Annexure A

List of Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project : 48 Crore

Bihar RERA Registration Number : BRERAPZ1050-3/144/R-1255/2021

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.	13,834,000.00	13,834,000.00
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.		
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	15,996,300.00	15,996,300.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f.	(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 legalvillegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,		

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	(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	**29,830,300.00**	**29,830,300.00**

Sr. No.	PARTICULARS	AMOUNT (Rs.) Estimated	Incurred
1.ii.	**Development Cost/Cost of Construction :**		
a.	(i) Estimated Cost of Construction as certified by Engineer.	45,00,00,000.00	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		24,09,49,000.00
	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 (i) construction of the entire phase of the project registered.		
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
c.	Principal sum and 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	**45,00,00,000.00**	**24,09,49,000.00**

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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	47,98,30,300.00	
3	Total Cost Incurred of the Real Estate Project [(i)+1(ii)] of Incurred Column.		27,07,79,300.00
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		56.43%
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 Sr. number 5)**		27,07,79,300.00
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.		

This certificate is being issued for RERA compliance for the Company [Kavita Shree Homes Private Limited] 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 N SINHA & CO. CHARTERED ACCOUNTANTS PATNA

Signature of Chartered Accountant
(Membership No-517561)
Name : CA Mukesh Kumar

Date : 09/10/2026
Place : Patna

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	PARTICULARS	AMOUNT (Rs.) Estimated	Incurred
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	230,051,000.00	
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)	39,733,000.00	39,733,000.00
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	42,875.00 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	342,387,500.00	342,387,500.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	382,120,500.00	382,120,500.00
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 of the balance receivables of ongoing project will be deposited in designated Account		

This certificate is being issued for RERA compliance for the Company [Kavita Shree Homes Private Limited] 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 N SINHA & CO. CHARTERED ACCOUNTANTS PATNA

Signature of Chartered Accountant
(Membership No-517561)
Name : CA Mukesh Kumar

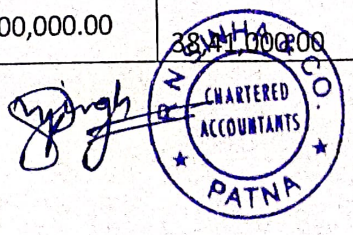
Date : 09/10/2026
Place : Patna

Annexure A

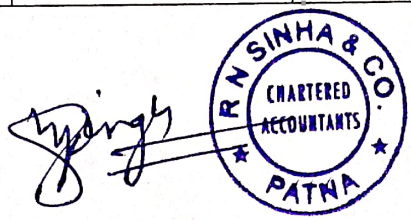
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

S. NO	Flat No.	TOWER	Carpet Area (in sq. feet.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	SHOP-G-7/8	GF	510	75,00,000.00	1,00,000.00	74,00,000.00
2	SHOP-G15	GF	635	82,51,000.00	82,51,000.00	-
3	SHOP-G14	GF	525	70,51,000.00	70,51,000.00	-
4	SHOP-G12	GF	555	76,42,000.00	39,50,000.00	36,92,000.00
5	SHOP-104	FF	215	30,00,000.00	25,00,000.00	5,00,000.00
6	SHOP-107/108	FF	510	70,00,000.00	14,91,000.00	55,09,000.00
7	SHOP-101	FF	635	1,05,00,000.00	1,05,00,000.00	-
8	SHOP-105	FF	215	35,00,000.00	33,51,069.00	1,48,931.00
9	SHOP-115	FF	580	76,00,000.00	75,00,000.00	1,00,000.00
10	SHOP-116	FF	345	52,00,000.00	11,00,000.00	41,00,000.00
11	SHOP-204	SF	285	48,00,000.00	10,00,000.00	38,00,000.00
12	SHOP-206	2ND F	275	40,00,000.00	37,50,000.00	2,50,000.00
13	207/208	SF	510	72,00,000.00	60,00,000.00	12,00,000.00
14	502	T-1	1225	84,75,000.00	41,01,000.00	43,74,000.00
15	401	T-1	1215	80,00,000.00	5,50,000.00	74,50,000.00
16	304	T-1	1310	89,00,000.00	89,00,000.00	-
17	601	T-1	1215	1,10,00,000.00	60,50,002.00	49,49,998.00
18	701	T-1	1215	75,00,000.00	58,01,000.00	16,99,000.00
19	504	T-1	1310	75,00,000.00	75,00,000.00	-
20	301	T-2	1300	70,00,000.00	38,41,000.00	31,59,000.00



