

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U45200BR2011PTC017133	Name of Firm	AANJANEYA REALESTATE AND CONSTRUCTION PRIVATE LIMITED
Firm Address :	HANUMAN NAGAR, LANE NO-1, CIRCUIT HOUSE ROAD, MUZAFFARPUR		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA			
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00920-2/203/R-1516/2023	Name of Project/Phase of Registered Project	GARIBNATH COMPLEX
Name of Promoter	AANJANEYA REALESTATE AND CONSTRUCTION PRIVATE LIMITED	Project Address	LAXMI CHOWK, BRAHMPURA, MUZAFFARPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	15/10/2027		
Starting date of Project or Phase of the Project	12/01/2023		
Type of Project or Phase of the Project	Residential and commercial		
Period of validity of map by the Competent Authority	3 YEARS		

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 REAL ESTATE & CONSTRUCTION PVT. LTD.  
*Sayaj Kumar*  
 DIRECTOR

**III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS**

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
	1. 1 BHK			FLAT-51 SHOP-03	1. Booked / Allotted -10	3. Booked/ Allotted-NIL
	2. 2 BHK,	14			2. Sold-NIL	Sold -NIL
	3. 3 BHK	36				
	4. 4BHK	01				
	5. Shop	03			Percentage of booking	Percentage of booking
	6. Bungalow					
	7. Plot etc.					

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any )
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**IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES**

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 10
	54+2 Outdoor	2. Sold	- NIL

**V. DETAILS OF BUILDING APPROVALS**

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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*Sanjay Kumar*  
DIRECTOR



# VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. 02/25/21

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	25%	
4.	Plinth	100%	
5.	Stilt Floor	30%	25-12-2025
6.	Slabs of Super Structure	30%	14-03-2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0% 0% 0% 0%	16-06-2026 20-10-2026 16-08-2026 12-02-2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0% 0%	20-10-2026 16-05-2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	30% 0% 0%	20-10-2026 12-03-2027 20-09-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0% 0% 0% 0%	16-07-2026 16-07-2026 20-03-2027

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*Sanjay Kumar.*

DIRECTOR



11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	0%	16-05-2027
		0%	13-08-2027
		0%	19-09-2027
		0%	18-09-2027
		0%	20-09-2026
		0%	16-12-2026
	Any other activities		

#### VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy y) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	20-08-2027
2.	Water Supply	YES	0%	13-08-2027
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	24-08-2027
4.	Storm Water Drains	YES	0%	10-07-2027
5.	Landscaping & Tree Planting	YES	0%	20-09-2027
6.	Street Lighting	YES	0%	18-09-2027
7.	Community Buildings	YES		

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*Sanjay Kumar*

DIRECTOR

8.	Treatment and Disposal of Sewage and Sullage Water	NO		
9.	Solid Waste Management & Disposal	YES	0%	16-08-2027
10.	Water Conservation / Rain Water Harvesting	YES	0%	16-09-2027
11.	Energy Management	YES	0%	22-09-2027
12.	Fire Protection and Fire Safety Requirements	YES	0%	19-09-2027
13.	Closed Parking	YES	100%	
14.	Open Parking	YES		16-08-2026
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

**VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT**

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			

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*Soumya Kumar*  
DIRECTOR



8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

**IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT**

(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	

**X. FINANCIAL PROGRESS OF THE PROJECT**

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	50200069181155
2.	Estimated Cost of the Project including land cost at the start of the Project	21,70,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	13,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project .	N/A
5.	Amount received during the Quarter	87,07,024=00
6.	Actual Cost Incurred during the Quarter	67,57,800=00
7.	Net amount at end of the Quarter	20,18,646=00
8.	Total expenditure on Project till date	3,75,46,919=00
9.	Cumulative fund collected till the end of Quarter in question	2,41,78,124=00
10.	Cumulative expenditure done till the end of Quarter in question	3,75,46,919=00

**XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED**


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*Sanjay Kumar*  
DIRECTOR

**XII. MISCELLANEOUS****A List of Legal Cases (if any) – On Project / Promoter**

1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO

**B Sale/Agreement for Sale during the Quarter**

1.	Sale Deed	NIL
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL

**XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART**

Weather the project in progress is as per time schedule or lagging behind?

