98, Sindhi Colony
Nanak Nagar, Bhusawal- 425201
Dist - Jalgoan (M.H)

M.:
Email: casumitchandwani1@gmail.com

SUMIT 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: 18-10-2024

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**

SUMIT R. CHANDWANI
M No. 616878
CHARTERED ACCOUNTANT

Table B - Actual Cost Incurred on the Project till the quarter ending 30/09/2024			
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	4,58,54,785
		(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	**4,58,54,785**
		Total Cost of the Project (Incurred)	**24,76,31,063**

3		Total Cost of the Project (Actual incurred as on date of certificate)	24,76,31,063
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	68.51%
5		Amount which can be withdrawn from the Designated Account	24,76,31,063
6		Less: Amount withdrawn till date of this certificate from Designated Account	9,10,68,499
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	15,65,62,564

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

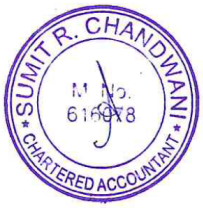
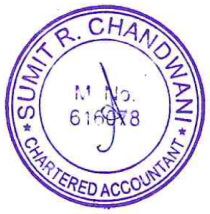
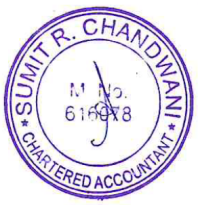


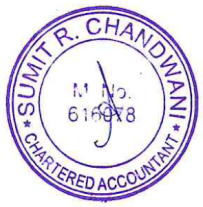
Table C - Statement of calculation of receivables from Sale of the Real Estate project					
Sold Inventory					
Sr. No	**Plot No.**	**Carpet Area (Sq. Mtrs)**	**Unit Conisderation as per Agreement/ Letter of Allotment**	**Received Amount**	**Balance receivables**
1	507	156.98	8,45,000.00	8,45,000.00	-
2	55	210.00	14,72,950.00	14,72,950.00	-
3	136	105.60	4,29,776.00	4,29,776.00	-
4	26	206.39	16,99,500.00	16,99,500.00	-
5	225	156.80	14,94,000.00	14,94,000.00	-
6	226	120.80			
7	445	242.38	27,39,400.00	10,39,700.00	16,99,700.00
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	206.39	11,98,570.00	11,98,570.00	-
89	218	161.12	8,67,000.00	8,67,000.00	-
90	219	161.12	8,67,000.00	8,67,000.00	-
91	200	161.12	18,50,000.00	18,50,000.00	-
92	222	161.12	18,50,000.00	18,50,000.00	-
93	134	206.39	27,77,000.00	27,77,000.00	-
94	444	239.56	10,05,800.00	10,05,800.00	-
95	43	112.50	7,71,498.00	7,71,498.00	-
96	76	105.60	5,68,500.00	5,68,500.00	-
97	459	115.15	13,63,450.00	13,63,450.00	-
98	64	160.00	8,61,000.00	8,61,000.00	-
99	318	160.03	10,35,000.00	10,35,000.00	-
100	285	141.20	13,19,880.00	13,19,880.00	-
101	464	115.15	12,39,500.00	12,39,500.00	-
102	471	115.15			
103	465	115.15	39,54,000.00	39,54,000.00	-
104	470	115.15			
105	442	239.56	15,90,000.00	15,90,000.00	-
106	443	239.56	15,90,000.00	15,90,000.00	-
107	319	155.77	27,77,405.00	27,77,405.00	-
108	320	112.00			
109	321	112.00			
110	322	136.28			
111	386	136.28	26,76,800.00	26,76,800.00	-
112	387	114.40			
113	414	110.40			
114	415	136.28			
115	436	228.60	20,92,040.00	20,92,040.00	-
116	437	160.11			
117	416	142.28	19,36,345.00	19,36,345.00	-
118	417	108.75			
119	418	108.75			
120	529	165.08	17,16,750.00	17,16,750.00	-
121	530	153.90			
122	543	144.00	17,50,700.00	17,50,700.00	-
123	544	181.28			
124	27	206.39	11,11,000.00	11,11,000.00	-
125	229	120.80	16,25,400.00	16,25,400.00	-
126	458	115.15	13,00,000.00	13,00,000.00	-
127	213	161.12	22,54,600.00	22,54,600.00	-
128	16	117.60	16,00,000.00	15,16,900.00	83,100.00
129	18	117.60	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	206.39	46,65,318.00	46,65,318.00	-
132	101	206.39			
133	71	105.60	23,87,028.00	23,87,028.00	-
134	72	105.60			
135	99	105.60	23,87,028.00	23,87,028.00	-
136	100	105.60			
137	439	239.56	13,52,206.00	13,52,206.00	-
138	17	117.60	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	94.55	9,50,000.00	9,50,000.00	-
142	19	117.60	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	120.00	8,75,000.00	8,75,000.00	-
146	67	160.00	17,99,800.00	17,99,800.00	-



