

FORM-3
(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE
(For registration of a project and subsequent withdrawal of money)

Name of the Project and location details: SHIV SHANKAR ENCLAVE

Name of the Promoter of the Project with address: M/s Shrishty Comtrade Pvt Ltd

Cost of Real Estate Project State RERA Registration Number

RERA Registration No.- BRERAP202728070826010929E00.

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
1	(I) Land Cost:		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	2,85,55,000/-	
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority	NIL	NIL
(c)	Acquisition cost of TDR (if any)	NIL	NIL
(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	NIL	NIL
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	NIL	NIL
(f)	Under Redevelopment / Rehabilitation Scheme:	NOT APPLICABLE	NOT APPLICABLE



[illegible]

c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution on construction funding or money borrowed for construction:	NIL	NIL
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	Sub-Total of =Development Cost	5,95,49,288/-	4,16,84,501.60
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1.	Total Estimated Cost of the Real Estate Project (1(I)+1(II)) of Estimated column -A	5,95,49,288/-	
2.	Total Cost Incurred and Paid of the Real Estate Project (1(I)+1(II)) of Incurred and Paid Column -B		4,16,84,501.60
3.	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project) %		70.00%
4.	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated cost (Sl.No.3/2)		70.00%
5.	Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sl. number 2 x Sl. number 5)		4,16,84,501.60
6.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		2,22,11,198.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,94,73,303.60

For G Gunjan & Associates
Chartered Accountant
FRN-029128C

CA Gaurav Gunjan
Proprietor
M.N. 446918
UDIN 26446918RUBMJM2805
Patna, 22-10-2026



(ADDITIONAL INFORMATION)

1. Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	1,78,64,786.40
2. Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts).	23,41,250/-/-
3. (i) Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts)	9110 SQ FEET
(ii) Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure-A to this certificate	5,39,38,350/-
4. Estimated receivables of the project. Sum of 2+3 (ii)	5,62,79,600/-
5. Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	3,93,95,720/-

For G Gunjan & Associates
Chartered Accountant
FRN-029128C

CA Gaurav Gunjan
Proprietor
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Annexure-A

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

Booked/Sold Inventory

Sl. No.	Block/Type/ Bungalow/ Category (as per Form 1)	Flat/Bungalow/ Office /Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq.Mts)	Unit Amount Consideration as per Agreement (as per Clause 1 (b) of the Model Form of Agreement to be entered between Promoter and Allottee (s))	Received Amount	Balance Amount
1	105	Flat	718 Sq. ft		40,00,000/-	21,00,000/-	19,00,000/-
2	207	Flat	910 sq.ft		49,41,250/-	45,00,000/-	4,41,250/-

Total Proposed		Total Booked
No. of Covered Parking	25	2
No. of Open Parking	0	0

(Unbooked Inventory Valuation)**Of the Residential/commercial premises Rs. per Sq.Mts.**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	102	932 Sq.ft	55,61,000/-
2	103	906 Sq.ft	48,60,850/-
3	104	905 Sq.ft	56,44,750/-
4	201	927 Sq.ft	54,94,000/-
5	202	932 Sq.ft	55,61,000/-
6	208	917 Sq.ft	49,24,500/-
7	301	927 Sq.ft	54,94,000/-
8	302	932 Sq.ft	55,61,000/-
9	304	905 Sq.ft	56,44,750/-
10	306	827 Sq.ft	51,92,500/-