,111,000.00	1,111,000.00	-
125	229	120.80	1,625,400.00	1,625,400.00	-
126	458	115.15	1,300,000.00	1,300,000.00	-
127	213	161.12	2,254,600.00	2,254,600.00	-
128	16	117.60	1,600,000.00	1,516,900.00	83,100.00
129	18	117.60	1,600,000.00	1,516,900.00	83,100.00
130	438	263.85	1,511,000.00	1,511,000.00	-
131	70	206.39	4,665,318.00	4,665,318.00	-
132	101	206.39			-
133	71	105.60	2,387,028.00	2,387,028.00	-
134	72	105.60			-
135	99	105.60	2,387,028.00	2,387,028.00	-
136	100	105.60			-
137	439	239.56	1,352,206.00	1,352,206.00	-
138	17	117.60	1,265,900.00	1,265,900.00	-
139	66	160.00	1,636,200.00	1,636,200.00	-
140	330	222.18	1,435,000.00	1,435,000.00	-
141	517	94.55	950,000.00	950,000.00	-
142	19	117.60	1,215,300.00	1,215,300.00	-
143	78	128.00	1,420,000.00	1,420,000.00	-
144	384	120.00	775,000.00	775,000.00	-
145	383	120.00	875,000.00	875,000.00	-
146	67	160.00	1,799,800.00	1,799,800.00	-
147	68	160.00	1,799,800.00	1,799,800.00	-
148	75	105.60	1,278,800.00	1,278,800.00	-
149	338	170.42	1,100,700.00	1,100,700.00	-
150	265	119.00	3,250,000.00	3,250,000.00	-
151	266	119.00			-
152	267	119.00			-
153	268	164.83			-



154	269	144.53	3,050,000.00	3,050,000.00	-
155	270	105.00			-
156	271	105.00			-
157	272	105.00			-
158	214	161.12	1,050,000.00	1,050,000.00	-
159	236	120.80	838,974.00	838,974.00	-
160	457	170.66	1,275,000.00	1,275,000.00	-
161	164	105.60	1,023,000.00	100,000.00	923,000.00
162	65	160.00	1,791,000.00	121,000.00	1,670,000.00
163	166	206.39	1,943,970.00	1,943,970.00	-
164	411	110.40	2,376,000.00	42,000.00	2,334,000.00
165	412	110.40			
166	104	105.60	1,136,000.00	21,000.00	1,115,000.00
167	582	124.19	1,400,000.00	1,240,000.00	160,000.00
168	326	155.62	1,650,000.00	600,000.00	1,050,000.00
169	327	99.75			
170	523	102.06	1,095,600.00	200,000.00	895,600.00
171	51	210.00	1,751,850.00	1,218,000.00	533,850.00
172	58	160.00	1,550,000.00	21,000.00	1,529,000.00
173	237	120.80			
174	238	152.28	1,732,000.00	1,732,000.00	-
175	206	161.12	1,520,000.00	51,000.00	1,469,000.00
176	357	120.00	1,200,000.00	21,000.00	1,179,000.00
177	25	117.60	1,297,500.00	1,128,000.00	169,500.00
178	215	161.120	1,250,000.00	25,000.00	1,225,000.00
179	257	153.000	1,671,600.00	21,000.00	1,650,600.00
180	329	217.500	2,376,300.00	21,000.00	2,355,300.00
181	385	136.280	1,467,000.00	250,000.00	1,217,000.00
182	344	118.400	1,227,000.00	42,000.00	1,185,000.00
183	345	118.400	1,311,000.00	51,000.00	1,260,000.00
184	534	153.900	1,655,000.00	795,100.00	859,900.00
185	540	144.000	1,550,000.00	51,000.00	1,499,000.00
186	541	144.000	1,550,000.00	714,278.00	835,722.00
187	28	117.60	1,265,850.00	51,000.00	1,214,850.00
188	487	120.900	800,000.00	200,000.00	600,000.00
189	452	118.400	800,000.00	50,001.00	749,999.00
190	453	118.400	800,000.00	52,000.00	748,000.00
191	38	152.800	1,514,800.00	550,000.00	964,800.00
192	153	105.600	800,000.00	21,000.00	779,000.00
193	586	105.000			
194	587	105.000	2,400,000.00	1,450,024.50	949,975.50
195	10	160.000	1,050,000.00	50,000.00	1,000,000.00
196	9	160.000	1,050,000.00	1,000,000.00	50,000.00
197	14	160.000	1,894,500.00	378,892.00	1,515,608.00
198	21	117.600	1,000,000.00	51,000.00	949,000.00
199	370	327.600	2,115,000.00	51,000.00	2,064,000.00
200	371	291.600	1,890,000.00	25,000.00	1,865,000.00
	Total	29,762.42	254,215,584.00	213,334,959.50	40,880,604.50

