



AUDITOR'S REPORT

We have examined the **Balance Sheet** of **SHAMSIA HOMES** (PAN - AAOPF0168N) a proprietary firm of Smt. NIGAR FATMA and Authorized Signatory Shri SYED IMTIAZ AHMAD Regd. Office -N-PLAZA, JAMAL ROAD , PATNA 800001 not visited by us as at **March 31, 2020** and also the Profit & Loss Account for the year ended on that date annexed thereto. The **MANAGEMENT** is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the **Enterprise** in accordance with the Accounting Standards. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. Our responsibility is to express an opinion on these financial statements based on our examination on test checking basis.

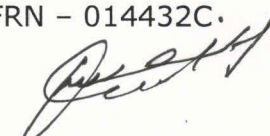
In our opinion and to the best of our information and according to the explanations given to us, the said financial statements give the information true and fair view in conformity with the accounting principles generally accepted in India:

- in the case of the **Balance Sheet** of the Enterprise of the state of affairs, as at **March 31, 2020**, and
- in the case of the **Profit & Loss Account** for the year ended on that date.

Date: 09/10/2020
Place: Patna



For S S Quadri & Co.
Chartered Accountants
FRN - 014432C.


(CA. S S Quadri)
Proprietor
M. No. 401009

UDIN - 20401009AAAAJQ8701

SHAMSIA HOMES
(Prop: -NIGAR FATMA)

Regd. Office -N-PLAZA, JAMAL ROAD ,
PATNA - 800001

BALANCE SHEET AS AT 31ST MARCH 2020

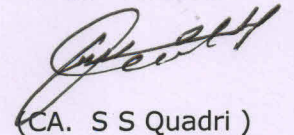
CAPITAL & LIABILITIES	AMOUNT ₹	ASSETS & PROPERTIES	AMOUNT ₹
CAPITAL ACCOUNT:		CURRENT ASSETS:	
Opening Balance	360,000.00	Cost of Project	12,980,044.06
Add : Addition		GST & Input	280,454.34
Less : Net Loss	(61,209.46)	Cash at Bank:-	
	298,790.54	HDFC Bank	2,229,392.32
Less : Drawings	-	Cash in Hand	534,346.00
	298,790.54		
CURRENT LIABILITIES:			
Advance Against Plot	15,629,596.18		
Audit Fee Payable	23,600.00		
Expenses Payable	72,250.00		
	16,024,236.72		16,024,236.72

IN TERMS OF OUR REPORT OF EVEN DATE.

Authorized Signatory

Date : 09/10/2020
Place : Patna

For S S Quadri & Co.
Chartered Accountants
FRN - 014432C



(CA. S S Quadri)
Proprietor

M. NO - 401009
UDIN - 20401009AAAAJQ8701



SHAMSIA HOMES
(Prop: -NIGAR FATMA)

Regd. Office -N-PLAZA, JAMAL ROAD ,
PATNA - 800001

PROFIT & LOSS ACCOUNT For the Year Ending 31st March 2020

PARTICULARS	AMOUNT ₹	PARTICULARS	AMOUNT ₹
To Salary & Wages	30,000.00	By Loss	61,209.46
" Printing & Stationery	6,550.00	(Transfer to Proprietor Account)	
" Newspaper & Periodical	419.00		
" Bank Charges	640.46		
" Audit Fee	23,600.00		
	61,209.46		61,209.46

IN TERMS OF OUR REPORT OF EVEN DATE.

Syed Imtiaz Ahmed.
Authorized Signatory

Date : 09/10/2020
Place : Patna

For S S Quadri & Co.
Chartered Accountants
FRN - 014432C

(Signature)
(CA. S S Quadri)
Proprietor

M. NO - 401009

UDIN - 20401009AAAAJQ8701



SHAMSIA HOMES
(Prop: -NIGAR FATMA)

Regd. Office -N-PLAZA, JAMAL ROAD ,
PATNA - 800001

Cash Flow Statement
As On 31/03/2020

Particulars	Amount	Amount
	₹	₹
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit Before Tax		(61,209.46)
Add Back: -		
Depreciation	-	
Loss on sale of Assets	-	
Foreign exchange loss	-	
Interest expense	-	
Dividend Paid	-	
Others if any	-	
Deduct: -		
Interest income	-	
Dividend income	-	
Profit on sale of Assets	-	
Others if any	-	
Operating profit before working capital changes		(61,209.46)
Adjustments for:		
Decrease/(Increase) in Receivables	-	
Decrease/(Increase) in Inventories	-	
Increase/(Decrease) in Payables	(986,191.44)	(986,191.44)
Cash generated from operations		(1,047,400.90)
Income Tax paid		-
Cash flow before extraordinary item		(1,047,400.90)
Proceeds from earthquake disaster settlement		-
Net Cash flow from Operating activities		(1,047,400.90)
B CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	-	
Sale of Fixed Assets	-	
Increase in Advances	-	
Sale of Investment	-	
Increase in Current Assets	(5,387,201.71)	
Interest income	-	
Dividend income	-	
Net Cash used in Investing activities		(5,387,201.71)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Capital	-	
Proceeds from Long term Borrowings	-	
Income Received in Advance	9,111,739.78	
Interest paid	-	
Dividend Paid	-	
Net Cash used in financing activities		9,111,739.78
Net increase in cash & Cash Equivalents		2,677,137.17
Cash and Cash equivalents as at 31.03.2019		86,601.15
Cash and Cash equivalents as at 31.03.2020		2,763,738.32

