



ANIL MALANI & ASSOCIATES
Chartered Accountant

80 B S N Chatterjee Road Kolkata – 700 034 (W.B)

FORM No. 3

[See Regulation 3]

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

Project Name: HAUSLINE CITY

Promoter Name: HAUSLINE DEVELOPERS PRIVATE LIMITED

Bihar RERA Registration No.: BRERAP12460- 001/153/R-1628/2023

Project Address: GODHNA, BIHTA, DANAPUR, PATNA.

Promoter Office Address: PLOT NO:- 152 PATLIPUTRA COLONY, PATNA, 800013.

- **ALL THESE FIGURES ARE BASED ON TILL 30 JUNE 2026.**

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	₹ 4,11,13,500.00	₹ 4,11,13,500.00
B	Premium for development rights / FSI, etc.	Nil	
C	Acquisition cost of TDR (if any)	Nil	
D	Amounts payable to the State Government or the competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc,	Included in (A)	
E	ASR-linked Land Premium (if any)	Nil	
F	Rehabilitation Scheme Costs	N.A.	
	Total Land Cost	₹ 4,11,13,500.00	₹ 4,11,13,500.00

ii. Development / Construction Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	₹ 5,16,39,392.00	
a(ii).	Actual Cost incurred as per books (CA Certified)		₹ 3,54,58,788.00
a(iii).	Other Site Development Cost		₹ 51,00,052.00
b.	Taxes, Fees, Cess, Premiums etc.		₹ 2,93,481.00
c.	Interest on borrowed capital for construction		Nil
	Total Development Cost (Actual Incurred)		₹ 4,08,52, 321.00



**ANIL MALANI & ASSOCIATES***Chartered Accountant*

80 B S N Chatterjee Road Kolkata – 700 034 (W.B)

	Particulars	Amount (INR) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	₹ 9,27,52,892.00
3	Total Incurred Cost = (i + ii Actual)	₹ 8,19,65,821.00
4	% of Construction Completion (Architect Certified)	30%
5	Proportion of Cost Incurred to Total Estimated Cost	42%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	₹ 8,19,65,821.00
6	Total Development Cost (Actual Incurred)	₹ 8,19,65,821.00
7	Less: Withdrawn Till Date [To be filled as per bank statement]	₹ 4,08,52,321.00
8	Net Withdrawal Permissible = [6 - 7]	₹ 4,11,13,500.00

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

For ANIL MALANI & ASSOCIATES**Chartered Accountants****FRN: 329096E***Anil Malani***CA ANIL MALANI****Proprietor****M.No: 066279****Place: Kolkata****Date: 24.07.2026****UDIN: 26066279RKIYTN3859**

**ANIL MALANI & ASSOCIATES***Chartered Accountant*

80 B S N Chatterjee Road Kolkata – 700 034 (W.B)

(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)	<u>₹ 1,07,87,071.00</u>	
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)	<u>₹ 5,92,25,247.98</u>	
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	<u>₹ 7,66,22,580.00</u>	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	<u>₹ 13,58,47,827.98</u>	
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	<u>₹ 9,50,93,479.59</u>	



**ANIL MALANI & ASSOCIATES***Chartered Accountant*

80 B S N Chatterjee Road Kolkata – 700 034 (W.B)

Annexure A

Part A: Receivables Summary as per Ready Reckoner.

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
01	301 A	892.55	₹ 28,31,211.80	₹ 1,50,000.00	₹ 26,81,211.80
02	305 A	912.4	₹ 29,44,822.09	₹ 17,50,000.00	₹ 11,94,822.09
03	306 A	912.4	₹ 29,44,822.09	₹ 4,00,000.00	₹ 25,44,822.09
04	309 A	874.88	₹ 26,47,351.88	₹ 5,00,000.00	₹ 21,47,351.88
05	401 A	892.55	₹ 28,31,759.92	₹ 2,00,000.00	₹ 26,31,759.92
06	406 A	912.4	₹ 29,42,426.13	₹ 5,00,000.00	₹ 24,42,426.13
07	501 A	892.55	₹ 35,39,697.64	₹ 3,50,000.00	₹ 31,89,697.64
08	505 A	912.4	₹ 40,40,329.83	₹ 4,00,000.00	₹ 36,40,329.83
09	605 A	912.4	₹ 40,40,329.83	₹ 4,00,000.00	₹ 36,40,329.83
10	SHOP NO:-03	286.12	₹ 22,39,545.60	₹ 2,36,000.00	₹ 20,03,545.60
11	SHOP NO:- 07	200.37	₹ 15,71,594.08	₹ 1,59,000.00	₹ 14,12,594.08
12	SHOP NO:- 08	200.37	₹ 15,71,594.08	₹ 50,000.00	₹ 15,21,594.08
13	SHOP NO:- 10	256.03	₹ 19,83,689.72	₹ 0.00	₹ 19,83,689.72
14	SHOP NO:- 11	351.06	₹ 26,92,215.95	₹ 0.00	₹ 26,92,215.95
15	SHOP NO:- 12	327.08	₹ 25,04,072.15	₹ 0.00	₹ 25,04,072.15
16	SHOP NO:-13	274.74	₹ 19,59,978.06	₹ 2,12,400.00	₹ 17,47,578.06
17	SHOP NO:-14	274.74	₹ 19,59,978.06	₹ 2,12,400.00	₹ 17,47,578.06
18	101 B	854.72	₹ 17,26,534.40	₹ 8,75,000.00	₹ 8,51,534.40



