

FORM No. 3 [Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project : 1400 Lakh

Bihar RERA Registration Number: BRERAP92833-1/165/R-1345/2022

Certificate for the period : Quarter -3 of F.Y. 2025-26 (01-10-2025 to 31-12-2025)

S.No.	Particulars	Estimated Amount (Rs)	Incurred Amount (Rs)
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.	19,031,575	19,031,575
	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.	-	-
	c. Acquisition cost of TDR (if any)		
	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	500,586	500,586
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	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 CA.	-	-
	<i>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</i>		
	(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,	-	-
	(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	19,532,161	19,532,161



S.No.	Particulars	Estimated Amount (Rs)	Incurred Amount (Rs)
II. 1.	Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer.	116,000,000	115,400,000
	b. (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		97,988,076
	<i>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).</i>		
	(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		7,173,587
	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 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;		6,584,292
	Sub-Total of Development Cost	116,000,000	111,745,955



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	135,532,161	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	-	131,278,116
4	% Completion of Construction Work (As per Project Architect's Certificate)		99.49%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		96.86%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	-	131,278,116
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-	70,053,236
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		61,224,880

This certificate is being issued for RERA compliance for the firm M/s Sai Vandana Associates and is based on the records and documents produced before me and explanations provided to us by the management of the firm.

For M/s M A A R G & Co.

Chartered Accountants

FRN: 019788C



CA Mohit Jain

Partner

M.No. 535427

UDIN: 26535427JTBEJP6902

Date: 13/03/2026

Place: Ghaziabad