**DIPAL RAMESHCHANDRA SHAH (119628)**
**507, Mauryansh Elanza, Near Parekhs Hospital,**
**380015**
**Email: dipal1981@yahoo.com**
**Mobile: 9426347425**
**Submitted On: 10-10-2026**

# FORM 3

## (See Regulation 3)

## CHARTERED ACCOUNTANTS CERTIFICATE

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

**Real Estate Project Registration Number:PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12039/280623**

| | | | Amount (in Rs.) | |
|---|---|---|---|---|
| **Sr. No.** | | **Particular** | **Estimated** | **Incurred & Paid** |
| | | | **(Column - A)** | **(Column - B)** |
| 1 | (i) | **Land Cost:** | | |
| | **a** | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.<br>Method of land valuation : Agreement Value | 92,00,02,800 | 92,00,02,800 |
| | 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 | 24,48,04,710 | 24,48,04,710 |
| | c | Acquisition cost of TDR (if any) | 0 | 0 |
| | 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. | 5,43,05,100 | 5,43,05,100 |
| | e | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities. | 0 | 0 |
| | f | Under Re-development/Rehabilitation Scheme: | Applicable (YES/NO) | No |
| | (i) | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A) | 0 | |
| | (ii) | Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered) | | 0 |
| | (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. | 0 | 0 |
| | (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. | 0 | 0 |
| | | Sub-Total of Land Cost | 1,21,91,12,610 | 1,21,91,12,610 |

| | | | Amount (in Rs.) | |
|---|---|---|---|---|
| | | | | |
| 1 | (ii) | Development Cost/Cost of Construction: | | |
| | | | | |
| | a (i) | Estimated Cost of Construction as certified by Engineer (Column - A) | 2,65,00,00,000 | |
| | a (ii) | Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) | | 1,57,36,53,295 |
| | a (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 construction of the entire phase of the project registered. | 15,00,00,000 | 10,05,05,865 |
| | b | Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. | 15,65,00,000 | 1,83,26,536 |
| | c | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction: | 30,00,00,000 | 14,92,00,432 |
| | | Sub-Total of Development Cost(INR) | 3,25,65,00,000 | 1,84,16,86,128 |

| | | | |
|---|---|---|---|
| 2 | | Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A (INR) | 4,47,56,12,610 |
| 3 | | Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B (INR) | 3,06,07,98,738 |
| 4 | | Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project) | 0 |
| 5 | | Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)(INR) | 0.68 |
| 6 | | Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)(INR) | 3,06,07,98,738 |
| 7 | Less: | Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement(INR) | 1,57,35,16,205 |
| 8 | | Net Amount which can be withdrawn from the Designated Bank Account under this certificate.(INR) | 1,48,72,82,533 |

This certificate is being issued for RERA compliance for the Company Promoter's Name :**ANJNEY FINEBUILD** Project's Name : **MARUTI 360** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **30-09-2026**

Yours Faithfully,
Name of Chartered : **DIPAL RAMESHCHANDRA SHAH**
For (Name of CA Firm) : **DIPAL R. SHAH & CO.**
Partner/Proprietor(Membership Number) : **119628**

**COP Date : 13-04-2005**
**Place : Ahmedabad**

**Details of Project Loan and Lenders:**

| Lender Name | Amount of Loan taken for Project as per Agreement (INR) | Loan Agreement | Loan Disbursal Received (INR) | Mortgage Deed | Loan Repaid (INR) | Total Number of Project Units Mortgaged | Balance of Loan (Out Standing) (INR) |
|---|---|---|---|---|---|---|---|
| SECURED LOAN | 1,25,00,00,000 | Available | 62,52,18,692 | Available | 44,18,74,158 | 0 | 18,33,44,534 |
| UNSECURED LOAN | 85,91,44,304 | Available | 85,91,44,304 | Available | 84,33,93,964 | 0 | 1,57,50,340 |