19	102 B	854.72	₹ 17,26,534.40	₹ 0.00	₹ 17,26,534.40
20	201 B	854.72	₹ 31,78,549.83	₹ 20,40,000.00	₹ 11,38,549.83
21	203 B	851.63	₹ 43,86,427.98	₹ 30,64,540.00	₹ 13,21,887.98
22	301 B	854.72	₹ 25,42,848.50	₹ 13,02,000.00	₹ 12,40,848.50
23	302 B	854.72	₹ 40,39,227.23	₹ 16,12,000.00	₹ 24,27,227.23
24	402 B	854.72			
			₹ 25,42,856.80	₹ 11,50,000.00	₹ 13,92,856.80
25	501 B	854.72	₹ 25,42,321.90	₹ 12,08,500.00	₹ 13,33,821.90
26	502 B	854.72	₹ 34,32,851.08	₹ 17,09,681.00	₹ 17,23,170.08
27	601 B	854.72	₹ 40,40,000.00	₹ 16,00,000.00	₹ 24,40,000.00
28	602 B	854.72	₹ 40,40,000.00	₹ 34,00,000.00	₹ 6,40,000.00
29	603 B	851.63	₹ 35,34,341.15	₹ 14,14,000.00	₹ 21,20,341.15
30	701 B	854.72	₹ 40,40,000.00	₹ 40,40,000.00	₹ 0.00
31	702 B	854.72	₹ 25,42,856.80	₹ 14,00,000.00	₹ 11,42,856.80
		TOTAL R.S:-	₹ 8,95,60,768.98	₹ 3,03,35,521.00	₹ 5,92,25,247.98



**ANIL MALANI & ASSOCIATES***Chartered Accountant*

80 B S N Chatterjee Road Kolkata – 700 034 (W.B)

Part B: Statement of Unsold Inventory

Sr.No.	Flat No.	Carpet Area (in sq ft.)	Unit Consideration as per Read Reckoner
(01)	(02)	(03)	(04)
01	203 A	890.73	₹ 26,72,190.00
02	205 A	912.4	₹ 27,37,200.00
03	206 A	912.4	₹ 27,37,200.00
04	208 A	890.73	₹ 26,72,190.00
05	303 A	890.73	₹ 26,72,190.00
06	307 A	890.73	₹ 26,72,190.00
07	405 A	912.4	₹ 27,37,200.00
08	409 A	874.88	₹ 26,24,640.00
09	502 A	757.02	₹ 22,71,060.00
10	506 A	912.4	₹ 27,37,200.00
11	509 A	874.88	₹ 26,24,640.00
12	602 A	757.02	₹ 22,71,060.00
13	606 A	912.4	₹ 27,37,200.00
14	609 A	874.88	₹ 26,24,640.00
15	701 A	892.55	₹ 26,77,650.00
16	704 A	890.73	₹ 26,72,190.00
17	705 A	912.4	₹ 27,37,200.00
18	706 A	912.4	₹ 27,37,200.00



19	SHOP NO:- 04	286.12	₹ 17,16,720.00
20	SHOP NO:- 05	717.58	₹ 43,05,480.00
21	SHOP NO:- 06	502.52	₹ 30,15,120.00
22	SHOP NO:- 09	238.54	₹ 14,31,240.00
23	SHOP NO:- 15	327.08	₹ 19,62,480.00
24	SHOP NO:- 16	351.06	₹ 21,06,360.00
25	SHOP NO:- 21	225	₹ 13,50,000.00
26	SHOP NO:- 22	241.5	₹ 14,49,000.00
27	SHOP NO:- 23	755.12	₹ 45,30,720.00
28	404 B	793.38	₹ 23,80,140.00
29	504 B	793.38	₹ 23,80,140.00
30	704 B	793.38	₹ 23,80,140.00
		<u>TOTAL R.S.</u>	₹ 7,66,22,580.00