Unsold Inventory

Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	1	1,022.000	4,271,960.00
2	2	1,022.000	4,271,960.00
3	5	216.000	902,880.00
4	11	160.000	668,800.00
5	12	160.000	668,800.00
6	13	160.000	668,800.00
7	15	202.400	846,032.00
8	24	117.600	491,568.00
9	36	117.600	491,568.00
10	37	117.600	491,568.00
11	39	141.750	592,515.00
12	40	112.500	470,250.00
13	41	112.500	470,250.00
14	42	112.500	470,250.00
15	44	142.500	595,650.00
16	47	210.000	877,800.00
17	56	160.000	668,800.00
18	57	160.000	668,800.00
19	60	160.000	668,800.00
20	61	160.000	668,800.00
21	62	160.000	668,800.00
22	83	105.600	441,408.00
23	84	105.600	441,408.00
24	85	128.000	535,040.00
25	86	128.000	535,040.00
26	87	105.600	441,408.00
27	88	105.600	441,408.00



28	89	105.600	441,408.00
29	90	105.600	441,408.00
30	91	105.600	441,408.00
31	92	105.600	441,408.00
32	93	128.000	535,040.00
33	94	128.000	535,040.00
34	95	105.600	441,408.00
35	96	105.600	441,408.00
36	97	105.600	441,408.00
37	98	105.600	441,408.00
38	106	105.600	441,408.00
39	109	128.000	535,040.00
40	110	128.000	535,040.00
41	111	105.600	441,408.00
42	112	105.600	441,408.00
43	113	105.600	441,408.00
44	114	105.600	441,408.00
45	115	105.600	441,408.00
46	116	105.600	441,408.00
47	117	128.000	535,040.00
48	118	128.000	535,040.00
49	119	105.600	441,408.00
50	120	105.600	441,408.00
51	121	105.600	441,408.00
52	122	105.600	441,408.00
53	123	105.600	441,408.00
54	124	105.600	441,408.00
55	125	128.000	535,040.00
56	126	128.000	535,040.00
57	127	105.600	441,408.00
58	128	105.600	441,408.00
59	129	105.600	441,408.00
60	130	105.600	441,408.00
61	131	105.600	441,408.00
62	135	105.600	441,408.00
63	137	105.600	441,408.00
64	139	105.600	441,408.00
65	140	105.600	441,408.00
66	141	128.000	535,040.00
67	142	128.000	535,040.00
68	143	105.600	441,408.00
69	144	105.600	441,408.00
70	145	105.600	441,408.00
71	146	105.600	441,408.00
72	147	105.600	441,408.00
73	148	105.600	441,408.00
74	149	128.000	535,040.00
75	150	128.000	535,040.00
76	151	105.600	441,408.00
77	152	105.600	441,408.00
78	154	105.600	441,408.00
79	155	105.600	441,408.00
80	156	105.600	441,408.00
81	157	128.000	535,040.00
82	158	128.000	535,040.00
83	159	105.600	441,408.00
84	160	105.600	441,408.00
85	161	105.600	441,408.00
86	162	105.600	441,408.00
87	163	105.600	441,408.00
88	167	105.600	441,408.00
89	168	105.600	441,408.00
90	169	105.600	441,408.00
91	170	105.600	441,408.00
92	171	105.600	441,408.00
93	172	105.600	441,408.00
94	173	128.000	535,040.00
95	174	128.000	535,040.00
96	175	105.600	441,408.00
97	176	105.600	441,408.00
98	177	105.600	441,408.00
99	178	105.600	441,408.00
100	179	105.600	441,408.00
101	180	105.600	441,408.00
102	181	128.000	535,040.00
103	182	128.000	535,040.00
104	183	105.600	441,408.00
105	184	105.600	441,408.00
106	185	105.600	441,408.00
107	186	105.600	441,408.00