147	68	160.00	17,99,800.00	17,99,800.00	
148	75	105.60	12,78,800.00	12,78,800.00	-
149	338	170.42	11,00,700.00	11,00,700.00	-
150	265	119.00	32,50,000.00	32,50,000.00	-
151	266	119.00			-
152	267	119.00			-
153	268	164.83			
154	269	144.53	30,50,000.00	30,50,000.00	-
155	270	105.00			-
156	271	105.00			-
157	272	105.00			-
158	214	161.12	10,50,000.00	10,50,000.00	-
159	236	120.80	8,38,974.00	8,38,974.00	-
160	457	170.66	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	164	105.60	10,23,000.00	1,00,000.00	9,23,000.00
173	65	160.00	17,91,000.00	70,000.00	17,21,000.00
174	166	206.39	19,43,970.00	19,43,970.00	-
175	411	110.40	23,76,000.00	42,000.00	23,34,000.00
176	412	110.40			
177	582	124.19	14,00,000.00	12,40,000.00	1,60,000.00
178	326	155.62	16,50,000.00	6,00,000.00	10,50,000.00
179	327	99.75			
180	523	102.06	10,98,600.00	21,000.00	10,77,600.00
181	51	210.00	17,51,850.00	15,18,000.00	2,33,850.00
182	58	160.00	15,50,000.00	21,000.00	15,29,000.00
183	237	120.80	17,32,000.00	17,32,000.00	-
184	238	152.28			
185	357	120.00	12,00,000.00	21,000.00	11,79,000.00
186	215	161.120	12,50,000.00	25,000.00	12,25,000.00
187	257	153.000	16,71,600.00	21,000.00	16,50,600.00
188	329	217.500	23,76,300.00	21,000.00	23,55,300.00
189	385	136.280	14,67,000.00	3,50,000.00	11,17,000.00
190	344	118.400	12,27,000.00	42,000.00	11,85,000.00
191	345	118.400	13,11,000.00	51,000.00	12,60,000.00
192	534	153.900	16,55,000.00	7,95,100.00	8,59,900.00
193	540	144.000	15,50,000.00	51,000.00	14,99,000.00
194	541	144.000	15,50,000.00	7,14,278.00	8,35,722.00
195	28	117.600	12,65,850.00	51,000.00	12,14,850.00
196	452	118.400	8,00,000.00	7,50,001.00	49,999.00
197	453	118.400	8,00,000.00	7,52,000.00	48,000.00
198	153	105.600	8,00,000.00	21,000.00	7,79,000.00
199	586	105.000	27,12,520.00	26,20,024.50	92,495.50
200	587	105.000			
201	21	117.600	10,00,000.00	51,000.00	9,49,000.00
202	518	95.810	12,89,200.00	1,00,000.00	11,89,200.00
203	575	156.270	21,44,700.00	5,00,000.00	16,44,700.00
204	355	152.280	20,08,000.00	51,000.00	19,57,000.00
205	39	141.750	16,78,400.00	31,000.00	16,47,400.00
206	98	105.600	14,09,000.00	3,51,000.00	10,58,000.00
207	419	108.750	14,04,700.00	51,000.00	13,53,700.00
	Total	30,578.98	26,87,79,672.00	23,22,89,455.50	3,64,90,216.50



