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: 20-01-2025

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**

SUMIT R. CHANDWANI • CHARTERED ACCOUNTANT • M. No. 61[illegible]8

Table B - Actual Cost Incurred on the Project till the quarter ending 31/12/2024			
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	4,86,82,488
		(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	**4,86,82,488**
		Total Cost of the Project (Incurred)	**25,04,58,766**

3		Total Cost of the Project (Actual incurred as on date of certificate)	25,04,58,766
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	69.29%
5		Amount which can be withdrawn from the Designated Account	25,04,58,766
6		Less: Amount withdrawn till date of this certificate from Designated Account	10,09,28,500
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,95,30,266

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

SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT
M No 616278

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	16,19,700.00	11,19,700.00
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	8,67,000.00	-	
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	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	517	94.550	9,50,000.00	9,50,000.00	-	
142	19	117.600	12,15,300.00	12,15,300.00	-	
143	78	128.00	14,20,000.00	14,20,000.00	-	
144	384	120.00	7,75,000.00	7,75,000.00	-	
145	383	120.000	8,75,000.00	8,75,000.00	-	
146	67	160.000	17,99,800.00	17,99,800.00	-	

SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT

147	68	160.000	17,99,800.00	17,99,800.00	-	
148	75	105.600	12,78,800.00	12,78,800.00	-	
149	338	170.420	11,00,700.00	11,00,700.00	-	
150	265	119.000	32,50,000.00	32,50,000.00	-	
151	266	119.000				
152	267	119.000				
153	268	164.830				
154	269	144.530	30,50,000.00	30,50,000.00	-	
155	270	105.000				
156	271	105.000				
157	272	105.000				
158	214	161.120	10,50,000.00	10,50,000.00	-	
159	236	120.800	8,38,974.00	8,38,974.00	-	
160	457	170.660	12,75,000.00	12,75,000.00	-	
161	9	160.000	10,50,000.00	10,50,000.00	-	
162	14	160.000	18,94,500.00	18,94,500.00	-	
163	5	216.000	13,40,000.00	13,40,000.00	-	
164	24	117.600	32,28,000.00	32,28,000.00	-	
165	25	117.600			-	
166	38	152.800	15,14,800.00	15,14,800.00	-	
167	479	170.660	33,95,180.00	33,95,180.00	-	
168	498	144.760				
169	531	153.900	20,29,500.00	20,29,500.00	-	
170	46	210.000	21,16,704.00	21,16,704.00	-	
171	47	210.000	20,16,704.00	20,16,704.00	-	
172	355	152.280	20,08,000.00	20,08,000.00	-	
173	575	156.270	21,44,700.00	21,44,700.00	-	
174	315	109.150	13,51,200.00	13,51,200.00	-	
175	15	202.400	26,14,400.00	26,14,400.00	-	
176	317	109.150	13,51,200.00	13,51,200.00	-	
177	508	156.980	11,12,000.00	11,12,000.00	-	
178	314	109.150	14,09,900.00	14,09,900.00	-	
179	62	160.000	10,33,000.00	10,33,000.00	-	
180	63	160.000	10,33,000.00	10,33,000.00	-	
181	412	110.400	14,30,000.00	14,30,000.00	-	
182	413	110.400				
183	39	141.750	20,60,000.00	20,60,000.00	-	
184	448	118.400	14,65,600.00	14,65,600.00	-	
185	**164**	105.60	10,23,000.00	1,00,000.00	9,23,000.00	
186	**65**	160.00	17,91,000.00	70,000.00	17,21,000.00	
187	**166**	206.39	19,43,970.00	19,43,970.00	-	
188	**411**	110.40	23,76,000.00	42,000.00	23,34,000.00	
189	**582**	124.19	14,00,000.00	12,40,000.00	1,60,000.00	
190	**326**	155.62	16,50,000.00	6,00,000.00	10,50,000.00	
191	**327**	99.75				
192	**523**	102.06	10,98,600.00	21,000.00	10,77,600.00	
193	**51**	210.00	17,51,850.00	15,18,000.00	2,33,850.00	
194	**58**	160.00	15,50,000.00	21,000.00	15,29,000.00	
195	**237**	120.80	17,32,000.00	17,32,000.00	-	
196	**238**	152.28				
197	**357**	120.00	12,00,000.00	21,000.00	11,79,000.00	
198	**215**	161.120	12,50,000.00	25,000.00	12,25,000.00	
199	**257**	153.000	16,71,600.00	21,000.00	16,50,600.00	
200	**329**	217.500	23,76,300.00	21,000.00	23,55,300.00	
201	**385**	136.280	14,67,000.00	5,50,000.00	9,17,000.00	
202	**344**	118.400	12,27,000.00	42,000.00	11,85,000.00	
203	**345**	118.400	13,11,000.00	51,000.00	12,60,000.00	
204	**534**	153.900	16,55,000.00	7,95,100.00	8,59,900.00	
205	**540**	144.000	15,50,000.00	51,000.00	14,99,000.00	
206	**541**	144.000	15,50,000.00	7,14,278.00	8,35,722.00	
207	**28**	117.600	12,65,850.00	51,000.00	12,14,850.00	
208	**452**	118.400	14,65,630.00	7,50,001.00	7,15,629.00	
209	**453**	118.400	14,65,630.00	10,02,000.00	4,63,630.00	
210	**586**	105.000	26,20,000.00	26,20,000.00	-	
211	**587**	105.000				
212	**21**	117.600	10,00,000.00	51,000.00	9,49,000.00	
213	**518**	95.810	12,89,200.00	1,04,000.00	11,85,200.00	
214	**98**	105.600	7,09,000.00	3,51,000.00	3,58,000.00	
215	**419**	108.750	14,04,700.00	51,000.00	13,53,700.00	
216	**311**	126.850	26,67,315.00	31,000.00	26,36,315.00	
217	**313**	109.150	14,09,900.00	31,000.00	13,78,900.00	
218	**110**	128.000	13,77,800.00	51,000.00	13,26,800.00	
	Total	32,073.01	28,71,55,327.00	25,18,46,431.00	3,53,08,896.00	

