

FORM NO. 3

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

Cost of Real Estate Project as under:

Value of Constructions Cost (Estimated) – 11,00,00,000/-

Value of Land (Estimated) – 3,57,50,000/-

Total Project Cost (Estimated) – 14,57,50,000/-

Bihar RERA Registration Number

BRERAP23027-1/225/R-1520/2023

PROJECT NAME – WINSOME P. R. RESEDENCY

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.	<p>i. Land Cost:</p> <p>(a) Acquisition Cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.</p> <p>(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.</p> <p>(c) Acquisition cost of TDR (if any)</p> <p>(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.</p> <p>(e) Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</p> <p>(f) Under Rehabilitation Scheme:</p> <p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p> <p>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.</p> <p>Note: for total cost of construction incurred, Minimum of (i) or (ii) is to be considered.</p> <p>(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 Accommodation, overhead cost.</p> <p>(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.</p> <p style="text-align: right;">Sub-Total of Land Cost</p>	<p>NIL</p> <p>NIL</p> <p>----- NIL -----</p>
	<p>ii. Development Cost / Cost of Construction:</p>	<p>Amount (₹) Estimated Incurred</p>

	a(i) Estimated Cost of Construction as certified by Engineer	11,00,00,000/-
	a(ii) Actual Cost of construction incurred as per the books of Accounts as verified by the CA. Till 30th September, 2026	2,97,91,500/-
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	
	a(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 construction of the entire phase of the project registered.	94,70,555/-
	(b) Payment of Taxes, cess, fees, charges, premiums, Interest etc. to any statutory Authority	12,10,160/-
	(c) 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	4,04,72,215/-
2.	Total Estimated Cost of the Real Estate Project [I(i) + I(ii)] of Estimated Column	11,00,00,000/-
3.	Total Cost Incurred and paid of the Real Estate Project [I(i) + I(ii)] of Incurred Column	4,04,72,215/-
4.		
5.	Percentage (%) completion of Construction Work (as per Project Architect's Certificate on completion of project)	60.00%
6.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)	36.79%
7.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred and paid (Sr. number 2 * Sr. number 5)	4,04,72,215/-
8.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3,20,39,082/-
	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	84,33,133/-

This certificate is being issued for RERA compliance For the **Winsome Builder & Developers Pvt. Ltd.** and is based on the Records and documents produced before me and Explanations provided to me by the management of the Company.

For RAHUL SINGH & ASSOCIATES
Chartered Accountants
FRN: 024351C

 

Name: CA. RAHUL KUMAR
(Membership Number: 544203)
UDIN: 26544203OHZAEV8807

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No	Particulars	Amount (₹) Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred) (calculated from the Form IV)	6,95,27,785/-
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))	2,27,03,977/-
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 areas on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	1083.99 Sq. meters 2,91,32,271/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,18,26,248/-
5	Amount to be deposited in Designated Account – 70% (If 4 is greater than 1, then 70% of the receivables of ongoing project will be deposited since designated Account If 4 is less than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account)	100%

This certificate is being issued for RERA compliance For the **Winsome Builder & Developers Pvt. Ltd.** and is based on the Records and documents produced before me and Explanations provided to me by the management of the Company.

For RAHUL SINGH & ASSOCIATES

Chartered Accountants

FRN: 024351C

 

Name: CA. RAHUL KUMAR
(Membership Number: 544203)
UDIN: 26544203OHZAEV8807

Annexure A
Statement of Calculation of Receivable from the sales of the ongoing Real Estate Project sold Inventory
of the Residential/Commercial Premises Rs. 16146/37674 per sq. mts.

Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount (Excluding GST)	Balance Receivable
1	204	82.50	7,725,000	101,000	7,624,000
2	205	63.27	4,000,000	2,673,268	1,326,732
3	206	63.27	4,199,500	3,569,576	629,924
4	207	84.63	4,451,000	1,333,333	3,117,667
5	301	81.75	4,400,000	2,425,743	1,974,257
6	303	81.75	6,000,000	5,100,000	900,000
7	503	81.75	7,624,500	5,718,375	1,906,125
8	605	63.27	4,450,000	3,452,618	997,382
9	607	84.63	7,117,500	5,338,125	1,779,375
10	702	65.03	4,300,000	1,851,485	2,448,515
		751.87	54,267,500	31,563,523	22,703,977



(Unsold Inventory Valuation)				
Ready Recknor Rate as on the Date of Certificate				
of the Residential/Commercial Premises Rs. 16146/37674 per sq. mts.				

	Sr No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
Residential	1	302	65.03	1400013
	2	404	82.50	1776016
	3	405	63.27	1362013
	4	406	63.27	1362013
	5	407	84.63	1822017
	6	501	81.75	1760016
	7	502	65.03	1400013
	8	604	82.50	1776016
	9	606	63.27	1362013
	10	701	81.75	1760016
	11	703	81.75	1760016
Commercial	12	2B	33.35	1436013
	13	3	81.75	3520033
	14	4	85.56	3684034
	15	5	68.56	2952027
			1083.99	29132271