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	15	202.400	8,46,032.00	
7	36	117.600	4,91,568.00	
8	37	117.600	4,91,568.00	
9	40	112.500	4,70,250.00	
10	41	112.500	4,70,250.00	
11	42	112.500	4,70,250.00	
12	44	142.500	5,95,650.00	
13	56	160.000	6,68,800.00	
14	57	160.000	6,68,800.00	
15	60	160.000	6,68,800.00	
16	61	160.000	6,68,800.00	
17	62	160.000	6,68,800.00	
18	83	105.600	4,41,408.00	
19	84	105.600	4,41,408.00	
20	85	128.000	5,35,040.00	
21	86	128.000	5,35,040.00	
22	87	105.600	4,41,408.00	
23	88	105.600	4,41,408.00	
24	89	105.600	4,41,408.00	
25	90	105.600	4,41,408.00	
26	91	105.600	4,41,408.00	
27	92	105.600	4,41,408.00	
28	93	128.000	5,35,040.00	
29	94	128.000	5,35,040.00	
30	95	105.600	4,41,408.00	
31	96	105.600	4,41,408.00	
32	97	105.600	4,41,408.00	
33	106	105.600	4,41,408.00	
34	109	128.000	5,35,040.00	
35	110	128.000	5,35,040.00	
36	111	105.600	4,41,408.00	
37	112	105.600	4,41,408.00	
38	113	105.600	4,41,408.00	
39	114	105.600	4,41,408.00	
40	115	105.600	4,41,408.00	
41	116	105.600	4,41,408.00	
42	117	128.000	5,35,040.00	
43	118	128.000	5,35,040.00	
44	119	105.600	4,41,408.00	
45	120	105.600	4,41,408.00	
46	121	105.600	4,41,408.00	
47	122	105.600	4,41,408.00	
48	123	105.600	4,41,408.00	
49	124	105.600	4,41,408.00	
50	125	128.000	5,35,040.00	
51	126	128.000	5,35,040.00	
52	127	105.600	4,41,408.00	
53	128	105.600	4,41,408.00	
54	129	105.600	4,41,408.00	
55	130	105.600	4,41,408.00	
56	131	105.600	4,41,408.00	
57	135	105.600	4,41,408.00	
58	137	105.600	4,41,408.00	
59	139	105.600	4,41,408.00	
60	140	105.600	4,41,408.00	
61	141	128.000	5,35,040.00	
62	142	128.000	5,35,040.00	
63	143	105.600	4,41,408.00	
64	144	105.600	4,41,408.00	
65	145	105.600	4,41,408.00	
66	146	105.600	4,41,408.00	
67	147	105.600	4,41,408.00	
68	148	105.600	4,41,408.00	
69	149	128.000	5,35,040.00	
70	150	128.000	5,35,040.00	
71	151	105.600	4,41,408.00	
72	152	105.600	4,41,408.00	
73	154	105.600	4,41,408.00	

