



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: 19-04-2025

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

Subject: Certificate of Financial Progress of Work of ANJANEYA NAGAR V having MahaRERA Registration Number P50500048384 being developed by M/s. SHRI ANJANEYA DEVELOPERS PVT LTD.

Sir,

This certificate is being issued for RERA compliance for the ANJANEYA NAGAR V having MahaRERA Registration Number P50500048384 being developed by M/s. Anjaneya Developers Pvt Ltd and is based on the records and documents produced before me and explanations provided by the management of the promoter.

Table A - Estimated Cost of the Project (at the time of registration of Project)		
Sr No.	Particulars	Estimated Cost (At the time of registration of Project)(INR)
1 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	17,76,02,500
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	3,47,14,614
c)	Estimated Acquisition cost of TDR (if any)	-
d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	91,55,990
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-
f)	Under Rehabilitation scheme:	-
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-
ii)	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land Cost	22,14,73,104
ii) Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	14,00,00,000
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
(c)	Estimated expenditure for development of entire project excluding cost of construction as per(i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
(d)	Estimated Taxes, cess, fees, charges, premiums interest etc payable to any Statutory Authority.	-
(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	14,00,00,000
	Total Cost of the Project (Estimated)	36,14,73,104



Table B - Actual Cost Incurred on the Project till the quarter ending 31/03/2025

Sr No.	Particulars	Amount (INR) Incurred
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	16,18,55,000
b)	Incurred Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government/ UT Administration or any Statutory Authority.	3,09,21,028
c)	Incurred Expenditure for Acquisition of TDR (if any)	-
d)	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	90,00,250
e)	Land premium paid for redevelopment of land owned by public authorities.	-
f)	Under Rehabilitation scheme:	-
i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	-
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(b) Incurred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	-
ii)	Incurred expenditure towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on	-
iii)	Incurred expenditure of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	-
iv)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of Land cost	20,17,76,278

2	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	5,40,76,208
	(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	5,40,76,208
	Total Cost of the Project (Incurred)	25,58,52,486

3	Total Cost of the Project (Actual incurred as on date of certificate)	25,58,52,486
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	70.78%
5	Amount which can be withdrawn from the Designated Account	25,58,52,486
6	Less: Amount withdrawn till date of this certificate from Designated Account	11,25,13,500
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,33,38,986

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



Table C - Statement of calculation of receivables from Sale of the Real Estate project

Sold Inventory					
Sr. No	Plot No.	Carpet Area (Sq. Mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	507	156.98	8,45,000.00	8,45,000.00	-
2	55	210.00	14,72,950.00	14,72,950.00	-
3	136	105.60	4,29,776.00	4,29,776.00	-
4	26	206.39	16,99,500.00	16,99,500.00	-
5	225	156.80	14,94,000.00	14,94,000.00	-
6	226	120.80			-
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			
121	530	153.9	17,50,700.00	17,50,700.00	-
122	543	144.0			
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	-



