S S Quadri & Co.
Chartered Accountants

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 01/04/2018 to 31/12/2018** 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 project titled **SHAMSIA HOMES** for the period ended 31/03/2019 and hereby certify that:
   i. **NIGAR FATMA** have completed **19.26%** 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 year for this project is ₹ 33,92,857.12/- and amounts collected till date is ₹ 41,07,142.12/-.
4. Amount withdrawn during the year for this project is ₹ 46,41,998.91/-
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: 27/12/2019

CA. S S Quadri
(Proprietor)
M. No.401009
UDIN: 19401009AAAARL6938

S S Quadri & Co. ★ PATNA ★ Chartered Accountants

501, 503, Jagat Trade Centre, Fraser Road, Patna-800 001.
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FORM C

Chartered Accountants Certificate

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

Cost of Real Estate Project: - M/S SHAMSIA HOMES

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

Period: As on 31/12/2018

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 f TDR (Transfer of Developments Rights), If any ;	-	-
		(d) Amount payable to State Government or Compatent Authority or Any other Statutority 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 onstruction 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 Accomodation, overhead cost,	-	-
		(iv) Cost of ASR linked premium fees charges and security deposits or maintenanace deposits, or any amount whatsoever payable to any authorities towards and in project of rehabili tation:	-	-
		SUBTOTAL LAND COST	-	-

S S Quadri & Co. PATNA Chartered Accountants

Syed Imtiaz Ahmad

Bihar RERA Registration Number - BRERAP33256-1/785/R-526/2019			
S.N.	Particulars	Period: As on 31/12/2018	
		Total Cost Estimated	Amount Incurred
(I)	(II)	(III)	(IV)
	(ii) Cost of Development / Cost of Construction		
	A. (i) Estimated Cost of Construction as certified by Engineer.	3,00,00,000.00	
	(ii) Actual Cost of Construction incurred as per books of accounts as Verified by C.A.	-	57,78,791.20
	Note: [For adding to tatal cost of Construction incurred, minimum of (i) or (ii) is to be considered.		**57,78,791.20**
	(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 Statutority 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	3,00,00,000.00	57,78,791.20
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	3,00,00,000.00	
3	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of incurred Column.		57,78,791.20
4	% of Completion of Construction Work (As per Project Architects/Er Certificates)		18.00%
5	Portion of Cost the incurred on Land Cost & Construction Cost to The Estimated Cost (3/2%)		19.26%
6	Amount can be withdrawn fro the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5]		57,78,791.20
7	Less: Amount Withdrawn till date of this certificate as per the books of Accounts and Bank Statement .		38,94,650.41
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		18,84,140.79

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,

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

Place : Patna
Date: 27/12/2019

S S Quadri & Co. PATNA Chartered Accountants

Syed Intiyaz Ahmed

CA S S Quadri
Proprietor
M. No - 401009
UDIN:19401009AAAARL6938

Bihar RERA Registration Number - BRERAP33256-1/785/R-526/2019
Period: As on 31/12/2018

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)	2,42,21,208.80
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)	3,43,05,357.88
III.	(a) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	1,170.68
	(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.	1,02,38,398.24
IV.	Estimated Receivables of Ongoing Project [SUM of I + II of (b)]	4,45,43,756.12
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 1, then 100% of the balance receivables of Ongoin project will be deposited in Designated Account.	3,11,80,629.28

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: 27/12/2019

S S Quadri & Co. PATNA Chartered Accountants

Syed Intiyaz Ahmed.

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

CA S S Quadri
Proprietor
M. No - 401009
UDIN:19401009AAAARL6938

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

Period: As on 31/12/2018

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	51,83,500.00	-	51,83,500.00
2	B/102	77.32	48,65,000.00	-	48,65,000.00
3	D/104	65.15	41,33,500.00	-	41,33,500.00
4	A/201	82.9	51,83,500.00	8,92,857.14	42,90,642.86
5	B/202	77.32	48,65,000.00	-	48,65,000.00
6	D/204	65.15	41,33,500.00	2,67,857.14	38,65,642.86
7	A/301	82.9	51,83,500.00	12,94,642.86	38,88,857.14
8	B/302	77.32	48,65,000.00	16,51,784.98	32,13,215.02
Total		**610.96**	**3,84,12,500.00**	**41,07,142.12**	**3,43,05,357.88**

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	12,31,051.60	NO
2	C/203	67.30	12,31,051.60	NO
3	D/303	132.45	24,22,775.40	NO
4	A/401	82.90	15,16,406.80	NO
5	B/402	77.32	14,14,337.44	NO
6	C/403	67.30	12,31,051.60	NO
7	D/404	65.15	11,91,723.80	NO
Total		**559.72**	**1,02,38,398.24**	

S S Quadri & Co. Chartered Accountants PATNA

Syed Imtiyaz Ahmad