**Details of Separate RERA Bank account:**

| | |
|---|---|
| **Bank Name** | HDFC |
| **Branch Name** | TRP MALL BOPAL |
| **Account Number** | 57500001343750 |
| **Account Name** | ANJNEY FINEBUILD RERA RETENTION ACCOUNT FOR MARUTI 360 |
| **IFSC Code** | HDFC0005041 |
| **Opening Balance (INR)** | 0 |
| **Opening Balance Date** | 28-09-2024 |
| **Deposit during the period (INR)** | 1,13,99,26,155 |
| **Withdrawal during the period (INR)** | 1,13,99,26,155 |
| **Closing Balance (INR)** | 0 |
| **Closing Balance Date** | 30-09-2026 |
| **State** | Gujarat |
| **District** | Ahmedabad |
| **Project RERA Bank Account Passbook** | Yes |

**(ADDITIONAL INFORMATION FOR PROJECTS)**

| | | | |
|---|---|---|---|
| **1** | | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (INR) | 1,41,48,13,872 |
| **2** | | Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant's as verified from the records And books of Accounts) (INR) | 1,54,96,70,838 |
| **3** | **(i)** | Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts) | 13,811.77 |
| | **(ii)** | Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate(INR). | 1,97,82,75,000 |
| **4** | | Estimated receivables of project. Sum of 2 + 3 (ii)(INR) | 3,52,79,45,838 |
| **5** | | Percentage to be deposited in Designated Account is 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account. | 70 |

This certificate is being issued for RERA compliance for the Company : **ANJNEY FINEBUILD** Project's Name :**MARUTI 360**

This certificate is being issued for RERA compliance for the Company : **ANJNEY FINEBUILD** Project's Name :**MARUTI 360**and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **30-09-2026**

The physical progress of the project as certified by the architect (Form 1) and engineer (Form 2) seems in coherence with actual expenditure incurred & paid considering project specifications: **YES**

The variation is on account of the following reasons provided by the promoters of the project.

Yours Faithfully,

Name of Chartered Accountant's :**DIPAL RAMESHCHANDRA SHAH**

For (Name of CA Firm) : **DIPAL R. SHAH & CO.**

Partner/Proprietor(Membership Number) : **119628**

UDI Number : **26119628AZLNWM1043**

CA FRN Number : **126576W**

CA Designation : **Partner**

Additional Notes to Certificate (if any) : **It is the responsibility of the promoter of the firm to provide the documents related to verification of Unit amount, Received Amount, KYC of Customer and their mobile number and our responsibility is limited to verification thereof with books of accounts maintained by the promoter.**

**The Amount withdrawn from the Designated RERA account has been verified with Bank statement and books of accounts maintained by the promoter.**

**COP Date : 13-04-2005**

**Place : Ahmedabad**

**SUMMARY**

| Type of Inventory | Number | Booked | Unbooked | Total Carpet Area Booked | Total Carpet Area UnBooked | Units Consideration | Received Amount | Balance Amount | Total Amount Booked | Total Amount Unbooked |
|---|---|---|---|---|---|---|---|---|---|---|
| Residential | 124 | 82 | 42 | 26,195.95 | 13,811.77 | 5,67,15,96,650 | 2,14,36,50,812 | 3,52,79,45,838 | 3,69,33,21,650 | 1,97,82,75,000 |
| Total | 124 | 82 | 42 | 26,195.95 | 13,811.77 | 5,67,15,96,650 | 2,14,36,50,812 | 3,52,79,45,838 | 3,69,33,21,650 | 1,97,82,75,000 |

| Details | Proposed | Booked |
|---|---|---|
| **No. of Garages** | 0 | 0 |
| **No. of Covered Parking** | 0 | 0 |
| **No. of Open Parking** | 0 | |

Signature Not Verified
Digitally Signed By: DIPAL
Reason: Secure
Signed Date: 10/10/2026 08:05 +0530