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	11	160.000	6,68,800.00
4	12	160.000	6,68,800.00



5	13	160.000	6,68,800.00
6	36	117.600	4,91,568.00
7	37	117.600	4,91,568.00
8	40	112.500	4,70,250.00
9	41	112.500	4,70,250.00
10	42	112.500	4,70,250.00
11	44	142.500	5,95,650.00
12	56	160.000	6,68,800.00
13	57	160.000	6,68,800.00
14	60	160.000	6,68,800.00
15	61	160.000	6,68,800.00
16	83	105.600	4,41,408.00
17	84	105.600	4,41,408.00
18	85	128.000	5,35,040.00
19	86	128.000	5,35,040.00
20	87	105.600	4,41,408.00
21	88	105.600	4,41,408.00
22	89	105.600	4,41,408.00
23	90	105.600	4,41,408.00
24	91	105.600	4,41,408.00
25	92	105.600	4,41,408.00
26	93	128.000	5,35,040.00
27	94	128.000	5,35,040.00
28	95	105.600	4,41,408.00
29	96	105.600	4,41,408.00
30	97	105.600	4,41,408.00
31	106	105.600	4,41,408.00
32	109	128.000	5,35,040.00
33	111	105.600	4,41,408.00
34	112	105.600	4,41,408.00
35	113	105.600	4,41,408.00
36	114	105.600	4,41,408.00
37	115	105.600	4,41,408.00
38	116	105.600	4,41,408.00
39	117	128.000	5,35,040.00
40	118	128.000	5,35,040.00
41	119	105.600	4,41,408.00
42	120	105.600	4,41,408.00
43	121	105.600	4,41,408.00
44	122	105.600	4,41,408.00
45	123	105.600	4,41,408.00
46	124	105.600	4,41,408.00
47	125	128.000	5,35,040.00
48	126	128.000	5,35,040.00
49	127	105.600	4,41,408.00
50	128	105.600	4,41,408.00
51	129	105.600	4,41,408.00
52	130	105.600	4,41,408.00
53	131	105.600	4,41,408.00
54	135	105.600	4,41,408.00
55	137	105.600	4,41,408.00
56	139	105.600	4,41,408.00
57	140	105.600	4,41,408.00
58	141	128.000	5,35,040.00
59	142	128.000	5,35,040.00
60	143	105.600	4,41,408.00
61	144	105.600	4,41,408.00
62	145	105.600	4,41,408.00
63	146	105.600	4,41,408.00
64	147	105.600	4,41,408.00
65	148	105.600	4,41,408.00
66	149	128.000	5,35,040.00
67	150	128.000	5,35,040.00
68	151	105.600	4,41,408.00
69	152	105.600	4,41,408.00
70	154	105.600	4,41,408.00
71	155	105.600	4,41,408.00
72	156	105.600	4,41,408.00
73	157	128.000	5,35,040.00



