FORM NO. 3
[See Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project **SHREE GANESH RAJ NARAYAN SHOBHA COMPLEX** Bihar RERA Registration Number : **BRERAP00067-1/1122/R-932/2020**

Sr. No.	Particulars	Amount (In Rs) Estimated/ Incurred
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.	1,650,002.00
	b. Amount of premium payable to obtain development rights, FSI, Fungible Area, and Authority or State Government or any Statutory Authority.	NIL
	c. Acquisition cost of TDR (if any) GST Payable on TDR (contruction service of Land owner portion)	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	1,256,658.04
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL
	f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	NIL
	Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	(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 or rent in lieu of Transit.	NIL
	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.	NIL
	Sub-Total of Land Cost	**2,906,660.04**

ARUN KUMAR BAL KRISHNA PRASAD & CO. M.No:076873 Patna

Office : Room No.-202A L3/2 Srikrishna Puri, Patna 1
Phone : 9835088644 | E-mail id : akbkpco@gmail.com

Sr. No.	Particulars	Amount ( ) Estimated Incurred
Ii	**Development Cost/ Cost of Construction :**	
	a. (i) Estimated Cost of Construction as certified by Engineer.	200,000,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.	120,677,006.78
	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 roadsetc.), 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 of the project registered.	1,603,647.00
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	3,340,065.00
	b) 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	**125,620,718.78**
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	**200,000,000.00**
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	**128,527,378.82**
4.	% Completion of Construction Work (As per project Architect's Certificate)	**70%**
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**64.26**
6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)**	128,520,000.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. (Net of refund of booking amount)	105,224,919.84
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. (As per priscribed calculation Method)	23,295,080.16

This certificate is being issued for RERA compliance for the Company (ORB Infrastructure Private Limited, Project Name - Shree Ganesh Raj Narayan Shobha Complex) and the above information is calculated, based upon the information sought in above annexure and records and documents produced before me and subsequently explanations provided to me by the management of the Company. As on 30th June 26, the balance of RERA Account is **Rs 2,44,493.16** and amount can be with drawn as per above calculation is Rs **2,32,95,080.16** it means the promoter used the balance fund from own sources on this project.

Yours Faithfully,

For Arun Kumar Bal Krishna Prasasd & Co.
Chartered Accountants (FRN 008087C)

(Arun Kumar)
Proprietor
M No 076873

ARUN KUMAR BAL KRISHNA PRASAD & CO. M.No:076873 Patna

Place: Patna
Date : 27/06/23026
UDIN no : 26076873DHWGPE8327

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
Sr. No.	**Particulars**	**Amount (Rs) 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)	71,472,621.18
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)	53,099,160.50
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) **[carpet area of unsold flat and shops in sq ft]**	11,608.76
	(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	118,105,000.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	171,204,160.50
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	119,842,912.35

This certificate is being issued for RERA compliance for the ORB INFRASTRUCTUER PRIVATE LIMITED PROJECT : SHRE GANESH RAJ NARAYAN SHOBHA COMPLEX and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Arun Kumar Bal Krishna Prasasd & Co.
Chartered Accountants (FRN 008087C)



(Arun Kumar)
Proprietor
M No 076873

Place: Patna
Date : 27/06/23026
UDIN no : 26076873DHWGPE8327

Annexure A

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

Sr. No.	Flat No./Shop No	Carpet Area (in sq. ft)	Unit Consideration as per Agreement/Letter of Allotment (including GST)	Received Amount (Including GST)	Balance Receivable (including GST)
1	402	1,061.00	5,197,500.00	4,463,544.00	733,956.00
2	403	1,061.00	5,197,500.00	4,760,356.00	437,144.00
3	405	1,061.00	5,145,000.00	4,750,000.00	395,000.00
4	406	1,061.00	6,300,000.00	3,900,000.00	2,400,000.00
5	602	1,061.00	6,150,000.00	1,000,000.00	5,150,000.00
6	605	1,061.00	5,040,000.00	3,300,000.00	1,740,000.00
7	704	1,061.00	8,478,750.00	4,700,384.00	3,778,366.00
8	705	1,061.00	8,516,812.50	3,900,000.00	4,616,813.00
9	801	1,061.00	11,710,125.00	10,187,809.00	1,522,316.50
10	803	1,061.00	6,300,000.00	4,950,000.00	1,350,000.00
11	804	1,061.00	3,638,250.00	751,000.00	2,887,250.00
12	805	1,061.00	10,612,875.00	9,210,751.00	1,402,124.00
13	901	1,061.00	5,355,000.00	1,700,000.00	3,655,000.00
14	904	1,061.00	3,638,250.00	1,000,000.00	2,638,250.00
15	905	1,061.00	3,638,250.00	1,000,000.00	2,638,250.00
16	1002	1,061.00	10,400,000.00	8,950,000.00	1,450,000.00
17	1003	1,061.00	3,780,000.00	1,151,000.00	2,629,000.00
18	1004	1,061.00	8,513,400.00	8,300,000.00	213,400.00
19	1005	1,061.00	9,124,500.00	6,481,001.00	2,643,499.00
20	DG05	232.88	2,906,000.00	1,000,000.00	1,906,000.00
21	DG02	194.41	5,771,360.00	4,900,000.00	871,360.00
22	DF 02	194.41	6,178,032.00	3,485,440.00	2,692,592.00
23	DF 17	115.21	2,000,000.00	2,000,000.00	-
24	DF 18	92.81	2,784,000.00	623,616.00	2,160,384.00
25	DG01	226.42	6,339,200.00	3,943,744.00	2,395,456.00



26	DG13	136.01	2,144,000.00	1,351,000.00	793,000.00
27	DG14	91.21			
28	DG15	86.41			
29	DG18	92.81			
	Total	**18,345.76**	**154,858,804.50**	**101,759,645.00**	**53,099,160.50**

(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.Fts.)	Unit Consideration as per Read Reckoner
1	201	1061	5554000.00
2	401	1061	5554000.00
3	601	1061	5554000.00
6	806	1061	5554000.00
8	906	1061	5554000.00
9	1006	1061	5554000.00
10	DG03	216.01	3493000.00
11	DG04	206.41	3338000.00
12	DG06	223.22	3610000.00
13	DG07	176.81	2859000.00
14	DG08	176.81	2859000.00
15	DG09	184.01	2976000.00
16	DG10	184.01	2976000.00
17	DG11	267.22	4321000.00
18	DG12	267.22	4321000.00
19	DG16	144.01	2329000.00
20	DG17	144.01	2329000.00
21	DF01	226.42	3661000.00
23	DF03	216.01	3493000.00
24	DF04	206.41	3338000.00
25	DF05	223.22	3610000.00
26	DF06	223.22	3610000.00
27	DF07	176.81	2859000.00
28	DF08	176.81	2859000.00
29	DF09	184.01	2976000.00
30	DF10	184.01	2976000.00
31	DF11	267.22	4321000.00
32	DF12	267.22	4321000.00
33	DF13	92.01	1488000.00
34	DF14	110.41	1785000.00
35	DF15	153.61	2484000.00
36	DF16	115.21	1863000.00
37	DF19	115.21	1863000.00
38	DF20	115.21	1863000.00
	Total	**11608.76**	**118105000.00**

BAL KRISHNA PRASAD
M.No:076873
Patna