

Annexure A

**List of Extra/ Addition Items executed with cost
(which were not part of the original Estimate of Total Cost)**

FORM-3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE (on Letter Head)

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project : Pragya's Savitri Enclave Phase-II

Bihar RERA Registration Number: BRERAP00668-2/1292/R-21077/2020

Sr.no	Particulars	Amount (In 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 b. Amount of premium payable to obtain development rights, FSI, additional 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 e. Land premium payable as per annual statement of rates (ASR) for redevelopment 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 by Engineer	Rs. 2,60,00,000.00	Rs. 2,60,00,000.00

For Peppi Construction Pvt. Ltd.

Pankaj Kumar

Director



	<p>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA</p> <p>Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)</p> <p>(iii) Cost towards clearance of land of Allor 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,</p> <p>(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</p>		
	Sub-Total of Land Cost	Rs. 2,60,00,000.00	Rs. 2,60,00,000.00

For Peopl Construction Pvt. Ltd.

Ramraj Kumar



Sr. No	Particulars	Amount (Rs.) Estimated	Amount (Rs.) Incurred
	ii. Development Cost/Cost of Construction: a. (i) Estimated cost of construction as Certified by Engineer (ii) 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) (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 overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and 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, 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 borrowed for construction;	Rs. 6,60,00,000.00 Rs. 9,20,00,000.00	Rs. 6,65,13,540.63 Rs. 9,25,13,540.63
	Sub-Total of Development Cost	Rs. 9,20,00,000.00	Rs. 9,25,13,540.63

For Peppl Construction Pvt. Ltd.

Ranvij Kumar

Director



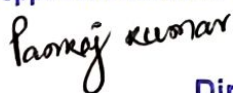
2.	Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	Rs. 9,20,00,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	Rs. 9,25,13,540.63
4.	% completion of construction work (as per project Architect's certificate)	100%
5.	Proportion of the cost incurred on land cost and Construction cost to the total Estimated cost. (3/2%)	1.00
6.	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5	Rs. 9,20,00,000.00
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	Rs. 7,69,50,325.28
8.	Net Amount which can be withdrawn from the Designated bank Account under this certificate	Rs. 1,50,49,674.72



Yours Faithfully,


 (Rakesh Srivastava)
 Chartered Accountant
 (Membership No. 073798)

For Peopl Construction Pvt. Ltd.



Director

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.)
		Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost Less Cost Incurred)	Rs.Nil
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate certified by Chartered Accountant as verified from the records and books of Accounts)	Rs.77,36,882/-
3.	(i) Balance Unsold area (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 apartment (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)	455.21 sq.mts. Rs. 1,40,79,000/-
4.	Estimated receivables of ongoing project, Sum of 2+3 (ii)	Rs. 2,18,15,882/-
5.	Amount to be deposited in Designated Account- 70% or 100% If 4 is greater than I, then 70% of the balance receivable of ongoing project will be deposited in designated Account If 4 is lesser than I, then 100% of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the Company **Peppl Construction Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the company.



Yours Faithfully,

(Rakesh Srivastava)
Chartered Accountant
(Membership No. 073798)

For Peppl Construction Pvt. Ltd.

Director

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory					
Sr. No.	Flat No.	Super Built-up area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	101	119.6552	40,00,000/-	40,00,000/-	Nil
2.	102	119.6552	43,00,000/-	43,00,000/-	Nil
3.	103	89.3698	27,83,000/-	8,72,518/-	19,10,482/-
4.	104	123.0925	40,00,000/-	37,00,000/-	3,00,000/-
5.	105	128.9452	50,00,000/-	50,00,000/-	Nil
6.	106	89.3698	32,00,000/-	32,00,000/-	Nil
7.	107	93.2716	35,50,000/-	35,50,000/-	Nil
8.	108	119.2836	42,00,000/-	42,00,000/-	Nil
9.	201	119.6552	45,00,000/-	45,00,000/-	Nil
10.	205	128.9452	69,54,200/-	69,54,200/-	Nil
11.	206	89.3698	35,00,000/-	35,00,000/-	Nil
12.	207	93.2716	36,13,200/-	36,13,200/-	Nil
13.	208	119.2836	60,00,000/-	60,00,000/-	Nil
14.	301	119.6552	38,00,000/-	34,00,000/-	4,00,000/-
15.	303	89.3698	27,83,000/-	27,83,000/-	Nil
16.	304	123.0925	44,51,000/-	44,51,000/-	Nil
17.	305	128.9452	44,51,000/-	44,51,000/-	Nil
18.	306	89.3698	44,00,000/-	40,00,000/-	4,00,000/-
19.	403	89.3698	44,00,000/-	34,47,600/-	9,52,400/-
20.	405	128.9452	39,76,000/-	5,00,000/-	34,76,000/-
21.	408	119.2836	63,00,000/-	60,02,000/-	2,98,000/-
22.	202	119.6552	41,31,800/-	41,31,800/-	Nil
	Total	2440.8546	9,42,93,200/-	8,65,56,318/-	77,36,882/-

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential

Rs.- Per sq.mts.

Sr. No.	Flat No.	Super Built-up area (in sq.mts..)	Unit Consideration as per Read Reckoner
01	02	03	04
1.	203	89.3698	27,83,000.00
2.	204	123.0925	38,00,000.00
3.	302	119.6552	36,96,000.00
4.	404	123.0925	38,00,000.00
	Total	455.21	1,40,79,000/-

For Peppi Construction Pvt. Ltd.

Ramraj Kumar

Director

