Sample forms for Branch Reference

Form 3

CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWL OF MONEY)

Cost of Real Estate Project State RERA Registration Number BRERAP19502804012630073OE00

Project Name

Sr. No	Particulars		Amount (in Rs.)	
			Estimated (Column - A)	Incurred & Paid (Column - B)
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	0	0.00/-
	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		9,68,000/-
	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.		12,00,946/-
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
	f	**Under Rehabilitation Scheme:**		
	(i)	Estimatedconstructioncostofrehabbuilding includingsitedevelopmentandinfrastructure for the same as certified by Engineer **(in Column-A)**		
	(ii)	ActualCostofconstructionofrehabbuilding incurred as per the books of accounts as verified by the CA **(in 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 of legal/illegal occupants, cost for providing temporary transit accommodation or rent in		

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		lieu of Transit Accommodation, overhead cost.		
	(iv)	Cost of ASR linked premium, fees, charges andsecuritydepositsormaintenancedeposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of Land Cost			21,68,946/-
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	4,80,00,000/-	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		1,65,286/-
	a (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 itshire and maintenance costs, consumables etc. All costs directly incurred to complete the constructionoftheentirephaseoftheproject 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 (NBFC) or money lenders on construction funding or money borrowed for construction:		
	Sub-Total of Development Cost		4,80,00,000/-	1,65,286/-

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	4,80,00,000/-
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	23,34,232/-
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	2%
5		Proportion of the Cost incurred onLand Cost and Construction Cost to the Total EstimatedCost.(3/2)	480:23
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	23,34,232/-
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.	23,34,232/-

ThiscertificateisbeingissuedforRERAcompliancefortheCompany(**Medhatiya Construction Company Pvt Ltd. , Sanjogita Nikunj Complex, Patna)** and is based on the records and documents produced before me and explanations provided to me by the management of theCompany.

Yours Faithfully,

For S B SHARMA & ASSOCIATES
Chartered Accountants

Date: 12/10/2026
Place: Patna
UDIN: 26512327XMECTH3182



(Partner)
M. No. 512327

(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		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)	**-**
3	**(i)**	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	**-**
	(ii)	Estimatedamountofsalesproceedsinrespectofunsoldapartments as per Annexure-A to thiscertificate.	**-**
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**-**
5		AmounttobedepositedinDesignatedAccount–70%or100%If4 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 willbe deposited in designatedAccount.	**100.00%**

This certificate is being issued for RERA compliance for the Company (Promoter's Name for Project'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,

For S B SHARMA & ASSOCIATES
Chartered Accountants

Date: 12/10/2026
Place: Patna
UDIN: 26512327XMECTH3182





(Partner)
M. No. 512327

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

(Amount in Rs)

Sr. No	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
Total					

(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs. 55,972/- persm.

Sr No.	Flat/ Bunglow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	101	141.97	79,46,640.00
2	102	121.53	68,02,380.00
3	103	111	62,12,700.00
4	302	121.53	68,02,380.00
5	303	111	62,12,700.00
6	401	141.97	79,46,640.00
7	402	121.53	68,02,380.00

8	403	111	62,12,700.00
TOTAL:			**5,49,38,520.00**

For S B SHARMA & ASSOCIATES
Chartered Accountants

Date: 12/10/2026
Place: Patna
UDIN: 26512327XMECTH3182





(Partner)
M. No. 512327