74	158	128.000	5,35,040.00
75	159	105.600	4,41,408.00
76	160	105.600	4,41,408.00
77	161	105.600	4,41,408.00
78	162	105.600	4,41,408.00
79	163	105.600	4,41,408.00
80	167	105.600	4,41,408.00
81	168	105.600	4,41,408.00
82	169	105.600	4,41,408.00
83	170	105.600	4,41,408.00
84	171	105.600	4,41,408.00
85	172	105.600	4,41,408.00
86	173	128.000	5,35,040.00
87	174	128.000	5,35,040.00
88	175	105.600	4,41,408.00
89	176	105.600	4,41,408.00
90	177	105.600	4,41,408.00
91	178	105.600	4,41,408.00
92	179	105.600	4,41,408.00
93	180	105.600	4,41,408.00
94	181	128.000	5,35,040.00
95	182	128.000	5,35,040.00
96	183	105.600	4,41,408.00
97	184	105.600	4,41,408.00
98	185	105.600	4,41,408.00
99	186	105.600	4,41,408.00
100	187	105.600	4,41,408.00
101	188	105.600	4,41,408.00
102	189	128.000	5,35,040.00
103	190	128.000	5,35,040.00
104	191	105.600	4,41,408.00
105	192	105.600	4,41,408.00
106	193	105.600	4,41,408.00
107	194	105.600	4,41,408.00
108	195	105.600	4,41,408.00
109	201	161.120	6,73,481.60
110	202	161.120	6,73,481.60
111	203	161.120	6,73,481.60
112	204	161.120	6,73,481.60
113	205	161.120	6,73,481.60
114	207	161.120	6,73,481.60
115	208	161.120	6,73,481.60
116	209	161.120	6,73,481.60
117	210	170.250	7,11,645.00
118	211	120.000	5,01,600.00
119	216	161.120	6,73,481.60
120	230	120.800	5,04,944.00
121	234	120.800	5,04,944.00
122	235	120.800	5,04,944.00
123	241	110.400	4,61,472.00
124	242	110.400	4,61,472.00
125	243	110.400	4,61,472.00
126	244	110.400	4,61,472.00
127	245	110.400	4,61,472.00
128	246	128.000	5,35,040.00
129	247	128.000	5,35,040.00
130	248	110.400	4,61,472.00
131	249	110.400	4,61,472.00
132	250	110.400	4,61,472.00
133	251	110.400	4,61,472.00
134	252	110.400	4,61,472.00
135	253	110.400	4,61,472.00
136	258	119.000	4,97,420.00
137	259	119.000	4,97,420.00
138	260	119.000	4,97,420.00
139	261	119.000	4,97,420.00
140	262	119.000	4,97,420.00
141	263	119.000	4,97,420.00
142	264	119.000	4,97,420.00
143	273	105.000	4,38,900.00
144	274	105.000	4,38,900.00
145	275	105.000	4,38,900.00
146	276	105.000	4,38,900.00
147	277	105.000	4,38,900.00
148	278	105.000	4,38,900.00
149	279	105.000	4,38,900.00
150	280	135.000	5,64,300.00



