

Annexure A

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

FORM No. 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 35,45,99,900/-
Bihar RERA Registration Number BRERAP/87928070725301028E00

Sr. No.	Particulars	Amount (₹) Estimated Incurred
I.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.	0 NILL
	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.	0 NILL
	c. Acquisition cost of TDR (if any)	0 NILL
	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	0 NILL
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0 NILL
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0 NILL
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	0 NILL
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0 NILL
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing	0 NILL

- temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.
- (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.

Sub-Total of Land Cost

0 NIL

Sr.No.	Particulars	Amount (₹)	Estimated	Incurred
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ii Development Cost/ Cost of Construction :

a., (i) Estimated Cost of Construction as certified by Engineer.

354599900/=

(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.

241127932/=

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 (i) 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 lenders on construction funding or money borrowed for construction;

Sub-Total of Development Cost

241127932/=

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. $354599900/=$
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.
4. % completion of Construction Work 68%
(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)
6. Amount Which can be withdrawn from the Designated Account.
- Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**
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.



Yours Faithfully,

Signature of Chartered Accountant (Membership Number.....)

Name Poornima Kumar

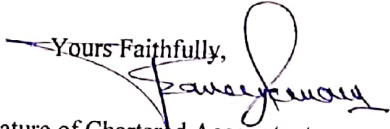
433157

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate 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)	113471968/=
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))	103333150/=
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	123600000/=
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
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	

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.



Yours Faithfully,

Signature of Chartered Accountant,
Membership Number 433157
Name Prady Kumar

Annexure A
Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

SR/NO.	Flat No.	Block	Carpet area in sq.mtr	Unit consideration as per agreement/letter of allotment	Received amount	Balance receivable (as per document)
						20,00,000
1	402	B	71.95	60,00,000	40,00,000	19,97,000
2	207	B	75.52	65,00,000	45,03,000	27,43,150
3	307	B	75.57	63,50,000	36,06,850	31,49,000
4	404	B	81.05	77,00,000	45,51,000	47,50,000
5	604	B	81.05	77,00,000	29,50,000	63,25,000
6	606	B	75.99	65,75,000	2,50,000	63,00,000
7	607	B	75.57	65,50,000	2,50,000	70,00,000
8	801	B	88.81	80,00,000	10,00,000	50,00,000
9	802	B	71.95	60,00,000	10,00,000	58,25,000
10	906	B	75.99	65,75,000	7,50,000	58,00,000
11	907	B	75.57	65,50,000	7,50,000	30,39,000
12	901	B	76.51	75,50,000	45,11,000	31,00,000
13	804	B	81.05	77,00,000	46,00,000	49,50,000
14	201	B	88.81	50,00,000	50,000	49,00,000
15	401	B	88.81	50,00,000	1,00,000	4,49,000
16	507	B	75.57	65,50,000	61,01,000	18,99,000
17	601	B	88.81	80,00,000	61,01,000	25,99,000
18	402	A	98.56	87,00,000	61,01,000	16,50,000
19	701	A	95.88	88,50,000	72,00,000	0
20	703	A	86.33	86,00,000	86,00,000	49,99,000
21	801	A	95.88	88,50,000	38,51,000	22,00,000
22	802	A	98.56	87,00,000	65,00,000	72,00,000
23	202	A	98.56	87,00,000	15,00,000	37,59,000
24	401	A	95.88	88,50,000	50,91,000	86,00,000
25	403	A	86.33	86,00,000	0	31,00,000
26	702	A	98.56	87,00,000	56,00,000	

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. per sq.mts.

SR. NO	FLAT NO.	CARPET AREA (IN SQ.MTS.)	UNIT CONSIDERATION AS PER READ RECKONER
1	201 A	98.88	55,00,000
2	203 A	86.44	48,00,000
3	803 A	86.44	48,00,000
4	203 B	91.97	53,00,000
5	204 B	81.05	47,00,000
6	205 B	89.92	51,00,000
7	206 B	75.99	46,00,000
8	403 B	91.97	53,00,000
9	405 B	89.92	51,00,000
10	406 B	75.99	46,00,000
11	202 B	91.97	5100000
12	602 B	71.95	44,00,000
13	603 B	91.97	53,00,000
14	605 B	89.92	51,00,000
15	705 B	89.92	51,00,000
16	803 B	91.97	53,00,000
17	301 B	81.05	47,00,000
18	805 B	89.92	51,00,000
19	806 B	75.99	46,00,000
20	807 B	75.57	46,00,000
21	908 B	88.81	50,00,000
22	902 B	71.95	44,00,000
23	903 B	91.97	53,00,000
24	904 B	81.05	47,00,000
25	905 B	89.92	51,00,000