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			
167	479	170.660			
168	498	144.760	33,95,180.00	33,95,180.00	-
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			
184	448	118.400			
185	311	126.850	14,65,600.00	14,65,600.00	-
186	312	109.150	26,67,315.00	26,67,315.00	-
187	44	142.500	16,87,300.00	16,87,300.00	-
188	586	105.000	26,20,000.00	26,20,000.00	-
189	587	105.000			
190	98	105.600			
191	309	109.150			
192	411	110.400	14,73,600.00	14,73,600.00	-
193	40	112.500	13,62,300.00	13,62,300.00	-
194	509	160.200	15,52,000.00	15,52,000.00	-
195	426	135.000	8,72,000.00	8,72,000.00	-
196	402	144.000	17,05,022.00	17,05,022.00	-
197	594	239.700	28,38,200.00	28,38,200.00	-
198	104	105.600	14,35,500.00	14,35,500.00	-
199	21	117.600	12,65,900.00	12,65,900.00	-
200	230	120.800	8,00,000.00	8,00,000.00	-
201	323	168.280	21,73,500.00	21,73,500.00	-
202	235	120.800	13,60,300.00	13,60,300.00	-
203	168	105.600	10,23,000.00	10,23,000.00	-
204	164	105.60	10,23,000.00	1,00,000.00	9,23,000.00
205	166	206.39	19,43,970.00	19,43,970.00	-
206	410	110.40	23,76,000.00	42,000.00	23,34,000.00
207	582	124.19	14,00,000.00	12,40,000.00	1,60,000.00
208	326	155.62	16,50,000.00	11,00,000.00	5,50,000.00
209	327	99.75			
210	523	102.06	10,98,600.00	21,000.00	10,77,600.00
211	51	210.00	17,51,850.00	15,18,000.00	2,33,850.00
212	58	160.00	15,50,000.00	21,000.00	15,29,000.00
213	237	120.80	17,32,000.00	17,32,000.00	-
214	238	152.28			
215	357	120.00	12,00,000.00	21,000.00	11,79,000.00
216	215	161.120	12,50,000.00	25,000.00	12,25,000.00
217	257	153.000	16,71,600.00	21,000.00	16,50,600.00
218	329	217.500	23,76,300.00	21,000.00	23,55,300.00
219	385	136.280	14,67,000.00	5,50,000.00	9,17,000.00
220	345	118.400	13,11,000.00	51,000.00	12,60,000.00
221	534	153.900	16,55,000.00	3,00,100.00	13,54,900.00
222	540	144.000	15,50,000.00	51,000.00	14,99,000.00
223	541	144.000	15,50,000.00	7,14,278.00	8,35,722.00
224	452	118.400	14,65,630.00	7,50,001.00	7,15,629.00
225	453	118.400	14,65,630.00	10,02,000.00	4,63,630.00
226	110	128.000	13,77,800.00	3,51,001.00	10,26,799.00
227	406	110.400	14,26,000.00	21,001.00	14,04,999.00
228	589	230.130	30,20,200.00	1,00,000.00	29,20,200.00
229	425	108.750	6,70,600.00	50,000.00	6,20,600.00
230	28	117.600	15,75,000.00	50,000.00	15,25,000.00



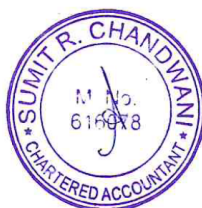
231	167	105.600	14,77,700.00	1,00,000.00	13,77,700.00
232	313	109.150	14,09,900.00	21,000.00	13,88,900.00
233	135	105.600	14,77,700.00	51,000.00	14,26,700.00
234	137	105.600	14,77,700.00	21,000.00	14,56,700.00
235	202	161.120	17,34,300.00	3,46,860.00	13,87,440.00
236	565	110.210	15,83,700.00	50,000.00	15,33,700.00
237	370	327.600	38,78,900.00	10,00,000.00	28,78,900.00
238	371	291.600	34,52,000.00	5,00,000.00	29,52,000.00
239	372	144.000	17,05,000.00	5,00,000.00	12,05,000.00
	Total	35,274.34	32,34,97,399.00	27,83,97,630.00	4,50,99,769.00

Unsold Inventory

Sr. No	Plot No.	Plottable Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	1	1,022.000	42,71,960.00
2	2	1,022.000	42,71,960.00
3	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	41	112.500	4,70,250.00
9	42	112.500	4,70,250.00
10	56	160.000	6,68,800.00
11	57	160.000	6,68,800.00
12	60	160.000	6,68,800.00
13	61	160.000	6,68,800.00
14	83	105.600	4,41,408.00
15	84	105.600	4,41,408.00
16	85	128.000	5,35,040.00
17	86	128.000	5,35,040.00
18	87	105.600	4,41,408.00
19	88	105.600	4,41,408.00
20	89	105.600	4,41,408.00
21	90	105.600	4,41,408.00
22	91	105.600	4,41,408.00
23	92	105.600	4,41,408.00
24	93	128.000	5,35,040.00
25	94	128.000	5,35,040.00
26	95	105.600	4,41,408.00
27	96	105.600	4,41,408.00
28	97	105.600	4,41,408.00
29	106	105.600	4,41,408.00
30	109	128.000	5,35,040.00
31	111	105.600	4,41,408.00
32	112	105.600	4,41,408.00
33	113	105.600	4,41,408.00
34	114	105.600	4,41,408.00
35	115	105.600	4,41,408.00
36	116	105.600	4,41,408.00
37	117	128.000	5,35,040.00
38	118	128.000	5,35,040.00
39	119	105.600	4,41,408.00
40	120	105.600	4,41,408.00
41	121	105.600	4,41,408.00
42	122	105.600	4,41,408.00
43	123	105.600	4,41,408.00
44	124	105.600	4,41,408.00
45	125	128.000	5,35,040.00
46	126	128.000	5,35,040.00
47	127	105.600	4,41,408.00
48	128	105.600	4,41,408.00
49	129	105.600	4,41,408.00
50	130	105.600	4,41,408.00
51	131	105.600	4,41,408.00
52	139	105.600	4,41,408.00
53	140	105.600	4,41,408.00
54	141	128.000	5,35,040.00
55	142	128.000	5,35,040.00
56	143	105.600	4,41,408.00
57	144	105.600	4,41,408.00
58	145	105.600	4,41,408.00
59	146	105.600	4,41,408.00
60	147	105.600	4,41,408.00