151	282	135.000	5,64,300.00
152	286	107.200	4,48,096.00
153	287	107.200	4,48,096.00
154	288	107.200	4,48,096.00
155	289	107.200	4,48,096.00
156	290	107.200	4,48,096.00
157	291	107.200	4,48,096.00
158	292	107.200	4,48,096.00
159	293	128.000	5,35,040.00
160	294	128.000	5,35,040.00
161	295	107.200	4,48,096.00
162	296	107.200	4,48,096.00
163	297	107.200	4,48,096.00
164	298	107.200	4,48,096.00
165	299	107.200	4,48,096.00
166	300	107.200	4,48,096.00
167	301	107.200	4,48,096.00
168	302	136.280	5,69,650.40
169	303	152.830	6,38,829.40
170	304	104.520	4,36,893.60
171	305	109.150	4,56,247.00
172	306	109.150	4,56,247.00
173	307	109.150	4,56,247.00
174	308	109.150	4,56,247.00
175	309	109.150	4,56,247.00
176	310	126.850	5,30,233.00
177	312	109.150	4,56,247.00
178	316	109.150	4,56,247.00
179	324	144.000	6,01,920.00
180	331	136.120	5,68,981.60
181	332	99.000	4,13,820.00
182	333	99.000	4,13,820.00
183	334	125.780	5,25,760.40
184	335	140.780	5,88,460.40
185	336	123.750	5,17,275.00
186	337	136.120	5,68,981.60
187	339	118.400	4,94,912.00
188	340	118.400	4,94,912.00
189	341	118.400	4,94,912.00
190	342	118.400	4,94,912.00
191	343	118.400	4,94,912.00
192	346	143.200	5,98,576.00
193	347	143.200	5,98,576.00
194	348	120.000	5,01,600.00
195	349	120.000	5,01,600.00
196	350	120.000	5,01,600.00
197	351	120.000	5,01,600.00
198	352	120.000	5,01,600.00
199	353	120.000	5,01,600.00
200	354	120.000	5,01,600.00
201	358	120.000	5,01,600.00
202	359	120.000	5,01,600.00
203	360	120.000	5,01,600.00
204	361	120.000	5,01,600.00
205	362	128.000	5,35,040.00
206	363	128.000	5,35,040.00
207	364	120.000	5,01,600.00
208	365	120.000	5,01,600.00
209	366	120.000	5,01,600.00
210	367	120.000	5,01,600.00
211	368	120.000	5,01,600.00
212	369	144.000	6,01,920.00
213	372	144.000	6,01,920.00
214	373	120.000	5,01,600.00
215	374	120.000	5,01,600.00
216	375	120.000	5,01,600.00
217	376	120.000	5,01,600.00
218	377	120.000	5,01,600.00
219	378	128.000	5,35,040.00
220	379	128.000	5,35,040.00
221	380	120.000	5,01,600.00
222	381	120.000	5,01,600.00
223	382	120.000	5,01,600.00
224	388	114.400	4,78,192.00
225	389	114.400	4,78,192.00
226	390	114.400	4,78,192.00
227	391	114.400	4,78,192.00



228	392	128.000	5,35,040.00
229	393	128.000	5,35,040.00
230	394	114.400	4,78,192.00
231	395	114.400	4,78,192.00
232	396	114.400	4,78,192.00
233	397	114.400	4,78,192.00
234	398	114.400	4,78,192.00
235	399	144.000	6,01,920.00
236	400	293.200	12,25,576.00
237	401	293.200	12,25,576.00
238	402	144.000	6,01,920.00
239	403	110.400	4,61,472.00
240	404	110.400	4,61,472.00
241	405	110.400	4,61,472.00
242	406	110.400	4,61,472.00
243	407	110.400	4,61,472.00
244	408	128.000	5,35,040.00
245	409	128.000	5,35,040.00
246	410	110.400	4,61,472.00
247	420	108.750	4,54,575.00
248	421	108.750	4,54,575.00
249	422	108.750	4,54,575.00
250	423	108.750	4,54,575.00
251	424	108.750	4,54,575.00
252	425	108.750	4,54,575.00
253	426	135.000	5,64,300.00
254	460	115.150	4,81,327.00
255	461	115.150	4,81,327.00
256	462	115.150	4,81,327.00
257	463	115.150	4,81,327.00
258	466	115.150	4,81,327.00
259	467	137.040	5,72,827.20
260	468	137.040	5,72,827.20
261	469	115.150	4,81,327.00
262	472	115.150	4,81,327.00
263	473	115.150	4,81,327.00
264	474	115.150	4,81,327.00
265	475	115.150	4,81,327.00
266	476	115.150	4,81,327.00
267	477	115.150	4,81,327.00
268	478	144.760	6,05,096.80
269	480	120.900	5,05,362.00
270	481	120.900	5,05,362.00
271	482	120.900	5,05,362.00
272	483	120.900	5,05,362.00
273	484	120.900	5,05,362.00
274	485	120.900	5,05,362.00
275	486	120.900	5,05,362.00
276	488	140.330	5,86,579.40
277	489	140.330	5,86,579.40
278	490	120.900	5,05,362.00
279	494	120.900	5,05,362.00
280	495	120.900	5,05,362.00
281	496	120.900	5,05,362.00
282	497	120.900	5,05,362.00
283	499	159.750	6,67,755.00
284	500	144.000	6,01,920.00
285	501	144.000	6,01,920.00
286	502	144.000	6,01,920.00
287	503	144.000	6,01,920.00
288	504	144.000	6,01,920.00
289	505	144.000	6,01,920.00
290	509	160.200	6,69,636.00
291	510	160.200	6,69,636.00
292	511	160.200	6,69,636.00
293	512	160.200	6,69,636.00
294	513	160.200	6,69,636.00
295	514	160.200	6,69,636.00
296	515	175.950	7,35,471.00
297	516	125.100	5,22,918.00
298	519	97.060	4,05,710.80
299	520	98.310	4,10,935.80
300	521	99.560	4,16,160.80
301	522	100.810	4,21,385.80
302	526	121.600	5,08,299.00



