

FORM NO. 3
 CHARTERED ACCOUNTANT'S CERTIFICATE(ONn Latter Head)
 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project :- Rs. 18,21,31,000

Bihar RERA Registration Number :- **BRERAP95456-1/103/R-1415/2022**

Sr. No	Particulars	Amount() Estimated Incurred
1. i	<p>Land Cost:</p> <ul style="list-style-type: none"> a. Acquisition Cost of Land or Development Right , Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. b. Amount of Premium Payable to obtain development rights, FSI, Additional FSI, Fungible area, and Authority or state Government or any Statutory Authority. c. Acquisition cost of TDR (if any) d. Amount payable to state Government or Competent authority or any other statutory authority of the state or central Government, towards stamp duty, transfer charges, registration fee etc,; and e. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities . f. Under Rehabilitation scheme: <ul style="list-style-type: none"> (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 book of accounts as verified by the C.A. <p>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</p> <ul style="list-style-type: none"> (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 of rent in lieu of Transit Accommodation, overhead cost, (iv) Cost of ASR linked premium, fee , charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. <p style="text-align: right;">Sub- Total of Land Cost</p>	<p>8,00,00,000</p> <p>21,31,000</p> <p>8,21,31,000</p>

Sr. No	Particulars	Amount () Estimated Incurred
li	<p>Development Cost/ Cost of Construction :</p> <p>a. (i) Estimated Cost of Construction as certified by Engineer.</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A.</p> <p>Note : (for Adding to total cost of construction incurred , Minimum of (i) or (ii) is to be considered).</p> <p>(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.</p> <p>a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.</p> <p>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;</p> <p>Sub-Total of Development Cost</p>	52,75,267
2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column.	18,21,31,000
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column.	13,00,21,525
4.	% Completion of Construction Work (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 %)	71%
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	12,93,13,010
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...532419..)
Name:- CA Sumit Kumar

(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 as per the Form IV)	
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)	2,73,78,810
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	12208 sqft 7,40,33,725
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	10,14,12,535
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	7,09,88,774

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 532419)
Name CA SUMIT KUMA

AnnexureA**StatementforcalculationofReceivablesfromtheSalesoftheOngoingRealEstateProject****SoldInventory Block-A**

Sr. No.	FlatNo.	Carpet Area(in sq.mts.)	Unit Consideration as per Agreement/Letterof Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	105	861 Sq.ft	78,93,500/-	66,30,540/-	12,62,960/-
2	106	641 Sq.ft	44,00,000/-	34,30,000/-	9,70,000/-
3	303	808 Sq.ft	44,50,000/-	36,95,000/-	7,55,000/-
4	304	862 Sq.ft	76,73,500/-	36,00,000/-	40,73,500/-
5	305	861 Sq.ft	44,51,000/-	15,52,000/-	28,99,000/-
6	307	793 Sq.ft	44,00,000/-	32,50,000/-	11,50,000/-
7	505	861 Sq.ft	69,74,100/-	33,68,640/-	36,05,460/-
8	104	862 Sq.ft	44,80,750/-	2,00,000/-	42,80,750/-
9	503	808 Sq.ft	41,85,750/-	20,00,000/-	21,85,750/-

(UnsoldInventoryValuation)

**ReadyReckonerRateasonthethdateofCertificate
oftheResidential/CommercialpremisesRs. 81,000/- persq.mts.**

Sr.No.	FlatNo.	CarpetArea (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	107	793 S.ft	48,37,300/-
2	301	868 S.ft	52,94,800/-
3	302	802 S.ft	48,92,200/-
4	501	868 S.ft	52,94,800/-
5	502	802 S.ft	48,92,200/-
6	504	862 S.ft	52,58,200/-
7	506	641 S.ft	39,10,100/-

AnnexureA

StatementforcalculationofReceivablesfromtheSalesoftheOngoingRealEstateProject

SoldInventory Block-B

Sr. No.	FlatNo.	Carpet Area(in sq.mts.)	Unit Consideration as per Agreement/Letterof Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	204	856 Sq.ft	46,00,000/-	40,09,000/-	5,91,000/-
2	205	750 Sq.ft	36,41,000/-	28,61,410/-	7,79,590/-
3	403	835 Sq.ft	48,50,000/-	48,50,000/-	0
4	405	750 Sq.ft	48,50,000/-	30,00,000/-	18,50,000/-
5	206	810 Sq.ft	44,66,000/-	35,00,000/-	9,66,000/-
6	401	860 Sq.ft	47,09,800/-	27,00,000/-	20,09,800/-
7	201	860 Sq.ft	47,10,000/-	47,10,000/-	0

(UnsoldInventoryValuation)

**ReadyReckonerRateasonthedateofCertificate
oftheResidential/CommercialpremisesRs. 81,000/- persq.mts.**

Sr.No.	FlatNo.	CarpetArea (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	101	860 Sq.ft	52,46,000/-
2	102	790 Sq.ft	48,19,000/-
3	103	835 Sq.ft	50,93,500/-
4	202	790 Sq.ft	48,19,000/-
5	203	835 Sq.ft	46,95,025/-
6	402	790 Sq.ft	48,19,000/-
7	404	856 Sq.ft	52,21,600/-
8	406	810 Sq.ft	49,41,000/-