



FORM E

To,
M S DEVELOPERS
132A/2, HAROON NAGAR COLONY
PHULWARISHARIF, PATNA-801505, BIHAR

Bihar RERA Registration No.-BRERAP00635-1/498/R-190/2018 located at SALEMPUR DUMRA

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by **M S DEVELOPERS** for the period **from 01/01/2020 to 31/03/2020** with respect to Bihar RERA Registration No. - **BRERAP00635-1/498/R-190/2018**.

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 **M S DEVELOPERS** for the period ended 31/03/2020 and hereby certify that:
 - i. M S DEVELOPERS have completed 89.65% of the project titled **PLATINUM RANJIT MINAKSHI RESIDENCY** Bihar RERA Registration No. **BRERAP00635-1/498/R-190/2018** located at SALEMPUR DUMRA, DISTRICT-PATNA-800014. However percentage of completion as per Architect Certificate is 62.50 %
 - ii. Amount collected during the period for this project is ₹ 25,15,375.00 and amounts collected till date is ₹ 2,17,79,874.55.
4. Amount withdrawn during the period for this project is ₹ 25,33,865.00.
5. We certify that **M S DEVELOPERS** has utilized the amounts collected for **PLATINUM RANJIT MINAKSHI RESIDENCY** project only for that project and the withdrawal from the bank accounts of the said firm.

Place: Patna
Date: 12/11/2020



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

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

UDIN: 20401009AAAALI8273

MS DEVELOPERS

Period: As on 31/03/2020

SUBTOTAL LAND COST

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Cost of Real Estate Project: - PLATINUM RANJIT MINAKSHI RESIDENCY
Bihar RERA Registration Number - BRERAP00635-1/498/R-190/2018

S.N.		Particulars		Period: As on 31/03/2020	
(I)	(II)	Total Cost Estimated (III)	Amount Incurred (IV)		
(ii) Cost of Development / Cost of Construction					
A. (i) Estimated Cost of Construction as certified by Engineer.		23,439,196.00			
(ii) Actual Cost of Construction incurred as per books of accounts as Verified by C.A.		-	20,946,812.68		
Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered.]			20,946,812.68		
(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		23,439,196.00	20,946,812.68		
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	24,070,196.00			
3	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of incurred Column.		21,577,812.68		
4	% of Completion of Construction Work (As per Project Architects/Er Certificates)		62.50%		
5	Portion of Cost the incurred on Land Cost & Construction Cost to The Estimated Cost (3/2%)		89.65%		
6	Amount can be withdrawn fro the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5)		21,577,812.68		
7	Less: Amount Withdrawn till date of this certificate as per the books of Accounts and Bank Statement .		21,699,135.26		
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		(121,322.58)		
This Certificate is being issued for RERA compliance for the M S DEVELOPERS & 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

CA S S Quadri

Proprietor

M. No - 401009

UDIN: - 20401009AAAA18273



Place : Patna
Date: 12/11/2020

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Cost of Real Estate Project: - PLATINUM RANJIT MINAKSHI RESIDENCY
Bihar RERA Registration Number - BRERAP00635-1/498/R-190/2018
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)	2,492,383.32
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)	8,730,125.15
	(a) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	88.80
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.	3,550,002.00
IV.	Estimated Receivables of Ongoing Project [SUM of I + II of (b)]	12,280,127.15
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 Ongoin project will be deposited in Designated Account.	8,596,089.01
This Certificate is being issued for RERA compliance for the M S DEVELOPERS & is based on the records and documents produced before me and explanations provided to me by the management.		
<p style="text-align: right;">For S S Quadri & Co. Chartered Accountant. FRN - 014432C</p> <p>Place : Patna Date: 12/11/2020</p> <p style="text-align: right;">CA S S Quadri Proprietor M. No - 401009</p>		
UDIN: - 20401009AAAAALI8273		



Cost of Real Estate Project: - PLATINUM RANJIT MINAKSHI RESIDENCY
Bihar RERA Registration Number - BRERAP00635-1/498/R-190/2018
Period: As on 31/03/2020

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 Excluding GST	Balance Receivable
1	G103 (Block B)	88.8011	3,550,000.00	3,157,198.00	392,802.00
2	102 (Block A)	88.8011	3,550,000.00	3,090,273.72	459,726.28
3	203 (Block B)	88.8011	4,310,000.00	4,018,390.29	291,609.71
4	201 (Block B)	58.5967	3,000,000.00	2,512,916.00	487,084.00
5	G102(Block A)	88.8011	3,550,000.00	803,572.00	2,746,428.00
6	202 (Block B)	88.8011	3,550,000.00	2,739,602.86	810,397.14
7	204 (Block B)	58.5967	3,000,000.00	2,438,117.98	561,882.02
8	104 (Block A)	58.5967	3,000,000.00	792,080.00	2,207,920.00
9	101 (Block A)	58.5967	3,000,000.00	2,227,724.00	772,276.00
Total		678.39	30,510,000.00	21,779,874.85	8,730,125.15

Unsold Inventory Valuation
Ready Reckoner Rate as on the date of Certificate
Of the Residential / Commercial premises **Rs. 39977 / - per sm**

SR. No.	Flat No.	Build Up Area in sq. mts.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
1	103	88.8011	3,550,002.00	NO
Total		88.80	3,550,002.00	

[Signature]

md. Hanu Bdin