21	304	T-2	1420	80,00,000.00	75,00,000.00	5,00,000.00
22	404	T-2	1420	80,00,000.00	51,00,000.00	29,00,000.00
23	504	T-2	1420	1,30,00,000.00	1,30,00,000.00	-
24	604	T-2	1420	1,30,00,000.00	1,30,00,000.00	-
25	203	T-3	960	60,00,000.00	29,00,000.00	31,00,000.00
26	403	T-3	960	55,00,000.00	25,00,000.00	30,00,000.00
27	302	T-3	1035	43,11,000.00	43,11,000.00	-
TOTAL			**23,220.00**	**19,94,30,000.00**	**14,15,98,071.00**	**5,78,31,929.00**

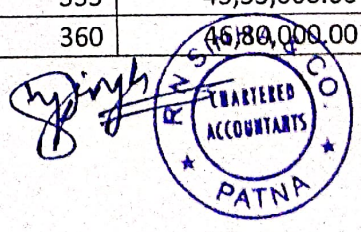
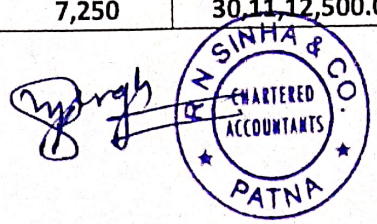


(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs. _per sq. feet.

S. NO	FLAT NO	TOWER	CARPET AREA (in sq.mts)	Unit Consideration as per Ready reckoner
(1)	(2)	(3)	(4)	(5)
1	801	T-1	1215	78,97,500.00
2	302	T-1	1225	79,62,500.00
3	702	T-1	1225	79,62,500.00
4	802	T-1	1225	79,62,500.00
5	303	T-1	1165	75,72,500.00
6	403	T-1	1165	75,72,500.00
7	603	T-1	1165	75,72,500.00
8	803	T-1	1165	75,72,500.00
9	704	T-1	1310	85,15,000.00
10	804	T-1	1310	85,15,000.00
11	301	T-2	1300	84,50,000.00
12	801	T-2	1300	84,50,000.00
13	702	T-2	1100	71,50,000.00
14	603	T-2	1130	73,45,000.00
15	703	T-2	1130	73,45,000.00
16	304	T-2	1420	92,30,000.00
17	704	T-2	1420	92,30,000.00
18	201	T-3	1130	73,45,000.00
19	401	T-3	1130	73,45,000.00
20	502	T-3	1035	67,27,500.00
21	702	T-3	1035	67,27,500.00
22	203	T-3	960	62,40,000.00
23	304	T-3	1025	66,62,500.00
24	504	T-3	1025	66,62,500.00
25	604	T-3	1025	66,62,500.00
26	G-1	GF	635	82,55,000.00
27	G-10	GF	275	35,75,000.00
28	G-14	GF	525	68,25,000.00
29	G-15	GF	635	82,55,000.00
30	104	FF	215	27,95,000.00
31	107/108	FF	510	66,30,000.00
32	110	FF	275	35,75,000.00
33	112	FF	620	80,60,000.00
34	114	FF	525	68,25,000.00
35	126	FF	150	19,50,000.00
36	201	SF	635	82,55,000.00
37	202	SF	335	43,55,000.00
38	203	SF	360	46,80,000.00



39	209	SF	275	35,75,000.00
40	210	SF	275	35,75,000.00
41	211	SF	510	66,30,000.00
42	212	SF	620	80,60,000.00
43	214	SF	525	68,25,000.00
44	221	SF	205	26,65,000.00
45	224	SF	390	50,70,000.00
TOTAL			**7,250**	**30,11,12,500.00**