303	527	123.200	5,14,976.00
304	528	146.640	6,12,955.20
305	532	153.900	6,43,302.00
306	533	153.900	6,43,302.00
307	535	153.900	6,43,302.00
308	536	170.100	7,11,018.00
309	537	180.000	7,52,400.00
310	538	144.000	6,01,920.00
311	539	144.000	6,01,920.00
312	542	144.000	6,01,920.00
313	546	110.210	4,60,677.80
314	547	110.210	4,60,677.80
315	548	110.210	4,60,677.80
316	549	110.210	4,60,677.80
317	550	110.210	4,60,677.80
318	551	110.210	4,60,677.80
319	552	110.210	4,60,677.80
320	553	110.210	4,60,677.80
321	554	139.820	5,84,447.60
322	555	287.870	12,03,296.60
323	556	304.730	12,73,771.40
324	557	139.820	5,84,447.60
325	558	110.210	4,60,677.80
326	559	110.210	4,60,677.80
327	560	110.210	4,60,677.80
328	561	110.210	4,60,677.80
329	562	110.210	4,60,677.80
330	563	110.210	4,60,677.80
331	564	110.210	4,60,677.80
332	565	110.210	4,60,677.80
333	568	124.190	5,19,114.20
334	569	124.190	5,19,114.20
335	570	124.190	5,19,114.20
336	571	124.190	5,19,114.20
337	572	124.190	5,19,114.20
338	573	124.190	5,19,114.20
339	574	124.190	5,19,114.20
340	576	172.720	7,21,969.60
341	577	124.190	5,19,114.20
342	578	124.190	5,19,114.20
343	579	124.190	5,19,114.20
344	580	124.190	5,19,114.20
345	581	124.190	5,19,114.20
346	583	124.190	5,19,114.20
347	590	228.670	9,55,840.60
348	591	227.220	9,49,779.60
349	592	224.790	9,39,622.20
350	593	224.790	9,39,622.20
351	594	239.700	10,01,946.00
352	59	160.000	6,68,800.00
353	221	161.120	6,73,481.60
354	82	105.600	4,41,408.00
355	138	105.600	4,41,408.00
356	233	120.800	5,04,944.00
357	102	206.390	8,62,710.20
358	449	118.400	4,94,912.00
359	323	168.280	7,03,410.40
360	589	230.130	9,61,943.40
361	104	105.600	4,41,408.00
362	206	161.120	6,73,481.60
363	487	120.900	5,05,362.00
364	10	160.000	6,68,800.00
365	370	327.600	13,69,368.00
366	371	291.600	12,18,888.00
367	**153**	105.600	4,41,408.00
Total		48,117.490	20,11,31,108.20

SUMIT R. CHANDWANI
M. No. 616678
CHARTERED ACCOUNTANT

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)	11,10,14,338
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)	3,53,08,896
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)	48,117.49
	(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	20,11,31,108
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	23,64,40,004
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	10,09,41,474
3	Withdrawals	10,09,28,500
4	Closing balance	12,974

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	-
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	25,18,33,457
5	Total funds for project	36,14,73,104	36,14,73,104	25,04,58,766
6	Total extimated cost (As per Table A)	36,14,73,104	36,14,73,104	36,14,73,104

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

Managing Director

Authorised signatory

Date: 20-01-2025

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

Yours Faithfully
For, Sumit R. Chandwani
Chartered Accountant

CA Sumit Chandwani
M. No. 616078
UDIN:25616078BMHWTK7465
Certificate no. :24-25/075

SHRI ANJANEYA DEVELOPERS PVT. LTD. * NAGPUR