61	148	105.600	4,41,408.00
62	149	128.000	5,35,040.00
63	150	128.000	5,35,040.00
64	151	105.600	4,41,408.00
65	152	105.600	4,41,408.00
66	154	105.600	4,41,408.00
67	155	105.600	4,41,408.00
68	156	105.600	4,41,408.00
69	157	128.000	5,35,040.00
70	158	128.000	5,35,040.00
71	159	105.600	4,41,408.00
72	160	105.600	4,41,408.00
73	161	105.600	4,41,408.00
74	162	105.600	4,41,408.00
75	163	105.600	4,41,408.00
76	169	105.600	4,41,408.00
77	170	105.600	4,41,408.00
78	171	105.600	4,41,408.00
79	172	105.600	4,41,408.00
80	173	128.000	5,35,040.00
81	174	128.000	5,35,040.00
82	175	105.600	4,41,408.00
83	176	105.600	4,41,408.00
84	177	105.600	4,41,408.00
85	178	105.600	4,41,408.00
86	179	105.600	4,41,408.00
87	180	105.600	4,41,408.00
88	181	128.000	5,35,040.00
89	182	128.000	5,35,040.00
90	183	105.600	4,41,408.00
91	184	105.600	4,41,408.00
92	185	105.600	4,41,408.00
93	186	105.600	4,41,408.00
94	187	105.600	4,41,408.00
95	188	105.600	4,41,408.00
96	189	128.000	5,35,040.00
97	190	128.000	5,35,040.00
98	191	105.600	4,41,408.00
99	192	105.600	4,41,408.00
100	193	105.600	4,41,408.00
101	194	105.600	4,41,408.00
102	195	105.600	4,41,408.00
103	201	161.120	6,73,481.60
104	203	161.120	6,73,481.60
105	204	161.120	6,73,481.60
106	205	161.120	6,73,481.60
107	207	161.120	6,73,481.60
108	208	161.120	6,73,481.60
109	209	161.120	6,73,481.60
110	210	170.250	7,11,645.00
111	211	120.000	5,01,600.00
112	216	161.120	6,73,481.60
113	234	120.800	5,04,944.00
114	241	110.400	4,61,472.00
115	242	110.400	4,61,472.00
116	243	110.400	4,61,472.00
117	244	110.400	4,61,472.00
118	245	110.400	4,61,472.00
119	246	128.000	5,35,040.00
120	247	128.000	5,35,040.00
121	248	110.400	4,61,472.00
122	249	110.400	4,61,472.00
123	250	110.400	4,61,472.00
124	251	110.400	4,61,472.00
125	252	110.400	4,61,472.00
126	253	110.400	4,61,472.00
127	258	119.000	4,97,420.00
128	259	119.000	4,97,420.00
129	260	119.000	4,97,420.00
130	261	119.000	4,97,420.00
131	262	119.000	4,97,420.00
132	263	119.000	4,97,420.00
133	264	119.000	4,97,420.00
134	273	105.000	4,38,900.00
135	274	105.000	4,38,900.00
136	275	105.000	4,38,900.00
137	276	105.000	4,38,900.00