74	155	105.600	4,41,408.00
75	156	105.600	4,41,408.00
76	157	128.000	5,35,040.00
77	158	128.000	5,35,040.00
78	159	105.600	4,41,408.00
79	160	105.600	4,41,408.00
80	161	105.600	4,41,408.00
81	162	105.600	4,41,408.00
82	163	105.600	4,41,408.00
83	167	105.600	4,41,408.00
84	168	105.600	4,41,408.00
85	169	105.600	4,41,408.00
86	170	105.600	4,41,408.00
87	171	105.600	4,41,408.00
88	172	105.600	4,41,408.00
89	173	128.000	5,35,040.00
90	174	128.000	5,35,040.00
91	175	105.600	4,41,408.00
92	176	105.600	4,41,408.00
93	177	105.600	4,41,408.00
94	178	105.600	4,41,408.00
95	179	105.600	4,41,408.00
96	180	105.600	4,41,408.00
97	181	128.000	5,35,040.00
98	182	128.000	5,35,040.00
99	183	105.600	4,41,408.00
100	184	105.600	4,41,408.00
101	185	105.600	4,41,408.00
102	186	105.600	4,41,408.00
103	187	105.600	4,41,408.00
104	188	105.600	4,41,408.00
105	189	128.000	5,35,040.00
106	190	128.000	5,35,040.00
107	191	105.600	4,41,408.00
108	192	105.600	4,41,408.00
109	193	105.600	4,41,408.00
110	194	105.600	4,41,408.00
111	195	105.600	4,41,408.00
112	201	161.120	6,73,481.60
113	202	161.120	6,73,481.60
114	203	161.120	6,73,481.60
115	204	161.120	6,73,481.60
116	205	161.120	6,73,481.60
117	207	161.120	6,73,481.60
118	208	161.120	6,73,481.60
119	209	161.120	6,73,481.60
120	210	170.250	7,11,645.00
121	211	120.000	5,01,600.00
122	216	161.120	6,73,481.60
123	230	120.800	5,04,944.00
124	234	120.800	5,04,944.00
125	235	120.800	5,04,944.00
126	241	110.400	4,61,472.00
127	242	110.400	4,61,472.00
128	243	110.400	4,61,472.00
129	244	110.400	4,61,472.00
130	245	110.400	4,61,472.00
131	246	128.000	5,35,040.00
132	247	128.000	5,35,040.00
133	248	110.400	4,61,472.00
134	249	110.400	4,61,472.00
135	250	110.400	4,61,472.00
136	251	110.400	4,61,472.00
137	252	110.400	4,61,472.00
138	253	110.400	4,61,472.00
139	258	119.000	4,97,420.00
140	259	119.000	4,97,420.00
141	260	119.000	4,97,420.00
142	261	119.000	4,97,420.00
143	262	119.000	4,97,420.00
144	263	119.000	4,97,420.00
145	264	119.000	4,97,420.00
146	273	105.000	4,38,900.00
147	274	105.000	4,38,900.00
148	275	105.000	4,38,900.00
149	276	105.000	4,38,900.00
150	277	105.000	4,38,900.00

151	278	105.000	4,38,900.00
152	279	105.000	4,38,900.00
153	280	135.000	5,64,300.00
154	282	135.000	5,64,300.00
155	286	107.200	4,48,096.00
156	287	107.200	4,48,096.00
157	288	107.200	4,48,096.00
158	289	107.200	4,48,096.00
159	290	107.200	4,48,096.00
160	291	107.200	4,48,096.00
161	292	107.200	4,48,096.00
162	293	128.000	5,35,040.00
163	294	128.000	5,35,040.00
164	295	107.200	4,48,096.00
165	296	107.200	4,48,096.00
166	297	107.200	4,48,096.00
167	298	107.200	4,48,096.00
168	299	107.200	4,48,096.00
169	300	107.200	4,48,096.00
170	301	107.200	4,48,096.00
171	302	136.280	5,69,650.40
172	303	152.830	6,38,829.40
173	304	104.520	4,36,893.60
174	305	109.150	4,56,247.00
175	306	109.150	4,56,247.00
176	307	109.150	4,56,247.00
177	308	109.150	4,56,247.00
178	309	109.150	4,56,247.00
179	310	126.850	5,30,233.00
180	311	126.850	5,30,233.00
181	312	109.150	4,56,247.00
182	313	109.150	4,56,247.00
183	314	109.150	4,56,247.00
184	315	109.150	4,56,247.00
185	316	109.150	4,56,247.00
186	324	144.000	6,01,920.00
187	331	136.120	5,68,981.60
188	332	99.000	4,13,820.00
189	333	99.000	4,13,820.00
190	334	125.780	5,25,760.40
191	335	140.780	5,88,460.40
192	336	123.750	5,17,275.00
193	337	136.120	5,68,981.60
194	339	118.400	4,94,912.00
195	340	118.400	4,94,912.00
196	341	118.400	4,94,912.00
197	342	118.400	4,94,912.00
198	343	118.400	4,94,912.00
199	346	143.200	5,98,576.00
200	347	143.200	5,98,576.00
201	348	120.000	5,01,600.00
202	349	120.000	5,01,600.00
203	350	120.000	5,01,600.00
204	351	120.000	5,01,600.00
205	352	120.000	5,01,600.00
206	353	120.000	5,01,600.00
207	354	120.000	5,01,600.00
208	358	120.000	5,01,600.00
209	359	120.000	5,01,600.00
210	360	120.000	5,01,600.00
211	361	120.000	5,01,600.00
212	362	128.000	5,35,040.00
213	363	128.000	5,35,040.00
214	364	120.000	5,01,600.00
215	365	120.000	5,01,600.00
216	366	120.000	5,01,600.00
217	367	120.000	5,01,600.00
218	368	120.000	5,01,600.00
219	369	144.000	6,01,920.00
220	372	144.000	6,01,920.00
221	373	120.000	5,01,600.00
222	374	120.000	5,01,600.00
223	375	120.000	5,01,600.00
224	376	120.000	5,01,600.00
225	377	120.000	5,01,600.00
226	378	128.000	5,35,040.00
227	379	128.000	5,35,040.00