108	187	105.600	441,408.00
109	188	105.600	441,408.00
110	189	128.000	535,040.00
111	190	128.000	535,040.00
112	191	105.600	441,408.00
113	192	105.600	441,408.00
114	193	105.600	441,408.00
115	194	105.600	441,408.00
116	195	105.600	441,408.00
117	201	161.120	673,481.60
118	202	161.120	673,481.60
119	203	161.120	673,481.60
120	204	161.120	673,481.60
121	205	161.120	673,481.60
122	207	161.120	673,481.60
123	208	161.120	673,481.60
124	209	161.120	673,481.60
125	210	170.250	711,645.00
126	211	120.000	501,600.00
127	216	161.120	673,481.60
128	230	120.800	504,944.00
129	234	120.800	504,944.00
130	235	120.800	504,944.00
131	241	110.400	461,472.00
132	242	110.400	461,472.00
133	243	110.400	461,472.00
134	244	110.400	461,472.00
135	245	110.400	461,472.00
136	246	128.000	535,040.00
137	247	128.000	535,040.00
138	248	110.400	461,472.00
139	249	110.400	461,472.00
140	250	110.400	461,472.00
141	251	110.400	461,472.00
142	252	110.400	461,472.00
143	253	110.400	461,472.00
144	258	119.000	497,420.00
145	259	119.000	497,420.00
146	260	119.000	497,420.00
147	261	119.000	497,420.00
148	262	119.000	497,420.00
149	263	119.000	497,420.00
150	264	119.000	497,420.00
151	273	105.000	438,900.00
152	274	105.000	438,900.00
153	275	105.000	438,900.00
154	276	105.000	438,900.00
155	277	105.000	438,900.00
156	278	105.000	438,900.00
157	279	105.000	438,900.00
158	280	135.000	564,300.00
159	282	135.000	564,300.00
160	286	107.200	448,096.00
161	287	107.200	448,096.00
162	288	107.200	448,096.00
163	289	107.200	448,096.00
164	290	107.200	448,096.00
165	291	107.200	448,096.00
166	292	107.200	448,096.00
167	293	128.000	535,040.00
168	294	128.000	535,040.00
169	295	107.200	448,096.00
170	296	107.200	448,096.00
171	297	107.200	448,096.00
172	298	107.200	448,096.00
173	299	107.200	448,096.00
174	300	107.200	448,096.00
175	301	107.200	448,096.00
176	302	136.280	569,650.40
177	303	152.830	638,829.40
178	304	104.520	436,893.60
179	305	109.150	456,247.00
180	306	109.150	456,247.00
181	307	109.150	456,247.00
182	308	109.150	456,247.00
183	309	109.150	456,247.00
184	310	126.850	530,233.00
185	311	126.850	530,233.00
186	312	109.150	456,247.00
187	313	109.150	456,247.00