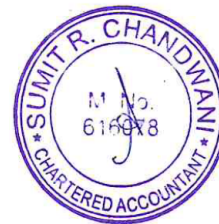
138	277	105.000	4,38,900.00
139	278	105.000	4,38,900.00
140	279	105.000	4,38,900.00
141	280	135.000	5,64,300.00
142	282	135.000	5,64,300.00
143	286	107.200	4,48,096.00
144	287	107.200	4,48,096.00
145	288	107.200	4,48,096.00
146	289	107.200	4,48,096.00
147	290	107.200	4,48,096.00
148	291	107.200	4,48,096.00
149	292	107.200	4,48,096.00
150	293	128.000	5,35,040.00
151	294	128.000	5,35,040.00
152	295	107.200	4,48,096.00
153	296	107.200	4,48,096.00
154	297	107.200	4,48,096.00
155	298	107.200	4,48,096.00
156	299	107.200	4,48,096.00
157	300	107.200	4,48,096.00
158	301	107.200	4,48,096.00
159	302	136.280	5,69,650.40
160	303	152.830	6,38,829.40
161	304	104.520	4,36,893.60
162	305	109.150	4,56,247.00
163	306	109.150	4,56,247.00
164	307	109.150	4,56,247.00
165	308	109.150	4,56,247.00
166	310	126.850	5,30,233.00
167	316	109.150	4,56,247.00
168	324	144.000	6,01,920.00
169	331	136.120	5,68,981.60
170	332	99.000	4,13,820.00
171	333	99.000	4,13,820.00
172	334	125.780	5,25,760.40
173	335	140.780	5,88,460.40
174	336	123.750	5,17,275.00
175	337	136.120	5,68,981.60
176	339	118.400	4,94,912.00
177	340	118.400	4,94,912.00
178	341	118.400	4,94,912.00
179	342	118.400	4,94,912.00
180	343	118.400	4,94,912.00
181	346	143.200	5,98,576.00
182	347	143.200	5,98,576.00
183	348	120.000	5,01,600.00
184	349	120.000	5,01,600.00
185	350	120.000	5,01,600.00
186	351	120.000	5,01,600.00
187	352	120.000	5,01,600.00
188	353	120.000	5,01,600.00
189	354	120.000	5,01,600.00
190	358	120.000	5,01,600.00
191	359	120.000	5,01,600.00
192	360	120.000	5,01,600.00
193	361	120.000	5,01,600.00
194	362	128.000	5,35,040.00
195	363	128.000	5,35,040.00
196	364	120.000	5,01,600.00
197	365	120.000	5,01,600.00
198	366	120.000	5,01,600.00
199	367	120.000	5,01,600.00
200	368	120.000	5,01,600.00
201	369	144.000	6,01,920.00
202	373	120.000	5,01,600.00
203	374	120.000	5,01,600.00
204	375	120.000	5,01,600.00
205	376	120.000	5,01,600.00
206	377	120.000	5,01,600.00
207	378	128.000	5,35,040.00
208	379	128.000	5,35,040.00
209	380	120.000	5,01,600.00
210	381	120.000	5,01,600.00
211	382	120.000	5,01,600.00
212	388	114.400	4,78,192.00
213	389	114.400	4,78,192.00
214	390	114.400	4,78,192.00



215	391	114.400	4,78,192.00
216	392	128.000	5,35,040.00
217	393	128.000	5,35,040.00
218	394	114.400	4,78,192.00
219	395	114.400	4,78,192.00
220	396	114.400	4,78,192.00
221	397	114.400	4,78,192.00
222	398	114.400	4,78,192.00
223	399	144.000	6,01,920.00
224	400	293.200	12,25,576.00
225	401	293.200	12,25,576.00
226	403	110.400	4,61,472.00
227	404	110.400	4,61,472.00
228	405	110.400	4,61,472.00
229	407	110.400	4,61,472.00
230	408	128.000	5,35,040.00
231	409	128.000	5,35,040.00
232	420	108.750	4,54,575.00
233	421	108.750	4,54,575.00
234	422	108.750	4,54,575.00
235	423	108.750	4,54,575.00
236	424	108.750	4,54,575.00
237	460	115.150	4,81,327.00
238	461	115.150	4,81,327.00
239	462	115.150	4,81,327.00
240	463	115.150	4,81,327.00
241	466	115.150	4,81,327.00
242	467	137.040	5,72,827.20
243	468	137.040	5,72,827.20
244	469	115.150	4,81,327.00
245	472	115.150	4,81,327.00
246	473	115.150	4,81,327.00
247	474	115.150	4,81,327.00
248	475	115.150	4,81,327.00
249	476	115.150	4,81,327.00
250	477	115.150	4,81,327.00
251	478	144.760	6,05,096.80
252	480	120.900	5,05,362.00
253	481	120.900	5,05,362.00
254	482	120.900	5,05,362.00
255	483	120.900	5,05,362.00
256	484	120.900	5,05,362.00
257	485	120.900	5,05,362.00
258	486	120.900	5,05,362.00
259	488	140.330	5,86,579.40
260	489	140.330	5,86,579.40
261	490	120.900	5,05,362.00
262	494	120.900	5,05,362.00
263	495	120.900	5,05,362.00
264	496	120.900	5,05,362.00
265	497	120.900	5,05,362.00
266	499	159.750	6,67,755.00
267	500	144.000	6,01,920.00
268	501	144.000	6,01,920.00
269	502	144.000	6,01,920.00
270	503	144.000	6,01,920.00
271	504	144.000	6,01,920.00
272	505	144.000	6,01,920.00
273	510	160.200	6,69,636.00
274	511	160.200	6,69,636.00
275	512	160.200	6,69,636.00
276	513	160.200	6,69,636.00
277	514	160.200	6,69,636.00
278	515	175.950	7,35,471.00
279	516	125.100	5,22,918.00
280	519	97.060	4,05,710.80
281	520	98.310	4,10,935.80
282	521	99.560	4,16,160.80
283	522	100.810	4,21,385.80
284	526	121.600	5,08,288.00
285	527	123.200	5,14,976.00
286	528	146.640	6,12,955.20
287	532	153.900	6,43,302.00
288	533	153.900	6,43,302.00
289	535	153.900	6,43,302.00
290	536	170.100	7,11,018.00
291	537	180.000	7,52,400.00



