MAPSS AND COMPANY
CHARTEREDACCOUNTANTS

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FORM No. 3

[See Regulation 3]

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

Project Name: KARUNA ENCLAVE

Promoter Name: SAMRIDDHI ENGICON PRIVATE LIMITED

Bihar RERA Registration No.: BRERAP12289-001/131/R-1607/2023

Project Address: Mauza - Sipara, Bhupatipur, Plot No.-598(P), Khata No.-110, Thana No.-27, Jakkanpur, Patna, Bihar – 800020

Promoter Office Address: Ram Naresh Prasad, Riti Riwaz Road, South Bhupatipur, Behind Patna Convent School, West Ramkrishna Nagar, Patna – 800020

1. Cost of Real Estate Project

i. Land Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest on land cost and legal cost	3,25,20,000	3,25,20,000
B	Premium for development rights / FSI etc.	Nil	
C	TDR Cost	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	Included in (A)	
E	ASR linked Land Premium (if any)	Nil	
F	Rehabilitation Scheme Costs	N.A.	
	Total Land Cost	3,25,20,000	3,25,20,000

ii. Development / Construction Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	5,60,00,000	
a(ii).	Actual Cost incurred as per books (CA Certified)		4,47,73,342
a(iii).	Other Site Development Cost		1,50,000
b.	Taxes, Fees, Cess, Premiums etc.		4,19,130
c.	Interest on borrowed capital for construction		Nil
	Total Development Cost (Actual Incurred)		4,53,42,472

	Particulars	Amount (INR) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	8,85,20,000
3	Total Incurred Cost = (i + ii Actual)	7,78,62,472
4	% of Construction Completion (Architect Certified)	Table A related 85.63% and Table B 91.50%
5	Proportion of Cost Incurred to Total Estimated Cost	87.96%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	7,78,62,472
6	Total Development Cost (Actual Incurred)	7,78,62,472
7	Less: Withdrawn Till Date [To be filled as per bank statement]	4,53,42,472
8	Net Withdrawal Permissible = [6 - 7]	3,25,20,000.00

This certificate is being issued for RERA compliance for the above-mentioned project and is based on books of accounts and documents produced before me and explanations provided by management.

Yours Faithfully

Name: CA Shwetanshu Shekhar

Membership No.: 550282

UDIN: **26550282RQEMYA5112**



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR) Estimated	Amount (INR) Actual
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)	10657528	
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)	9564195	
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	23400000	

4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	32964195	
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 balance receivables of ongoing project will be deposited in designated Account	23074937	

Annexure A

Part A: Receivables Summary as per Ready Reckoner

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration as per Agreement/Letter of Allotment (INR)	Received Amount	Balance Receivable (INR)
1	105	104	52,00,000	41,58,090	1041910
2	106	80	44,00,000	29,75,000	1425000
3	201	98	44,00,000	34,66,485	933515
4	203	90	67,59,500	57,95,674	963826
5	204	104	90,00,000	75,71,428	1428572
6	301	98	32,00,000	32,00,000	0
7	302	73	50,00,000	44,00,802	599198
8	303	90	45,00,000	34,65,350	1034650
9	305	104	36,30,000	30,59,661	570339
10	306	80	27,00,000	27,00,000	0
11	308	97	85,82,175	70,14,990	1567185
		TOTAL	**5,73,71,675**	**4,78,07,480**	**95,64,195**

Part B: Statement of Unsold Inventory

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration (INR)
1	107	80	42,95,000
2	108	97	52,15,000
3	202	73	39,15,000
4	304	104	55,80,000
5	307	80	42,95,000
		TOTAL	2,34,00,000