**XIV UNITS ALLOCATION DETAILS**

Total Number of sanctioned apartments 1 BHK- 2 BHK -14 3 BHK-36 4 BHK-01 Shop- 03 Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc		Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc
	FLAT NO.	FLAT TYPE	
	307	3 BHK	
	507	3 BHK	
	102	3 BHK	
	G-101	4 BHK	

**XV. BROCHURE /Prospectus****XVI Grievance Redressal Officer**

Name : SANJAY KUMAR

Contact No : 9771423711

Email id : areconpvtltd@gmail.com

Address : HANUMAN NAGAR, LANE NO-1, CIRCUIT HOUSE ROAD, MUZAFFARPUR

**aanjaneya**  
REAL ESTATE & CONSTRUCTION PVT. LTD.

*Sanjay Kumar*  
DIRECTOR



**Undertaking:**

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

**aanjaneya**  
REAL ESTATE & CONSTRUCTION PVT. LTD.

*Sanjay Kumar*

DIRECTOR

Signature of Promoter

Name: SANJAY KUMAR

Date: 11.04.2025



FORM NO. 1  
[See Regulation 3]

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date---7/4/24

To,

The -----(Name & Address of Promoter),

Aansaneya Real Estate and construction Pvt Ltd

Hanuman nazar lane No-1 circuit house Road muzaffarpur Pin-842001

Subject : Certificate of Percentage of Work executed in the project

having-----No. of Building(s)/-----1-----Wing(s) of the Phase-----1-----  
-----bearing the registration no. [ Bihar RERA Registration Number] BREERAPO0920-2/203/R-1516

-----and being developed on the plot bearing CS No. ....../Khata  
khata no -242,263, khesra -275,277,268,274  
no...../Survey No...../Plot No. -----demarcated by its

boundaries (latitude and longitude of the end points) of the land 26.140455°, 85.363677°

-----situated in ----- Village muzaffarpur Block Musahari

Division --- District muzaffarpur PIN 842003

admeasuring 2161.82 sq.mts., Area being developed by the

promoter [Name] Aansaneya Real estate and construction Pvt Ltd

Sir,

I, We Soishayam Parasad have undertaken assignment as Architect / Licensed

Surveyor of certifying Percentage of execution of Work of the Gari'bmath complex

-----Building(s)/ 1 -----Wing(s) of the 1 -----Phase of the Project,

Situated on the plot bearing C.S. No. ....../Survey No. ....../Plot No. khata no -242,263, khesra -275,277,268,274

of Village muzaffarpur Block Musahari Division -----District muzaffarpur

-----PIN 842003 -----admeasuring 2161.82 sq.mts. area being

developed by [Promoter's Name] Aansaneya Real estate and construction Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter :-

(i) M/s /Shri/Smt. Shayam Parasad as L.S. / Architect;

(ii) M/s /Shri/Smt. Vijay Kumar as Structural Consultant

(iii) M/s /Shri/Smt. Amitendra Kumar as Mechanical/Electrical/Plumbing  
Consultant (MEP)

(iv) M/s /Shri/Smt. Aatf Iqbal as Site Supervisor

Based on site Inspection, with respect to reach of the Building/ Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number BREERAPO0920-2/203/R-1516 Under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

  
**Shyam Prasad**  
**COA/96/19721**



Table-A

Building/ Wing number ..... (to be prepared separately for each building / wing of the project )

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%.	12/2/24
2.	Basements(if any)	100%.	18/6/24
3.	Podiums(if any)	25%.	22/5/24
4.	Plinth	100%.	16/4/24
5.	Stilt Floor	30%.	25/12/25
6.	Slabs of Super Structure	30%.	14/3/26
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%.	16/6/26
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%.	20/10/26
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	20%.	16/8/26
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	20%.	12/2/27
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%.	16/5/27



Shyam Prasad  
COA/96/19721



TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads & Footpaths	Yes	0%	20/8/27
2.	Water Supply	Yes	0%	13/8/27
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	24/8/27
4.	Storm Water Drains	Yes	0%	10/7/27
5.	Landscaping & Tree Planting	Yes	0%	20/9/27
6.	Street Lighting	Yes	0%	18/9/27
7.	Community Buildings	Yes	0%	28/9/27
8.	Treatment and Disposal of Sewage and Sullage Water	No	0%	
9.	Solid Waste Management & Disposal	Yes	0%	16/8/27
10.	Water Conservation/Rain Water Harvesting	Yes	0%	16/9/27
11.	Energy Management	Yes	0%	22/9/27
12.	Fire Protection and Fire Safety Requirements	Yes	0%	19/9/27
13.	Electric Meter Room	Yes	0%	16/9/27
14.	Any Other Amenities			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No. ....)

**Shyam Prasad**  
**COA/96/19721**



FORM No. 2  
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 7/4/24.