292	538	144.000	6,01,920.00
293	539	144.000	6,01,920.00
294	542	144.000	6,01,920.00
295	546	110.210	4,60,677.80
296	547	110.210	4,60,677.80
297	548	110.210	4,60,677.80
298	549	110.210	4,60,677.80
299	550	110.210	4,60,677.80
300	551	110.210	4,60,677.80
301	552	110.210	4,60,677.80
302	553	110.210	4,60,677.80



303	554	139.820	5,84,447.60
304	555	287.870	12,03,296.60
305	556	304.730	12,73,771.40
306	557	139.820	5,84,447.60
307	558	110.210	4,60,677.80
308	559	110.210	4,60,677.80
309	560	110.210	4,60,677.80
310	561	110.210	4,60,677.80
311	562	110.210	4,60,677.80
312	563	110.210	4,60,677.80
313	564	110.210	4,60,677.80
314	568	124.190	5,19,114.20
315	569	124.190	5,19,114.20
316	570	124.190	5,19,114.20
317	571	124.190	5,19,114.20
318	572	124.190	5,19,114.20
319	573	124.190	5,19,114.20
320	574	124.190	5,19,114.20
321	576	172.720	7,21,969.60
322	577	124.190	5,19,114.20
323	578	124.190	5,19,114.20
324	579	124.190	5,19,114.20
325	580	124.190	5,19,114.20
326	581	124.190	5,19,114.20
327	583	124.190	5,19,114.20
328	590	228.670	9,55,840.60
329	591	227.220	9,49,779.60
330	592	224.790	9,39,622.20
331	593	224.790	9,39,622.20
332	59	160.000	6,68,800.00
333	221	161.120	6,73,481.60
334	82	105.600	4,41,408.00
335	138	105.600	4,41,408.00
336	233	120.800	5,04,944.00
337	102	206.390	8,62,710.20
338	449	118.400	4,94,912.00
339	206	161.120	6,73,481.60
340	487	120.900	5,05,362.00
341	10	160.000	6,68,800.00
342	153	105.600	4,41,408.00
343	65	160.000	6,68,800.00
344	344	118.400	4,94,912.00
345	518	95.810	4,00,485.80
346	419	108.750	4,54,575.00
Total		44,916.160	18,77,49,548.80



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)	10,56,20,618
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)	4,50,99,769
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)	44,916.16
	(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	18,77,49,549
4	Estimated receivables of ongoing project. [Sum of (2)+3(ii)]	23,28,49,318
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	11,25,19,054
3	Withdrawals	11,25,13,500
4	Closing balance	5,554

I hereby certify that major 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	25,58,52,486
5	Total funds for project	36,14,73,104	36,14,73,104	25,58,52,486
6	Total estimated 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 March 2025. 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 as per books of accounts 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.
5	We certify the exp in the books of the project. Its utilisation is based on the Engineers Certificate.

Agreed and Accepted by: 
 Authorised signatory
 Date: 19-04-2025





Yours Faithfully
 For, CA Sumit R. Chandwani
 Chartered Accountant


 CA Sumit R. Chandwani
 M. No. 616078
 UDIN:25616078BMHVVG4857
 Certificate No. 2024-25/121