

PANKAJ KUMAR MISHRA & ASSOCIATES**(CHARTERED ACCOUNTANTS)****H.O.- FLAT NO 205, VASUNDHARA REGENCY NAGESWAR COLONYBORING ROAD PATNA
800001****E.mail Id.-kr pmishra@rediffmail.com.****Mob. 09835660620****(For Registration of a Project and Subsequent Withdrawal of Money)****Cost of Real Estate Project Rs.35690000/-****Registration Number BRERAP12362-001/102/R-1595/2023**

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	NIL	
	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	NA	
	c. Acquisition cost of TDR (if any)	NA	
	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	NA	
	f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	
	g. Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehabbuilding including site development and infrastructure for the same as certified by Engineer	NA	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	
	Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)		
	(iii) Cost towards clearance of land of allor 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,	NA	
	(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.	NA	
Sub-Total of Land Cost		NIL	

Sr. No	Particulars	Amount (Rs.)
	ii. Development cost/cost of construction:	
	a. (i) Estimated cost of construction as Certified by Engineer as on 30/06/2022	Rs.35690000/-
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA as on 30/06/2025	Rs. 28000000/-
	Note: (For adding to total 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. Principle sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money borrowed for construction;	
Sub-Total of Development Cost		28000000/-

2.	Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	Rs.35690000/-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	28000000/-
Sr. No	Particulars	Amount
4.	% completion of construction work (as per project Architect's certificate)	72%
5.	Proportion of the cost incurred on land cost and 50% construction cost to the total Estimated cost. (3/2%)	
6.	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)	28000000/-
7.	Less: Amount used as per previous certificate	NA
8.	Net Amount which can be withdrawn from the Designated bank Account under this certificate	NA

As per information provided to us

FOR, PANKAJ KUMAR MISHRA & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN 014613



(PANKAJ KUMAR MISHRA)
PARTNER
M.NO 096920

Place - Patna.

Date - 17.07.2025

17.07.2025

UDIN - 25096920BMKXNE 1272