To,  
The \_\_\_\_\_ (Name & Address of Promoter),

Aanjaneya Real Estate and Construction Pvt Ltd  
Hanuman Nagar Lane No-1 Circuit House Road MUZAFFARPUR Pin-84200

Subject : Certificate of Cost Incurred for Development of [Project

Name] Ganibnath Complex for Construction of \_\_\_\_\_

building(s)/ 1 Wing(s) of the 1 Phase ( Bihar RERA Registration Number)

situated on the Plot bearing Khesra No/ BRERAPOO 920-2/203/R-1516 Khata No./Thana No./Tauzi

No../C.N.No./CTSNo./SurveyNo./Final Plot No. Khata-242,263, Khesra-275,277,268,274 demarcated by its Thana-402

boundaries ( latitude and longitude of the end points) 26.140350° to the North 85.363586° to the South

26.140350° to the East 85.363586° to the West of Division \_\_\_\_\_ Village MUZAFFARPUR

Block MUSAHARI District MUZAFFARPUR PIN 842003 admeasuring 2161.82 sq.mts.

area being developed by [Promoter] Aanjaneya Real Estate and Construction Pvt Ltd

Ref: Bihar RERA Registration Number BRERAPOO 920-2/203/R-1516

Sir,

I/ We VIJAY KUMAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Bihar

RERA, being \_\_\_\_\_ Building(s)/ 1 Wing(s) of the \_\_\_\_\_

Phase situated on the plot bearing C.N. No./CTS No./Survey No./Final Plot No. Khata-242,263, Khesra-275,277,268,274 of

Division \_\_\_\_\_ Village MUZAFFARPUR Taluka \_\_\_\_\_ District MUZAFFARPUR PIN \_\_\_\_\_

admeasuring 2161.82 sq.mts. area being developed by [Owner/Promoter]

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s /Shri/Smt Shayam Parsad as L.S. / Architect ;
- (ii) M/s /Shri/Smt VIJAY KUMAR as Structural Consultant
- (iii) M/s /Shri/Smt Amrendra Kumar as MEP Consultant
- (iv) M/s /Shri/Smt Chotam Kumar as Quantity Surveyor \*

2. We have estimated the cost of the completion to obtain Occupancy Certificate / Completion Certificate of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by \_\_\_\_\_ Quantity Surveyor\* appointed by Developer/Engineer, and the assumption of

 **ER. VIJAY KUMAR**

STRUCTURAL ENGINEER

RED. NO. BR/UDHD/SE/23-0077



the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 130000000 (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining Occupancy Certificate / Completion Certificate for the building(s) from the Muzaffarpur Nagar nigam being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 37546919 (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.

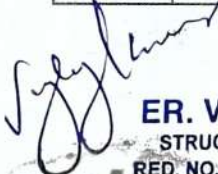
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from Muzaffarpur Nagar nigam (Planning Authority) is estimated at Rs. 92453081 (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number \_\_\_\_\_ or called \_\_\_\_\_  
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>12-01-23</u> date of Registration is	Rs. <u>130000000</u>
2	Cost incurred as on _____ (based on the Estimated cost )	Rs. <u>37546919</u>
3	Work done in Percentage (as Percentage of the estimated cost )	% <u>30</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>92453081</u>
5	Cost Incurred on Additional /Extra Items as on _____ _____ not included in the Estimated Cost (Annexure A)	Rs. <u>N/A</u>

  
**ER. VIJAY KUMAR**  
STRUCTURAL ENGINEER  
REG. NO. BR/UDHD/SE/23-0077

**TABLE B****(To be prepared for the entire registered phase of the Real Estate Project)**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. _____
2	Cost incurred as on _____ (based on the Estimated cost).	Rs. _____
3	Work done in Percentage (as Percentage of the estimated cost).	_____ %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. _____
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. <u>N/A</u>

Yours Faithfully,

*[Signature]*  
**ER VIJAY KUMAR**  
 STRUCTURAL ENGINEER  
 RED NO. BR/UDHD/SE/23-0077  
 (Licence No. ....)

**\* Note :**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate / Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent Quantity Surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive



**Annexure A**

**List of Extra/Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)**

FORM No. 3

[See Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE**

**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project **21,70,00,000/-**

Bihar RERA Registration Number **BRERAP00920-2/203/R-1516/2023**

Sr. No.	Particulars	Amount (₹)
		Estimated Incurred
1.i	<b>Land Cost :</b>	
	a. Acquisition Cost of Land or Development Rights. lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	8,70,00,000/-
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area. and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
	c. Acquisition cost of TDR (if any)	
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment 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) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.

**Note :**(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).

- (iii) 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
- (iv) 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.

**Sub-Total of Land Cost**

**8,70,00,000/-**





Sr.No.	Particulars	Amount (₹)
		Estimated Incurred

**ii Development Cost/ Cost of Construction :**

a. (i) Estimated Cost of Construction as certified by Engineer. **13,00,00,000/-**

(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. **3,75,46,919/-**

**Note : ( for adding to total cost of construction incurred,**

**Minimum of (i) or (ii) is to be considered).**

(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above.  
i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.

