

FORM-3

(SEE Regulation 3)

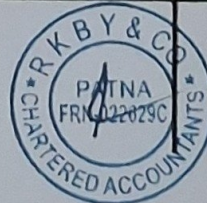
(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project **HARSH RORAL CITY BIHAR RERA** Registration Number
:BRERAP00083719-1/972/R-982/2020

Sr.No	Particulars	Amount (Rs.)	
		Estimated.	Incurred
1	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 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 f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. g. 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 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	

Branch Office :

1. Prem Sandesh Bhawan, Gali No-2, Line Par, Mirzapur Nawadah, Bihar 805110
Mob.: 9300448164, Email : ravindra.rkyadav@gmail.com
2. House No- D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002
Mob.: 9065348392, Email : cafaisalkhan@gmail.com



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred) **2,43,54,531.00**

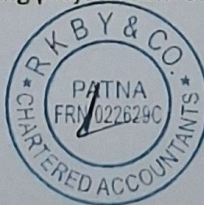
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate **Not Sold**

(as certificate by chartered Accountant as verified from the records and books of Accounts)

3. (i) Balance unsold area (to certified by management and to be verified by CA from the records and books of Accounts) **34490.90 Sq. Ft.**

(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 **Rs. 8,00,00,000.00**

4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii) **Rs. 8,00,00,000.00**



2	Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	6,42,00,000.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	3,98,45,469.00
Sr. No	Particulars	Amount
4	% completion of construction work (as per project Architect's certificate)	40.00%
5	Proportion of the cost incurred on land cost and % construction cost to the total Estimated cost. (3/2%)	0.00%
6	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)	3,98,45,469.00
7	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	1,95,87,540.00
8	Net Amount which can be withdrawn from the Designated bank Account under this certificate	2,02,57,929.00

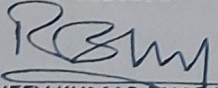
This certificate is being issued for RERA compliance for the company **HARSH RORAL CITY** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

R K B Y & CO

Chartered Accountants

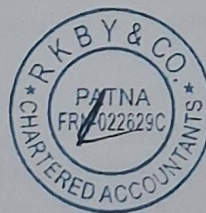
FRN No.- 022629C


RAJEEV KUMAR BHARATI
 (Partner)

(Mem. No. 518038)

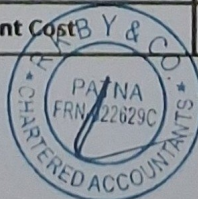
Date:- 08-09-2025

UDIN - 25518038BMJBER8214



	(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		NIL	

Sr. No	Particulars	Amount (Rs.)
	ii. Development cost/cost of construction:	6,54,42,000.00
	<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 CA</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</p> <p>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.</p> <p>b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.</p> <p>c. Principle sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money borrowed for construction;</p>	3,98,45,469.00
Sub-Total of Development Cost		3,98,45,469.00



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 balance receivables of ongoing project will be deposited in designated Account

70%

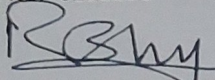
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Yours Faithfully

R K B Y & CO

Chartered Accountants

FRN No. - 022629C



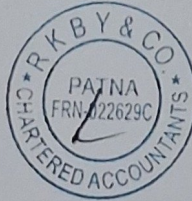
RAJEEV KUMAR BHARATI

(Partner)

(Mem. No. 518038)

Date:- 08-09-2025

UDIN - 25518038BMJBER8214



QUARTERLY PROGRESS REPORT DATA

Project Name- HARSII RORAL CITY Company Name HARSII DEVTECH PVT. LTD.

	Building	Booked	Sold		Booked	Sold
Total No Of	Block-A	2	0	Total Land		
Apartment in	Block-B			owner Share:-		
Promoter Share :-	Block-C			<div>Total NO.</div>		
<div>Total NO 1</div>	Block-D					

Note: - Data is required from project registration to till date.

Amount Received During the Quarter (70%) Account Details only	2100000
Cost During the Quarter (70%) Account Details only	2088714
Closing Balance (70%) Account Details only	11286
Total Fund Collected till Date	19587540
Total Expenditure till date	39845469

Case Details	
Case No	
Name of Parties	

Agreement for sale during the quarter	
Sale deed	

Flat Cancellation Details:-

Name	Flat No / Type (2BHK , 3BHK etc)

Construction Progress Report

Sl. No	Tasks / Activity	Percentage of Actual work done (%)	Expected Completion date (DD/MM/YY)
1	Excavation	100%	
2	Basement	100%	
3	Podiums	NO	
4	Plinth	100%	
5	Stilt Floor	100%	
6	Slab of Super Structure	75%	
7	Internal Bricks wall	25%	
	Internal Plaster	10%	
	Floorings	00	
	Doors and windows within flat	00	
8	Sanitary Fittings within the flat	5%	
	Electricals flat	5%	
9	Staircase	75%	
	Lifts wells and lobbies at each floor	75%	
	Overhead and underground water tank	00	
10	External Plumbing	10%	
	external plaster		
	Elevation	25%	
	Completion of terrace with waterproofing of the building	00	
11	Installation of Lifts	00	
	Water Pumps	00	
	Fire Fighting Fittings and equipment	00	
	Electrical fitting	00	
	Finishing to entrance lobby/s	00	
	Paving of area to building	00	
	Any other activities	00	

HARSH DEVTECH PVT. LTD.

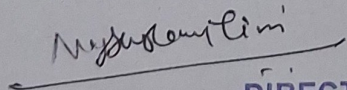
Neelgaurav

DIRECTOR

Amenities and Common area and external Infra structure Development work

SL No	Tasks / Activity	YES/NO	Percentage of Actual work done (%)	Expected Completion date (DD/MM/YY)
1	Internal Road & Footpaths	YES	00%	
2	Water Supply	YES	10%	
3	Sewrage, Chamber line,septic tank,Stp)	YES	00%	
4	Storm water drain	YES	00%	
5	Landscaping & tree planting	YES	00%	
6	Street light	YES	00%	
7	Community Buildings	NO	00%	
8	Treatment and disposal of sewage and sullage water	YES	00%	
9	Solid waste management & disposal	YES	00%	
10	Water Harvesting /Rain water Harvesting	YES	00%	
11	Energy Management	YES	00%	
12	Fire Protection and fire safety requirements	YES	00%	
13	Closing Parking	YES	100%	
14	Open parking	NO	00%	
15	Other	NO	00%	

HARSH DEVTECH PVT. LTD.


DIRECTOR