

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

(For the Period APRIL 19 To JUNE 19)

Cost of Real Estate Project Registration Number : BRERAP00722-1/532/R-304/2018

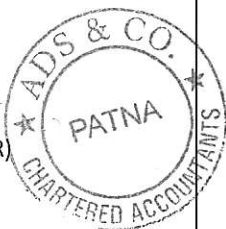
Sr No.	Particulars	Amount Rs. In Lakh	
		Estimated	Incurred
1. i) Land Cost:			
a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost		
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
c)	Acquisition cost of TDR (if any)		
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 Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	6.85	6.85
g)	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 the CA Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
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,		
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.		
Sub Total of LAND COST Rs		6.85	6.85



ii) **Development Cost / Cost of Construction:**

a (i)	Estimated Cost of Construction as certified by Engineer	355	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		35.26
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per (ii) 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.		5.95
	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.		2.55
c)	Principal sum and interest 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	355	43.76
2	Total Estimated Cost of the Real Estate Project [1(i + ii(ii)) of Estimated Column		361.85
3	Total Cost Incurred of the Real Estate Project [1(i + 1(ii)) of Incurred Column		50.61
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		14.00%
6	Amount which can be withdrawn from the Designated Account 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		50.66 4.36
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		46.30
	This certificate is being issued for RERA compliance for the Company ADITYA NIWAS DEVELOPERS LLP and		

AMIT ANSHU BHASKAR
PARTNER
ADS & Co
Mem No 511802
Date: 09/07/2019

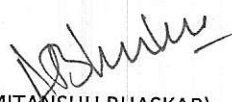


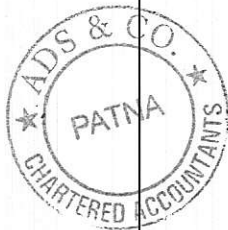
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)		311.24
	(calculated as per the Form IV)		
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate		0
	(as certified by Chartered Accountant as verified from the records and books of Accounts)		
3 i	Balance unsold area	1045 Sq mt	
	(to be certified by Management and to be verified by CA from the records and books of accounts)		
3 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)		
	as per Annexure A to this certificate		446.59
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)		446.59
5	Amount to be deposited in Designed Account - 70% or 100%		
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account		312.613
	If 4 is lesser than 1, then 100% of the balance receivables of		

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

Yours Faithfully


AMIT ANSHU BHASKAR)
PARTNER
ADS & Co
Mem No 511802



Place: Patna

Date: 09/07/2019

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 Rs 42731 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	201	87.81	37,52,400.00
2	202	72.37	30,92,550.00
3	203	91.26	38,99,475.00
4	204	96.93	41,41,950.00
5	301	87.81	37,52,400.00
6	302	72.37	30,92,550.00
7	303	91.26	38,99,475.00
8	304	96.93	41,41,950.00
9	401	87.81	37,52,400.00
10	402	72.37	30,92,550.00
11	403	91.26	38,99,475.00
12	404	96.93	41,41,950.00



Quarterly Progress Report

Project Name: Indra Complex

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

Financial Report (April 2019 TO June 2019)

Sl No	No of Apartment	No of Booked Flat	Booking Advance	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)	0 Zero	Nil	Nil	Nil	25	0	0	0

Physical Report (January 2019 TO March 2019)

Sl No	Status of Construction	Work Details
(1)	(2)	(3)
1	Preparation for foundation work is in progress	(4)