All costs directly incurred to complete the (i) construction of the entire phase of the project registered.

b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.

c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;

**Sub-Total of Development Cost**

**3,75,46,919/-**



2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]  
of Estimated Column. 13,17,57,000/-
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)]  
of Incurred Column. 12,45,46,919/-
4. % completion of Construction Work  
(as per Project Architect's Certificate) 30%
5. Proportion of the Cost incurred on Land Cost and Construction  
Cost to the Total Estimated Cost. (3/2) 57.40%
6. Amount Which can be withdrawn from the  
Designated Account. 7,14,89,932/-
- Total Estimated Cost \* Proportion of cost incurred ( Sr.  
number 2 \* Sr. number 5)**
7. Less: Amount withdrawn till date of this certificate as per  
the Books of Accounts and Bank Statement. 3,75,46,919/-
8. Net Amount which can be withdrawn from the Designated  
Bank Account under this certificate. 3,39,43,013/-

This certificate is being issued for RERA compliance for  
the Company [Promoter's Name] and is based on the  
records and documents produced before me and  
explanations provided to me by the management of the  
Company.



Yours Faithfully,

*Chandan*

Signature of Chartered Accountant  
Membership Number 523869

Name CA. CHANDAN THAKUR



**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV )	9,24,53,081/-
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	4,70,65,156/-
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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 Annexure A to this certificate	Area:-54702(SQ.FT) Rs. 17,68,87,643/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	22,39,52,799/-
5.	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	3,29,45,609/-

This certificate is being issued for RERA compliance for the Company Aanjaneya Real Estate and Construction Pvt Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



Yours Faithfully,

Signature of Chartered Accountant,

Membership Number 523 869

Name CA. CHANDAN THAKUR

### Annexure A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**

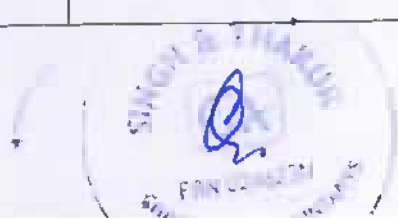
#### Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.Ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	305	984		53,00,000/-	13,87,000/-
2	506	1057		25,00,000/-	46,73,000/-
3	505	984		28,03,264/-	38,83,736/-
4	706	1057		16,00,000/-	55,73,000/-
5	705	984		22,61,736/-	44,25,264/-
6	307	1042		16,67,482/-	52,89,518/-
7	507	1042		7,00,000/-	62,57,000/-
8	103	845		17,57,000/-	36,83,500/-
9	G-101	1513		40,62,362/-	57,72,138/-
10	102	1034		6,00,000/-	61,21,000/-
	<b>Total</b>			<b>2,32,51,844/-</b>	<b>4,70,65,156/-</b>

#### (Unsold Inventory Valuation)

**Ready Reckoner Rate as on the date of Certificate  
of the Residential/Commercial premises Rs. 4500/- per sq.ft.**

Sr.No.	Flat No.	Carpet Area (in sq.Ft.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	101	1034	46,53,000/-
2	104	1042	46,89,000/-
3	301	1034	46,53,000/-
4	302	1034	46,53,000/-
5	303	845	38,02,500/-





6	304	860	38,70,000/-
7	306	1057	47,56,500/-
8	501	1034	46,53,000/-
9	502	1034	46,53,000/-
10	503	845	38,02,500/-
11	504	860	38,70,000/-
12	701	1034	46,53,000/-
13	702	1034	46,53,000/-
14	703	845	38,02,500/-
15	704	860	38,70,000/-
16	707	1042	46,89,000/-
17	G-102	4481	2,01,64,500/-
	<b>Total</b>	<b>19975</b>	<b>8,98,87,500/-</b>

		<b>Land Owner Share</b>	
1	201	1034	2590438
2	202	1034	2590438
3	203	845	2116944
4	204	1042	2610480
5	401	1034	2590438
6	402	1034	2590438
7	403	845	2116944
8	404	860	2154523
9	405	984	2465175
10	406	1057	2648059
11	407	1042	2610480
12	601	1034	2590438
13	602	1034	2590438
14	603	845	2116944

15	604	860	2154523
16	605	984	2465175
17	606	1057	2648059
18	607	1042	2610480
19	801	1034	2590438
20	802	1034	2590438
21	803	845	2116944
22	804	960	2405049
23	805	984	2465175
24	806	1057	2648059
25	807	1042	2610480
26	105	5052	12656573
27	205	5052	12656573
	<b>Total</b>	<b>34727</b>	<b>8,70,00,143/-</b>
	<b>Grand Total</b>	<b>54702</b>	<b>17,68,87,643/-</b>

