



FORM NO. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project :- **Rs. 2,50,00,000**

Bihar RERA Registration Number :- **BRERAP81735-1/02/R-1291/2022**

Sr. No	Particulars	Amount() Estimated Incurred
1. i	<p>Land Cost:</p> <p>a. Acquisition Cost of Land or Development Right , Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</p> <p>b. Amount of Premium Payable to obtain development rights, FSI, Additional FSI, Fungible area, and Authority or state Government or any Statutory Authority.</p> <p>c. Acquisition cost of TDR (if any)</p> <p>d. Amount payable to state Government or Competent authority or any other statutory authority of the state or central Government, towards stamp duty, transfer charges, registration fee etc,; and</p> <p>e. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities .</p> <p>f. Under Rehabilitation scheme:</p> <p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer.</p> <p>(ii) Actual cost of construction of rehab building incurred as per the book of accounts as verified by the C.A.</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 all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit Accommodation of rent in lieu of Transit Accommodation, overhead cost,</p>	<p>1,12,00,000</p> <p>2,92,500</p>



4.	% Completion of Construction Work (As per project Architect's Certificate)	
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	106%
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	0
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. 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.	

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No	Particulars	Amount () Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (Calculated as per the Form IV)	
2.	Balance amount of receivables from sold apartments (As per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	79,45,200
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 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	73.313 sqmts 36,16,374
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,15,61,574
5.	Amount to be deposited in Designated 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 If 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	80,93,102



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Yours Faithfully,



(Membership Number 532419)

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
1	201	71.907	44,75,000	40,27,500	4,47,500
2	202	73.579	64,84,000	61,00,000	3,84,000
3	203	52.955	40,00,000	32,00,000	8,00,000
4	204	75.344	60,00,000	53,80,000	6,20,000
5	205	73.393	44,75,000	40,00,000	4,75,000
6	206	54.813	44,41,000	37,96,800	6,44,200
7	301	71.907	44,75,000	39,98,000	4,77,000
8	302	73.579	60,00,000	54,00,000	6,00,000
9	303	52.955	30,00,000	27,67,500	2,32,500
10	304	75.344	44,00,000	19,00,000	25,00,000
11	306	54.813	44,65,000	37,00,000	7,65,000

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _____ per sq.mts.



SG03, 3502, Saya Gold Avenue,
Vaibhav Khand, Indirapuram , Ghaziabad
Uttar Pradesh-201014



332, 3rd Floor
Central Tower, Supertech North Eye,
Noida, Uttar Pradesh-201301

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Read Reckoner
1	305	73.313	34,16,374

CA



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Uttar Pradesh-201014



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