228	380	120.000	5,01,600.00
229	381	120.000	5,01,600.00
230	382	120.000	5,01,600.00
231	388	114.400	4,78,192.00
232	389	114.400	4,78,192.00
233	390	114.400	4,78,192.00
234	391	114.400	4,78,192.00
235	392	128.000	5,35,040.00
236	393	128.000	5,35,040.00
237	394	114.400	4,78,192.00
238	395	114.400	4,78,192.00
239	396	114.400	4,78,192.00
240	397	114.400	4,78,192.00
241	398	114.400	4,78,192.00
242	399	144.000	6,01,920.00
243	400	293.200	12,25,576.00
244	401	293.200	12,25,576.00
245	402	144.000	6,01,920.00
246	403	110.400	4,61,472.00
247	404	110.400	4,61,472.00
248	405	110.400	4,61,472.00
249	406	110.400	4,61,472.00
250	407	110.400	4,61,472.00
251	408	128.000	5,35,040.00
252	409	128.000	5,35,040.00
253	410	110.400	4,61,472.00
254	413	110.400	4,61,472.00
255	420	108.750	4,54,575.00
256	421	108.750	4,54,575.00
257	422	108.750	4,54,575.00
258	423	108.750	4,54,575.00
259	424	108.750	4,54,575.00
260	425	108.750	4,54,575.00
261	426	135.000	5,64,300.00
262	460	115.150	4,81,327.00
263	461	115.150	4,81,327.00
264	462	115.150	4,81,327.00
265	463	115.150	4,81,327.00
266	466	115.150	4,81,327.00
267	467	137.040	5,72,827.20
268	468	137.040	5,72,827.20
269	469	115.150	4,81,327.00
270	472	115.150	4,81,327.00
271	473	115.150	4,81,327.00
272	474	115.150	4,81,327.00
273	475	115.150	4,81,327.00
274	476	115.150	4,81,327.00
275	477	115.150	4,81,327.00
276	478	144.760	6,05,096.80
277	480	120.900	5,05,362.00
278	481	120.900	5,05,362.00
279	482	120.900	5,05,362.00
280	483	120.900	5,05,362.00
281	484	120.900	5,05,362.00
282	485	120.900	5,05,362.00
283	486	120.900	5,05,362.00
284	488	140.330	5,86,579.40
285	489	140.330	5,86,579.40
286	490	120.900	5,05,362.00
287	494	120.900	5,05,362.00
288	495	120.900	5,05,362.00
289	496	120.900	5,05,362.00
290	497	120.900	5,05,362.00
291	499	159.750	6,67,755.00
292	500	144.000	6,01,920.00
293	501	144.000	6,01,920.00
294	502	144.000	6,01,920.00
295	503	144.000	6,01,920.00
296	504	144.000	6,01,920.00
297	505	144.000	6,01,920.00
298	508	156.980	6,56,176.40
299	509	160.200	6,69,636.00
300	510	160.200	6,69,636.00
301	511	160.200	6,69,636.00
302	512	160.200	6,69,636.00