188	314	109.150	456,247.00
189	315	109.150	456,247.00
190	316	109.150	456,247.00
191	324	144.000	601,920.00
192	331	136.120	568,981.60
193	332	99.000	413,820.00
194	333	99.000	413,820.00
195	334	125.780	525,760.40
196	335	140.780	588,460.40
197	336	123.750	517,275.00
198	337	136.120	568,981.60
199	339	118.400	494,912.00
200	340	118.400	494,912.00
201	341	118.400	494,912.00
202	342	118.400	494,912.00
203	343	118.400	494,912.00
204	346	143.200	598,576.00
205	347	143.200	598,576.00
206	348	120.000	501,600.00
207	349	120.000	501,600.00
208	350	120.000	501,600.00
209	351	120.000	501,600.00
210	352	120.000	501,600.00
211	353	120.000	501,600.00
212	354	120.000	501,600.00
213	355	152.280	636,530.40
214	358	120.000	501,600.00
215	359	120.000	501,600.00
216	360	120.000	501,600.00
217	361	120.000	501,600.00
218	362	128.000	535,040.00
219	363	128.000	535,040.00
220	364	120.000	501,600.00
221	365	120.000	501,600.00
222	366	120.000	501,600.00
223	367	120.000	501,600.00
224	368	120.000	501,600.00
225	369	144.000	601,920.00
226	372	144.000	601,920.00
227	373	120.000	501,600.00
228	374	120.000	501,600.00
229	375	120.000	501,600.00
230	376	120.000	501,600.00
231	377	120.000	501,600.00
232	378	128.000	535,040.00
233	379	128.000	535,040.00
234	380	120.000	501,600.00
235	381	120.000	501,600.00
236	382	120.000	501,600.00
237	388	114.400	478,192.00
238	389	114.400	478,192.00
239	390	114.400	478,192.00
240	391	114.400	478,192.00
241	392	128.000	535,040.00
242	393	128.000	535,040.00
243	394	114.400	478,192.00
244	395	114.400	478,192.00
245	396	114.400	478,192.00
246	397	114.400	478,192.00
247	398	114.400	478,192.00
248	399	144.000	601,920.00
249	400	293.200	1,225,576.00
250	401	293.200	1,225,576.00
251	402	144.000	601,920.00
252	403	110.400	461,472.00
253	404	110.400	461,472.00
254	405	110.400	461,472.00
255	406	110.400	461,472.00
256	407	110.400	461,472.00
257	408	128.000	535,040.00
258	409	128.000	535,040.00
259	410	110.400	461,472.00
260	413	110.400	461,472.00
261	419	108.750	454,575.00
262	420	108.750	454,575.00
263	421	108.750	454,575.00
264	422	108.750	454,575.00
265	423	108.750	454,575.00
266	424	108.750	454,575.00
267	425	108.750	454,575.00



