

FORM No. 3

[See Regulation 6(4)(vi)]

CHARTERED ACCOUNTANT'S CERTIFICATE

(On Letter Head of Chartered Accountant)

To be issued by the Registered CHARTERED ACCOUNTANT for withdrawal of money from the separate account under section 4(2)(l)(D) and to be submitted with the application of registration of ongoing projects and also along with Form 7 (Quarterly Progress Report- September 2026.)

Bihar RERA Registration Number: BRERAP00722-2/137/R-1486/2022

Table A

Sr. No.	Particulars (Estimated cost of construction)	Amount (₹)
1	Estimated cost of acquisition Cost of Land/Development Rights, lease Premium, rent, incurred on land and any related cost or payable on Land Cost (As mentioned in the application)	1,04,50,628
2	Estimated cost of development of the project other than land including amount incurred on sanctioned map, statutory payments, registration fee, and any related cost etc. (As mentioned in application)	13,22,02,000
3	Total Estimated cost of the project (Total of 1 and 2)	14,26,52,628
	Total of Cost as on date	14,26,52,628

Table B

Sr. No.	Particulars (Actual cost of construction)	Amount (₹)
1	Cost incurred relating to land	1,04,50,628
2	Cost incurred relating to construction of project as per Books of Accounts	6,64,09,520.46
3	Total Cost incurred till date (Sum of Sr. 1 + Sr. 2)	6,64,09,520.46

Table C

Sr. No.	Particulars (Percentage of cost)	Amount (₹)
1	Percentage of cost incurred [Table B (3)] against total estimated cost = $\text{Table B (3)} \div \text{Table A (3)} \times 100$	46.55%

Table D

Sr. No.	Particulars (Source of fund)	Amount (₹)
1	Amount Received in Project account till date from the allottees (70% of the amount in separate account collected from the allottees)	5,76,73,058.76
2	Amount received from other than allottees	87,36,461.70
3	Total of above (Sr. No. 1 and Sr. No. 2)	6,64,09,520.46

Sr. No.	Particulars (Source of fund)	Amount (₹)
4	Percentage of the total estimated cost	46.55%

Table E

Sr. No.	Particulars (Source of fund)	Amount (₹)
1	Balance of amount available in the project account (70%) (Sr. No. 3 of Table D – Sr. No. 3 of Table B)	NIL

Table F

Sr. No.	Particulars (Source of fund)	Amount (₹)
1	Balance of amount to be withdrawn from the project account (70%) which should be in proportion to the percentage of the completion of project	1,15,82,841.76

This is to certify that based on the Books of account, Rs. 1,15,82,841.76 (Rupees One Crore Fifteen Lakhs Eighty TwoThousand Eight Hundred Forty One Rupees and Paise Seventy Six Only) may be withdrawn.

This certificate is being issued for RERA compliance for the Company [Promoter's Name: Aditya Niwas Developers LLP] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

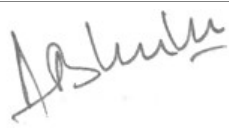
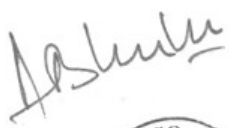
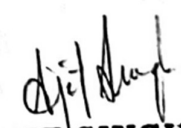
Signature	 
Name of Chartered Accountant	AMITANSHU BHASKAR
Membership Number	511802
UDIN	26511802DRESNT1324
Date	12/10/2026
Place	PATNA

Table G — Joint Certification of Architect, Engineer and Chartered Accountant for the amount of withdrawal

(Recommendation of amount of withdrawal from the project account based on minimum of the percentage (%) as given by Architect, Engineer and CA.)

This is to certify that Rs. 72,95,538.30 (Rupees Seventy Two Lakhs Ninety Five Thousand Five Hundred Thirty Eight and Paise Thirty Only) may be withdrawn from the Project Account (70%).

Signature of Chartered Accountant	Signature of Architect	Signature of Engineer
 	 AJIT SINGH ARCHITECT BMP. No.-CA/2012/56055 UDHD, BIHAR	  Er. Manoj Kumar STRUCTURAL ENGINEER BR/UDHD/SE/23-0116 UDHD, GOVERNMENT OF BIHAR
Membership No.:511802	Registration No.: CA/2012/56055UDHD, BIHAR	Registration No.:BR/UDHD/SE/23-0116

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per Form IV)	7,62,43,092.08
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)	5,55,22,531
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1550.56 Sq mtr
3 (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. 8,52,80,800.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs 14,08,03,331
5	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.	Rs 3,88,65,772.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name: Aditya Niwas Developers LLP] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant	 
Name	AMITANSHU BHASKAR
Membership Number	511802
UDIN	26511802DRESNT1324
Date	12/10/2026
Place	PATNA

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

(Sold Inventory Valuation)

Sr. No.	Flat No.	Carpet Area (sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	401	130.36	59316.51	64,09,809.52	13,22,690.72
2	403	114.52	57500	64,00,476.00	1,84,424.00
3	404	111.53	73522.82	69,27,428.50	12,72,571.61
4	207	110.43	45377.16	27,19,047.62	22,91,952.16
5	406	130.36	65204.05	74,80,000.00	10,19,999.96
6	407	130.36	62902.73	61,95,237.62	20,04,762.26
7	201	130.36	45377.16	48,572.00	58,66,794.58
8	202	130.36	46026.39	26,68,573.01	43,31,426.99
9	203	114.52	43756.55	48,572.00	49,62,428.11
10	204	111.53	53797.18	5,37,196.19	59,62,803.81

Sr. No.	Flat No.	Carpet Area (sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
11	205	110.43	53797.18	7,50,000.00	51,90,822.59
12	206	130.36	46026.39	48,572.00	59,51,428.20
13	606	130.36	62135.63	71,28,000.00	9,72,000.73
14	702	130.36	65204.05	19,04,762.21	65,95,237.79
15	708	157.38	83796.42	77,92,382.10	17,07,617.90
16	603	114.52	56758.64	6,14,430.29	58,85,569.71
	Total	1987.74		5,76,73,058.76	5,55,22,531.42

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises (Rs. per sq. mts.): 55,000 (approx.)

Sr. No.	Flat No.	Carpet Area (sq. mts.)	Unit Consideration as per Ready Reckoner
1	402	130.36	55,000 per sq mtr (approx.)
2	408	113.37	55,000 per sq mtr (approx.)
3	207	130.36	55,000 per sq mtr (approx.)
4	208	113.37	55,000 per sq mtr (approx.)
5	601	130.36	55,000 per sq mtr (approx.)
6	602	130.36	55,000 per sq mtr (approx.)
7	604	111.53	55,000 per sq mtr (approx.)
8	605	110.43	55,000 per sq mtr (approx.)
9	607	130.36	55,000 per sq mtr (approx.)
10	608	113.37	55,000 per sq mtr (approx.)
11	703	114.52	55,000 per sq mtr (approx.)
12	804	111.83	55,000 per sq mtr (approx.)
13	805	110.34	55,000 per sq mtr (approx.)

Sr. No.	Flat No.	Carpet Area (sq. mts.)	Unit Consideration as per Ready Reckoner
	Total	1550.56	Rs 8,52,80,800 (on 1550.56 sq mtr)