Cash & Cash Equivalents	As on	
	31.03.2020	31.03.2019
Cash in Hand	534,346.00	22,727.00
Cash at Bank	2,229,392.32	63,874.15
Cash & Cash equivalents as stated	2,763,738.32	86,601.15

Syed Imtiaz Ahmad
Authorized Signatory

Date : 09/10/2020
Place : Patna



For S S Quadri & Co.
Chartered Accountants
FRN - 014432C

S S Quadri
(CA. S S Quadri)
Proprietor
M. NO - 401009

UDIN - 20401009AAAAJQ8701



FORM E

To,

NIGAR FATMA
B/66, P C C, GANGA DEVI MAHILA COLLEGE, ZAKIR NAGAR,
KANKARBAGH, BIHAR-800020

Bihar RERA Registration No-BRERAP33256-1/785/R-526/2019 located at **ALI NAGAR COLONY, ANISABAD**

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by **NIGAR FATMA** for the period **from 01/01/2020 to 31/03/2020** with respect to Bihar RERA Registration No. - **BRERAP33256-1/785/R-526/2019**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017.
2. We have obtained all necessary information for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of the project titled **SHAMSIA HOMES** for the period ended 31/03/2020 and hereby certify that:
 - i. **NIGAR FATMA** has completed **43.27%** of the project titled **SHAMSIA HOMES** Bihar RERA Registration No. **BRERAP33256-1/785/R-526/2019** located at **ALI NAGAR COLONY, ANISABAD**.
 - ii. Amount collected during the period for this project is ₹ 6,74,210.28/- and adjustment due to GST rate change is ₹ 56,577.35/- and amounts collected till date is ₹ 1,56,29,596.92/-. This Amount is excluding GST.
4. Amount withdrawn during the period for this project is ₹ 26,77,262.50/-
5. We certify that **NIGAR FATMA** has utilized the amounts collected for **SHAMSIA HOMES** project only for that project and the withdrawal from the bank accounts of the said firm. The developer has been operating from current account and has not opened bank account exclusively for this project. However at present only one project of developer is going on.

For S S Quadri & Co.
Chartered Accountants
FRN - 014432C

Syed Imtiaz Ahmad
.....
(SYED IMTIAZ AHMAD) AR)

Place: Patna
Date: 07/10/2020



S S Quadri

CA. S S Quadri
(Proprietor)
M. No.401009

UDIN: - 20401009AAAAJO2609

FORM C

Chartered Accountants Certificate

(For Registration of a project and Subsequent Withdrawal of Money)

Cost of Real Estate Project: - SHAMSIA HOMES

Bihar RERA Registration Number - BRERAP33256-1/785/R-526/2019

Period: As on 31/03/2020

S.No.	Particulars	Total Cost Estimated	Amount Incurred
(i)	(ii)	(iii)	(iv)
(i)	Land Cost		
	(a) Acquisition cost of Land, Development Rights, lease Premium, lease Rent, Interest cost incurred or payable on land cost and legal costs	-	-
	(b) Amount of premium payable to obtain developments, FSI, additional FSI, Fungible area, and any other incentive under DCR from Local Authority or State Government, or any Statutory Authority.	-	-
	(c) Amount cost of TDR (Transfer of Developments Rights), If any;	-	-
	(d) Amount payable to State Government or Competent Authority or Any other Statutory authority of the state or Central Government towards Stamp duty, Registration fee or Transfer charges etc; and	-	-
	(e) 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) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by C.A.	-	-
	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 or removal of legal / Illegal occupants, cost of providing Transit Accommodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium fees charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation:	-	-
	SUBTOTAL LAND COST	-	-

