

FORM-3
(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

DATE 07/10/2026

KANTYAN DEVELOPERS,

Partners-Sri Sanjeev Ranjan Pushp, S/o Sri Rajendra Pd. Singh

At. -Budha Colony, Patna,\ Dist - Patna.

"RAMA HERITAGE", BLOCK-B having **1(One)** No. of Building bearing the registration no. [Bihar RERA Registration Number] **BRERA P00407-2/184/R-1479/2022** and being developed on the Plot no.- **1030** demarcated by its Latitude **(N) 25° 57.49' 55.00"**, Longitude **(E) 85° 08' 28.66"** village- **Karorichak**, Block- **Phulwari Sharif** division- **Patna**, District **Patna**, PIN- **801505** admeasuring **1286.06** sq. mts., area being developed by the Promoter **"KANTYAN DEVELOPERS**

Sl. No.	Particulars	Amount (in Rs.)
		Estimated Incurred
1	(I) Land Cost:	
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	48,47,000
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR 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	



DPG & ASSOCIATES

Chartered Accountants

H NO-A/78 B, Housing Colony, Kankarbagh

Behind Patliputra Sports Complex,

Patna- 800020

Mob No. 7301462816, 8789493652

Email: - kumargopal.ca@gmail.com

(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	
(f)	Under Redevelopment / Rehabilitation Scheme:	
(i)	Estimated construction cost of redeveloped / rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)	
(ii)	Actual Cost of construction of redeveloped / rehab building incurred as per the books of accounts as verified by the CA(Column-B) 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 or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	
(iv)	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	48,47,000



Sl. No.	Particulars	Amount (in Rs.)	
		Estimated	Incurred
(II)	Development Cost/Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A) (ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note: (for adding 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 construction of the entire phase of the project registered.		
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority		
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution		
	on construction funding or money borrowed for construction:		
	Sub-Total of =Development Cost		2,73,47,000



1. Total Estimated Cost of the Real Estate Project of Estimated column.	2,73,47,000
2. Total Cost Incurred and Paid of the Real Estate Project of Incurred Column.	2,05,97,898
3. Percentage of completion of Construction (as per Project Architect's Certificate on completion of Project.	75%
4. Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated cost (3/2)	2,73,47,000
5. Amount which can be withdrawn from the Designated Account.	70%

Total Estimated Cost x Proportion of cost incurred and paid (Sl. number 2 x Sl. number 5)

6. Less: Amount withdrawn till date 01/07/2026 to 30/09/2026 of this certificate as per the Books of Accounts and Bank Statement	24,38,900.00
7. Net Amount which can be withdrawn from the Designated Bank Account under this certificate	45,00,000



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Email: - kumargopal.ca@gmail.com

Details of RERA Account:

Axis Bank

SP Verma Road, Patna

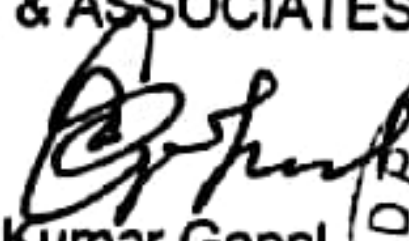
Account Holder Name: Kantyan Developers Rama Heritage-RERA Account

Account Number: 92202009106690

IFSC: UTIB0000142

This certificate is being issued for RERA compliance for the Company **Kantyan Developers** Project Name **Rama Heritage Block B** is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts till Date 30/09/2026.

For, D P G & ASSOCIATES


CA Kumar Gopal
Partner
M. No. 520226



Yours Faithfully,

Signature of Chartered Accountant
CA GOPAL KUMAR Membership Number - 520226 PATNA