



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 01/01/2019 to 31/03/2019** 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 31/03/2019 and hereby certify that:
 - i. **M S DEVELOPERS** have completed **44.12%** 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**.
 - ii. Amount collected during the year for this project is ₹ 87,35,714.85 /- and amounts collected till date is ₹ 1,01,85,714.85/-.
4. Amount withdrawn during the year for this project is ₹ 1,07,76,020.91/-
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. 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.

mol Jeyubdin

Partner

Place: Patna
Date: 28/12/2019



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

[Signature]
CA. S S Quadri
(Proprietor)
M. No.401009

UDIN: - 19401009AAAARM2087

FORM C
Chartered Accountants Certificate
(For Registration of a project and Subsequent Withdrawal of Money)
Bihar RERA Registration Number - BRERAP00635-1/498/R-190/2018
Period: As on 31/03/2019

S.N o.	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	6,31,000.00	6,31,000.00
	(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 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	-	-
	(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 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	6,31,000.00	6,31,000.00

not verified



Bihar RERA Registration Number - BRERAP00635-1/498/R-190/2018
 Period: As on 31/03/2019

S.No.	Particulars	Total Cost Estimated (III)	Amount Incurred (IV)
(I)	(II)		
	(ii) Cost of Development / Cost of Construction		
	A. (i) Estimated Cost of Construction as certified by Engineer.		
	(ii) Actual Cost of Construction incurred as per books of accounts as Verified by C.A.	2,34,39,196.00	99,89,579.78
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered.		99,89,579.78
	(iii) On -site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e.		-
	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)		-
	SUBTOTAL DEVELOPMENT COST RS		-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	2,34,39,196.00	99,89,579.78
3	Total Incurred Cost of the Real Estate Project [1(i) + 1(ii)] of incurred Column.	2,40,70,196.00	1,06,20,579.78
4	% of Completion of Construction Work (As per Project Architects Certificates) - Not Provided		44.12%
5	Portion of Cost the incurred on Land Cost & Construction Cost to The Estimated Cost (3/2) %		1,06,20,579.78
6	Amount which can be withdrawn from the Designated Account		1,06,20,579.78
7	Less: Amount Withdrawn till date of this certificate as per the books of Accounts and Bank Statement.		1,07,76,020.91
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate. (Excess Withdrawal if negative)		(1,55,441.13)

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

Your Faithfully,

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

CA S S Quadri
 (Proprietor)

M. No. : 401009

UDIN:19401009AAAAARM2087



Place : Patna
 Date: 28/12/2019

not signed

(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)	1,34,49,616.22
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)	1,35,64,285.15
III.	(a) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	767.1933086
	(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.	82,35,038.00
IV.	Estimated Receivables of Ongoing Project [SUM of I + II of (b)]	2,17,99,323.15
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 1, then 100% of the balance receivables of Ongoing project will be deposited in Designated Account.	1,52,59,526.21

This Certificate is being issued for RERA compliance for the M S DEVELOPERS and this is based on the records and documents produced before me and Explanations provided to me by the management of the company.

Place : Patna
Date: 28/12/2019



For S S Quadri & Co.

Chartered Accountant.

FRN - 014432C

CA S S Quadri
(Proprietor)

M. No.: 401009

UDIN:19401009AAARM2087

msl 7/12/2019

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	G103 (Block B)	88.80111524	35,50,000.00	31,12,500.00	4,37,500.00
2	102 (Block A)	88.80111524	35,50,000.00	1,89,285.72	33,60,714.28
3	203 (Block B)	88.80111524	35,50,000.00	22,85,714.29	12,64,285.71
4	201 (Block B)	58.59665428	30,00,000.00	9,00,000.00	21,00,000.00
5	G102 (Block A)	88.80111524	35,50,000.00	8,03,572.00	27,46,428.00
6	202 (Block B)	88.80111524	35,50,000.00	16,44,642.86	19,05,357.14
7	204 (Block B)	58.59665428	30,00,000.00	12,49,999.98	17,50,000.02
Total		561.1988848	2,37,50,000.00	1,01,85,714.85	1,35,64,285.15

(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	88.80111524	35,50,002.00	NO
2	101	58.59665428	23,42,518.00	NO
3	104	58.59665428	23,42,518.00	NO
Total		205.9944238	82,35,038.00	

not attached

