Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Project Name - Satya Suresh Enclave

(From 1St Oct to 31st Dec 2021)

Cost of Real Estate Project Registration Number : BRERAP00136-2/1113R-957/2020

Sr No.		Particulars	Amount Rs.	
			Estimated	Incurred
1. i)	Land Cost:			
	a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	1.51	1.51
	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, resgistration fees etc; and	3.3	3.3
	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 accomodation or rent in lien of Transit accomodation, overhead cost,	0	0
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	0	
		Sub Total of LAND COST Rs	**4.81**	**4.81**

ADS & Co. Chartered Accountants FRN 0[illegible]664N

ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	225.00	
		Actual Cost of construction incurred as per the books of accounts as verified by the CA		20.92
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	(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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		2.00
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		5.50
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
		Sub Total of Development Cost	**225.00**	**28.42**

2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		229.81
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		33.23
4		% completion of Construction Work (as per Project Architect's Certificate)		10%
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		14%
6		Amount which can be withdrawn from the Designated Account	33.23	33.23
		Total Estimated Cost X Prportion 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	21.97	21.97
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	11.26	11.26

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based

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

ADS & Co. ★ Chartered Accountants ★ FRN 021664N

(CA Amitanshu Bhaskar)
(Membership Number 511802)
Place: Patna
Date: 11/01/2021
UDIN: 21511802AAAAAC7395

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	196.58
		(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 Charted Accountant as verified from the records and books of Accounts)	
3	i	Balance unsold area	100%
		(to be cerified 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	265 Lakh
		as per Annexure A to this certificate	
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	265 Lakh
5		Amount to be deposited in Designed Account - 70% or 100%	185Lakh
		If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil 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

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



(CA Amitanshu Bhaskar)
(Membership Number 511802)

Place: Patna
Date: 11/01/2021
UDIN: 21511802AAAAAC7395

Aditya Niwas Developers and Colonizers Quarterly Progress Report

Project Name: Satya Suresh Enclave RERA Reg No. BRERAP000136-2/1113R-957/2020

Financial Report (Oct 20 TO Dec 20)

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)	2	10.5	10.5	21	8	5	0	3

Physical Report (July 20 TO September 20)

Sl No	Status of Construction	Work Details	
(1)	(2)	(3)	(4)
1	Sand Filling in Plinth	Boundary work in Progress	

ADS & Co. Chartered Accountants FRN 024664N