Place : Patna
Date: 07/10/2020

SYED IMTIAZ AHMAD, AR

Syed Imtiaz Ahmed,



For S S Quadri & Co.
Chartered Accountant.
FRN - 014432C

CA S S Quadri
Proprietor
M. No - 401009
UDIN: 20401009AAAAJO2609

S.N.	Particulars	Period: As on 31/03/2020	Total Cost Estimated	Amount Incurred
(1)	(II)	(III)	(IV)	
(ii) Cost of Development / Cost of Construction				
	A. (i) Estimated Cost of Construction as certified by Engineer.	30,000,000.00		
	(ii) Actual Cost of Construction incurred as per books of accounts as Verified by C.A.	-		12,980,044.07
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered.]			12,980,044.07
	(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 overhead, development works, cost of services (including water, electricity, sewerages, drainage, layout roads, etc.), Cost of machineries and Equipment including its hire & maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	-		-
	B. Payment of Taxes, Cess, Fees, Charges, premium, interest etc to any Statutory Authority.	-		-
	C. Principal sum and Interest payable to Financial institution, Scheduled bank, Non- banking Financial institution (NBFC) or Money lenders on Construction funding or Money borrowed for Construction;	-		-
	SUBTOTAL DEVELOPMENT COST RS	30,000,000.00		12,980,044.07
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	30,000,000.00		
3	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.			12,980,044.07
4	% of Completion of Construction Work (As per Project Architects/Er Certificates)			43.30%
5	Portion of Cost the incurred on Land Cost & Construction Cost to The Estimated Cost (3/2%)			43.27%
6	Amount can be withdrawn from the Designated Account			12,980,044.07
6	[Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5)			14,374,013.66
7	Less: Amount Withdrawn till date of this certificate as per the books of Accounts and Bank Statement .			14,374,013.66
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.			(1,393,969.59)
This Certificate is being issued for RERA compliance for the SHAMSIA HOMES & is based on the records and documents produced before me and explanations provided to me by the management.				

Your Faithfully,

Syed Imtiaz Ahmad
 SYED IMTIAZ AHMAD, AR



For S S Quadri & Co.
 Chartered Accountant.
 FRN - 014432C

S S Quadri
 CA S S Quadri
 Proprietor
 M. No - 401009

Place : Patna
 Date: 07/10/2020

UDIN:20401009AAAAJO2609

Bihar RERA Registration Number - BRERAP33256-1/785/R-526/2019

Period: As on 31/03/2020

Additional Information for Ongoing Projects

I.	Estimated Balance Cost to Complete the Real Estate Project [Difference of Total Estimated Project cost less Cost Incurred] (Calculated as per the Form IV)	17,019,955.93
II.	Balance amount of Receivable from Sold/Booked apartments as per Annexure A of this certificate (as certified by Chartered Accountants as verified from the records and books of Accounts)	22,782,903.08
	(a) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	559.72
III.	(b) Estimated amount of sales proceeds in respect of Unsold apartments (calculated as per ASR multipalied to Unsold area as on the date of Certificates, to be calculated and Certified by CA) as per Annexure A of this Certificate.	10,238,398.24
IV.	Estimated Receivables of Ongoing Project [SUM of I + II of (b)]	33,021,301.32
V.	Amount to be deposited in Designated Account -70% or 100% . If IV is greater than I, then 70% of the balance receivable of Ongoing project will be deposited in the Designated Account . If IV is less than I, then 100% of the balance receivables of Ongoing project will be deposited in Designated Account.	23,114,910.92

This Certificate is being issued for RERA compliance for the **SHAMSIA HOMES** & is based on the records and documents produced before me and explanations provided to me by the management.

Place : Patna
Date: 07/10/2020



Syed Imtiaz Ahmed,
SYED IMTIAZ AHMAD, FR

For S S Quadri & Co.
Chartered Accountant.
FRN - 014432C

[Signature]
CA S S Quadri
Proprietor

M. No - 401009

UDIN:20401009AAAAJ02609

ANNEXURE

Statement for Calculation of Receivables from the Sale of Ongoing Real Estate Project Sold Inventory.

SR No.	Flat No.	Built Up Area (in Sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	A/101	82.9	5,183,500.00	2,380,952.40	2,802,547.60
2	B/102	77.32	4,865,000.00	761,904.76	4,103,095.24
3	D/104	65.15	4,133,500.00	990,099.01	3,143,400.99
4	A/201	82.9	5,183,500.00	3,244,047.63	1,939,452.37
5	B/202	77.32	4,865,000.00	1,845,238.10	3,019,761.90
6	D/204	65.15	4,133,500.00	960,926.45	3,172,573.55
7	A/301	82.9	5,183,500.00	2,127,976.19	3,055,523.81
8	B/302	77.32	4,865,000.00	3,318,452.37	1,546,547.63
Total		610.96	38,412,500.00	15,629,596.92	22,782,903.08

Note: In previous Report due to clerical mistakes, amount received was inter-changed between Flat No B/102 & B/202, now rectified.

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. 18292 /- per sm

SR. No.	Flat No.	Build Up Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
1	C/103	67.30	1,231,051.60	NIL
2	C/203	67.30	1,231,051.60	NIL
3	D/303	132.45	2,422,775.40	NIL
4	A/401	82.90	1,516,406.80	NIL
5	B/402	77.32	1,414,337.44	NIL
6	C/403	67.30	1,231,051.60	NIL
7	D/404	65.15	1,191,723.80	
Total		559.72	10,238,398.24	

Syed Iftikhar Ahmed.

