



Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Up to 31/03/2019

Cost of Real Estate Project Registration Number : BERAAP00136-1/53/R.36/2018

Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
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	50	5
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	0	0
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; and	0	0
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0	0
g)	Under Rehabilitation scheme:	0	0
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0	0
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	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	
Sub Total of LAND COST Rs		50.00	5.00



ii)	Development Cost / Cost of Construction:			
a	(i)	Estimated Cost of Construction as certified by Engineer	146.00	107.13
		Actual Cost of construction incurred as per the books of accounts as verified by the CA		
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(ii)	On-site expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		
	c)	Principal sum and interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
Sub Total of Development Cost			146.00	107.13

2	Total Estimated Cost of the Real Estate Project [1(i) + 2(ii)] of Estimated Column		196.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		112.13
4	% completion of Construction Work (as per Project Architect's Certificate)		75%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)		57%
6	Amount which can be withdrawn from the Designated Account	112.13	112.13
	Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)		
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	109.85	109.85
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2.28	2.28

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully
Signature of Chartered Accountant
For ADS & Co.
Chartered Accountants

(CA Amitanshu Bhaskar)
(Membership Number :)
Place: Patna
Date: 06/04/2019



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	83.87
	(calculated as per the Form IV)	
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate	NIL
	(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3 i	Balance unsold area	100%
	(to be certified by Management and to be verified by CA from the records and books of accounts)	
ii	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)	231 Lakh
	as per Annexure A to this certificate	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	231 Lakh
5	Amount to be deposited in Designed Account - 70% or 100%	149 Lakh
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account	
	If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	

This Certificate is being issued for RERA compliance for the Company ADITYA NIWAS DEVELOPERS AND COLONIZERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant

For ADS & Co.

Chartered Accountants

(CA Amitanshu Bhaskar)
(Membership Number :)



Place: Patna

Date: 06/04/2019

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential premises RsPer sq. ft.

Sr No	Flat No	Carpet Area (in Sq. ft)	Unit Consideration as per Read Reckoner Rate
1	101	721	NA
2	102	910	NA
3	103	613	NA
4	104	835	3,832.00
5	201	721	NA
6	202	910	NA
7	203	613	3,670.00
8	204	835	3,832.00
9	301	721	4,161.00
10	302	910	NA
11	303	613	NA
12	304	835	3,832.00
13	401	721	4,161.00
14	402	910	NA
15	403	613	NA
16	404	835	NA
Total		12,316.00	



Quarterly Progress Report

Project Name: Indra Complex

RERA Reg No. BRERAP00722-1/532/R-304/2018

Financial Report (January 2019 TO March 2019)

Sl No	No of Apartment	No of Booked Flat	Booking Amount	Opening Balance	Closing Balance	No. Of Covered Parking	No of Booked	Opening Balance	Closing Balance
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	One (1)	6 (Six)	21.40	59.82	81.22	16	0	6	6

Physical Report (January 2019 TO March 2019)

Sl No	Status of Construction	Work Details
(1)	(2)	(3)
1	Basement	N.A.
	Ground Floor	Casting Work Completed
	1 st Floor	Internal Plaster Completed
	2 nd Floor	Brick Work Completed
	3 rd Floor	Brick Work Completed
	4 th Floor	Brick Work Completed
	Roof Top	Water Tank and Lift Room Under Work in Progress