268	426	135.000	564,300.00
269	460	115.150	481,327.00
270	461	115.150	481,327.00
271	462	115.150	481,327.00
272	463	115.150	481,327.00
273	466	115.150	481,327.00
274	467	137.040	572,827.20
275	468	137.040	572,827.20
276	469	115.150	481,327.00
277	472	115.150	481,327.00
278	473	115.150	481,327.00
279	474	115.150	481,327.00
280	475	115.150	481,327.00
281	476	115.150	481,327.00
282	477	115.150	481,327.00
283	478	144.760	605,096.80
284	479	170.660	713,358.80
285	480	120.900	505,362.00
286	481	120.900	505,362.00
287	482	120.900	505,362.00
288	483	120.900	505,362.00
289	484	120.900	505,362.00
290	485	120.900	505,362.00
291	486	120.900	505,362.00
292	488	140.330	586,579.40
293	489	140.330	586,579.40
294	490	120.900	505,362.00
295	494	120.900	505,362.00
296	495	120.900	505,362.00
297	496	120.900	505,362.00
298	497	120.900	505,362.00
299	498	144.760	605,096.80
300	499	159.750	667,755.00
301	500	144.000	601,920.00
302	501	144.000	601,920.00
303	502	144.000	601,920.00
304	503	144.000	601,920.00
305	504	144.000	601,920.00
306	505	144.000	601,920.00
307	508	156.980	656,176.40
308	509	160.200	669,636.00
309	510	160.200	669,636.00
310	511	160.200	669,636.00
311	512	160.200	669,636.00
312	513	160.200	669,636.00
313	514	160.200	669,636.00
314	515	175.950	735,471.00
315	516	125.100	522,918.00
316	518	95.810	400,485.80
317	519	97.060	405,710.80
318	520	98.310	410,935.80
319	521	99.560	416,160.80
320	522	100.810	421,385.80
321	526	121.600	508,288.00
322	527	123.200	514,976.00
323	528	146.640	612,955.20
324	531	153.900	643,302.00
325	532	153.900	643,302.00
326	533	153.900	643,302.00
327	535	153.900	643,302.00
328	536	170.100	711,018.00
329	537	180.000	752,400.00
330	538	144.000	601,920.00
331	539	144.000	601,920.00
332	542	144.000	601,920.00
333	546	110.210	460,677.80
334	547	110.210	460,677.80
335	548	110.210	460,677.80
336	549	110.210	460,677.80
337	550	110.210	460,677.80
338	551	110.210	460,677.80
339	552	110.210	460,677.80
340	553	110.210	460,677.80
341	554	139.820	584,447.60
342	555	287.870	1,203,296.60
343	556	304.730	1,273,771.40
344	557	139.820	584,447.60
345	558	110.210	460,677.80
346	559	110.210	460,677.80
347	560	110.210	460,677.80



348	561	110.210	460,677.80
349	562	110.210	460,677.80
350	563	110.210	460,677.80
351	564	110.210	460,677.80
352	565	110.210	460,677.80
353	568	124.190	519,114.20
354	569	124.190	519,114.20
355	570	124.190	519,114.20
356	571	124.190	519,114.20
357	572	124.190	519,114.20
358	573	124.190	519,114.20
359	574	124.190	519,114.20
360	575	156.270	653,208.60
361	576	172.720	721,969.60
362	577	124.190	519,114.20
363	578	124.190	519,114.20
364	579	124.190	519,114.20
365	580	124.190	519,114.20
366	581	124.190	519,114.20
367	583	124.190	519,114.20
368	590	228.670	955,840.60
369	591	227.220	949,779.60
370	592	224.790	939,622.20
371	593	224.790	939,622.20
372	594	239.700	1,001,946.00
373	448	118.400	494,912.00
374	59	160.000	668,800.00
375	63	160.000	668,800.00
376	221	161.120	673,481.60
377	82	105.600	441,408.00
378	138	105.600	441,408.00
379	317	109.150	456,247.00
380	233	120.800	504,944.00
381	102	206.390	862,710.20
382	46	210.000	877,800.00
383	449	118.400	494,912.00
384	323	168.280	703,410.40
385	580	230.130	961,943.40
Total		50,428.080	210,789,374.400



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)	117,159,635
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)	40,880,805
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)	50,428.08
	(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	210,789,374
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	251,669,979
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	81,212,539
3	Withdrawals	81,208,499
4	Closing balance	4,040

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	183,611,114	183,611,114	30,982,550
2	Total borrowed funds (secured) Drawdown availed till date	-	-	-
3	Total borrowed funds (unsecured) Drawdown availed till date	-	-	-
4	Customer receipts used for project	177,861,990	177,861,990	213,330,920
5	Total funds for project	361,473,104	361,473,104	244,313,469
6	Total estimated cost (As per Table A)	361,473,104	361,473,104	244,313,469

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

Shri Anjaneya Developers Pvt. Ltd.
Agreed and Accepted by:

Authorised signatory

Date: 15-07-2024

Managing Director



Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant

Sumit

CA Sumit Chandwani
M. No. 616078

UDIN :- 24616078BKAVSN8498
Certificate No : 23-24/148