



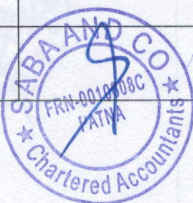
Form-3
(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(For registration of a project and subsequent withdrawal of money)

1. Name of Project and location details: **Raghu Nandan Dhyamukhi Niwas (Reg No BRERAP31647-1/182/R-1489/2022), Opp Makkah Tower, Hazratbelal Masjid Road, Samanpura Rajabazar, Patna 800 014**
2. Name of the promoter of the Project with address: **M/S Sky Developers, Makkah Tower, Hazratbelal Masjid Road, Samanpura Rajabazar, Patna 800 014**
3. Bihar Real Estate Regulatory Authority Registration No. **BRERAP31647-1/182/R-1489/2022**, date 10.11.2022
4. Cost of Real Estate Project as per RERA Registration Number 13,50,00,000/=
5. Bihar Patna Planning Authority Approval No. 9996 dated 12.07.2022

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (Column-A)	Incurred and Paid (Column-B)
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	84,85,000/=	84,86,000/=
(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	11,25,000/=	11,24,780/=
(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 or 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	96,10,000/=	96,10,780/=
Sl.no.	Particulars	Amount (in Rs.)	
		Estimated (Column-A)	Incurred and Paid (Column-B)
(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	12,53,90,000/=	7,22,38,493.00 20,00,000.00





	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. Note Including Profit		
b.	Payment of Taxes, cess, fee, 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	12,53,90,000/=	7,42,38,493.00

Sl No	Particulars	Amount In Rs
1	Total Estimated Cost of the Real Estate Project (1(I)+1(II) of Estimated Column-A	13,50,00,000.00
2	Total Cost Incurred and Paid of the Real Estate Project (1(i)+1(II) of Incurred and Paid Column-B	8,38,49,273.00
3	Total Cost Incurred and Paid of the Real Estate Project (1(i)+1(II) of Incurred and Paid Column-B	8,38,49,273.00
4	Percentage of completion of Construction Work	62.11 %
5	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (Sl.No.3/2)	62.11 %
6	Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sl. Number 2 x Sl. Number 5 13,50,00,000 x 62.11 %	8,38,49,273.00





7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	5,22,51,195.45
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,15,98,077.55

(as per Project Architect's Certificate on completion of Project) 62.11 %

Details of RERA Account:

Bank Name : Axis Bank

Branch Name Boring Road Patna

Account No. 922020039387393 (100%), 922020039999242 (70%), 918020096843925 (30%)

IFSC Code. UTIB0000387

Sl No	Particulars	Amount In Rs
1	Opening Balance (as on 01.07.2026)	2,05,47,985.53
2	Deposit during the period	35,00,000.00
3	Withdrawals during the period	52,26,710.00
4	Closing Balance (as on 30.09.26)	1,88,21,275.53

This certificate is being issued for **RERA** compliance for the Company (Promoter's Name M/S Sky Developers and Project Name **Raghu Nandan Dhyanmukhi Niwas**) and 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 account till (date) 30.09.2026.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For Saba and co

FRN : 010608C

Chartered Accountants



(Saba Mahmood0

Proprietor

(Membership Number 073262)

Date : 01.10.2026 Patna

UDIN : 26073262XSQSSY1443



(ADDITIONAL INFORMATION)

1. Estimated Balance Cost to complete the Real Estate Project **5,11,50,727.00**
(Difference of Total Estimated Project cost less Cost incurred)
2. Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certificate by Chartered Accountant as verified from the records and books of Accounts)
3. (i) Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts)
(ii) Estimated amount of sales proceeds in respect of un-booked apartments as per Annexure-A to this certificate.
4. Estimated receivables of the project. Sum of 2+3 (ii)
5. Amount to be deposited in Designed Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the 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.

This certificate is being issued for **RERA** compliance for the Company (Promoter's Name M/S Sky Developers and Project Name **Raghu Nandan Dhyanmukhi Niwas**) and 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 account till (date) 30.09.6

Name and Signature of Chartered Accountant with Stamp

For Saba and co
FRN : 010608C
Chartered Accountants

(Saba Mahmood)
Proprietor
(Membership Number 073262)
Date : 01.10.2026 Patna
UDIN : 26073262XSQSSY1443





Annexure-A

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

Booked Inventory

Sl. No.	Block/Type/Bungalow/ Category (as per Form 1)	Flat/ Bungalow/ Office/ Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq. Mts.)	Unit Amount Consideration as per Agreement (as per Clause 1 (b) of the Model Form of Agreement to be entered between Promoter and Allot tee (s))	Received Amount	Balance Amount
1	Flat in Block B	101B	82.96	11.52	80,02,500/-	5000000.00	3002500.00
2	Flat in Block B	102B	65.68	10.31	59,05,000/-	5314500.00	590500.00
3	Flat in Block B	104B	89.49	8.27	82,00,500/-	7000000.00	1200500.00
4	Flat in Block A	202A	72.46	7.34	61,10,000/-	5340175.00	769825.00
5	Flat in Block A	203A	68.10	13.47	68,47,500/-	5200000.00	1647500.00
6	Flat in Block A	204A	94.02	13.56	89,81,500/-	8500000.00	481500.00
7	Flat in Block B	301B	82.96	11.52	65,38,500/-	5850000.00	688500.00
8	Flat in Block B	302B	65.68	10.31	64,95,500/-	4495500.00	2000000.00
9	Flat in Block B	303B	89.31	8.45	67,41,000/-	5420000.00	1321000.00
10	Flat in Block B	304B	89.49	8.27	67,09,500/-	5620000.00	1089500.00
11	Flat in Block A	401A	64.85	3.62	50,00,002/-	2000000.00	3000002.20
12	Flat in Block A	402A	72.46	7.34	61,05,000/-	4884000.00	1221000.00
13	Flat in Block A	403A	68.10	13.47	56,02,500/-	5042250.00	560250.00
14	Flat in Block A	404A	94.02	13.56	81,65,000/-	6532000.00	1633000.00
15	Flat in Block A	405A	106.04	13.94	91,60,000/-	9000000.00	160000.00
16	Flat in Block A	501A	64.85	3.62	47,70,000/-	4770000.00	0.00
17	Flat in Block A	502A	72.46	7.34	54,99,000/-	5499000.00	0.00
18	Flat in Block A	504A	106.04	13.56	89,99,463/-	6000000.00	2999463.00

Total Proposed 22 Flats

Total Booked 18 Flats

No. of Covered Parking 22





No. of Open Parking Nil

(Un-booked Inventory Valuation)

Of the Residential/commercial premises Rs. Per Sq. Mts.

Sl.no.	Block/ Type (as per Form 1)	Flat/Office/Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq. Mts.)	Estimated Amount of Sale Proceeds
1	Flat in Block A	201A	64.85	3.62	50,00,000/-
2	Flat in Block A	205A	106.04	13.94	91,60,000/-
3	Flat in Block B	103B	89.31	8.45	74,90,000/-
4	Flat in Block B	502B	65.68	10.31	64,95,500/-