303	513	160.200	6,69,636.00
304	514	160.200	6,69,636.00
305	515	175.950	7,35,471.00
306	516	125.100	5,22,918.00
307	519	97.060	4,05,710.80
308	520	98.310	4,10,935.80
309	521	99.560	4,16,160.80
310	522	100.810	4,21,385.80
311	526	121.600	5,08,288.00
312	527	123.200	5,14,976.00
313	528	146.640	6,12,955.20
314	532	153.900	6,43,302.00
315	533	153.900	6,43,302.00
316	535	153.900	6,43,302.00
317	536	170.100	7,11,018.00
318	537	180.000	7,52,400.00
319	538	144.000	6,01,920.00
320	539	144.000	6,01,920.00
321	542	144.000	6,01,920.00
322	546	110.210	4,60,677.80
323	547	110.210	4,60,677.80
324	548	110.210	4,60,677.80
325	549	110.210	4,60,677.80
326	550	110.210	4,60,677.80
327	551	110.210	4,60,677.80
328	552	110.210	4,60,677.80
329	553	110.210	4,60,677.80
330	554	139.820	5,84,447.60
331	555	287.870	12,03,296.60
332	556	304.730	12,73,771.40
333	557	139.820	5,84,447.60
334	558	110.210	4,60,677.80
335	559	110.210	4,60,677.80
336	560	110.210	4,60,677.80
337	561	110.210	4,60,677.80
338	562	110.210	4,60,677.80
339	563	110.210	4,60,677.80
340	564	110.210	4,60,677.80
341	565	110.210	4,60,677.80
342	568	124.190	5,19,114.20
343	569	124.190	5,19,114.20
344	570	124.190	5,19,114.20
345	571	124.190	5,19,114.20
346	572	124.190	5,19,114.20
347	573	124.190	5,19,114.20
348	574	124.190	5,19,114.20
349	576	172.720	7,21,969.60
350	577	124.190	5,19,114.20
351	578	124.190	5,19,114.20
352	579	124.190	5,19,114.20
353	580	124.190	5,19,114.20
354	581	124.190	5,19,114.20
355	583	124.190	5,19,114.20
356	590	228.670	9,55,840.60
357	591	227.220	9,49,779.60
358	592	224.790	9,39,622.20
359	593	224.790	9,39,622.20
360	594	239.700	10,01,946.00
361	448	118.400	4,94,912.00
362	59	160.000	6,68,800.00
363	63	160.000	6,68,800.00
364	221	161.120	6,73,481.60
365	82	105.600	4,41,408.00
366	138	105.600	4,41,408.00
367	317	109.150	4,56,247.00
368	233	120.800	5,04,944.00
369	102	206.390	8,62,710.20
370	449	118.400	4,94,912.00
371	323	168.280	7,03,410.40
372	589	230.130	9,61,943.40
373	104	105.60	4,41,408.00
374	206	161.12	6,73,481.60
375	487	120.900	5,05,362.00
376	10	160.000	6,68,800.00
377	370	327.600	13,69,368.00
378	371	291.600	12,18,888.00
		49611.52	207376153.6
Total			

SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT
M No. 616078

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)	11,38,42,041
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)	3,64,90,217
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)	49,611.52
	(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	20,73,76,154
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	24,38,66,370
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	9,11,11,861
3	Withdrawals	9,10,68,499
4	Closing balance	43,362

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	1,53,84,970
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	23,22,46,094
5	Total funds for project	36,14,73,104	36,14,73,104	24,76,31,063
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 Sep 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 Managing Director

Date: 18-10-2024

SHRI ANJANEYA DEVELOPERS PVT. LTD. NAGPUR

SUMIT R. CHANDWANI M. No. 616078 CHARTERED ACCOUNTANT

Yours Faithfully
For, Sumit Chandwani
Chartered Accountant

CA Sumit Chandwani
M. No. 616078
UDIN: 24616078BKAVUO6471