RKP ASSOCIATES
Chartered Accountants
811, Jagat Trade Centre, Frazer Road, Patna - 800001
Email : krjha.amit@gmail.com, Ph. 0612-2216811
Web : www.rkpassociates.in

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

Project Name : **Kirti Residency**
Promoter Name : **Kirti Sagar Construction Pvt Ltd.**
Bihar RERA Registration No. : **BRERAP00114-5/40/R-1371/2022**
Project Address : **RK Puram, Khagaul Road, Danapur, Patna-801503**
Promoter Office Address : **Lalti Place Floor-5th, Near Maruti Alankar Service center, Baily Road Patna-801503**

Cost of Real Estate Project: Rs. 288.52 Lakhs
Cost Incurred & Fund Utilization for Quarter Ending 31.12.2025

1. Cost of Real Estate Project

i. Land Cost:

	Particulars	Amount (₹) Estimated	Amont (₹) Actual
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	Nil	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	Nil	Nil
C	Acquisition cost of TDR (if any)	Nil	Nil
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	200500	200500
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	Nil	Nil
F	**Under Rehabilitation Scheme:**		
i	Estimated construction cost of rehab building including site development and infrastructure forthe same as certified by Engineer	NA	NA
ii	Actual Cost of construction of rehab building incurred as per the books of accounts as verifiedby the CA	NA	NA
	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 providingtemporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	NA	NA
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
Sub-Total of Land Cost		**200,500.00**	**200,500.00**

ii. **Development Cost/ Cost of Construction:**

	Particulars	Amount (₹) Estimated	Amont (₹) Actual
A (i)	Estimated Cost of Construction as certified by Engineer.	28,651,650.00	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		29,011,368.20
	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, ie. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewage, drainage, layout roads etc.), cost of machinery and equipment including its hire and maintenance costs, consumables etc		Included A (ii)
	All costs directly incurred to complete the (i) construction of the entire phase of the project registered.		Included A (ii)
B	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority		215,020.38
C	Principal sum and interest payable to financialinstitutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	Nil	Nil
Total Development Cost (Actual Incurred)		28,651,650.00	**29,226,388.58**

Sl No	Particulars	Amount (₹) Estimated	Amont (₹) Actual
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	28,852,150.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Column Incurred		29,426,888.58
4	% completion of Construction Work		98%
	(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)		102%
6	Amount Which can be withdrawn from the Designated Account		29,426,888.58
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		24,672,001.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		4,754,887.58

This certificate is being issued for RERA compliance for the above-mentioned project and is based on books of accounts and documents produced before me and explanations provided by management of the Company.

FOR' R K P ASSOCIATES
CHARTERED ACCOUNTANTS

AMIT KUMAR JHA

Digitally signed by AMIT KUMAR JHA
Date: 2026.05.14 19:56:51 +05'30'

(CA. AMIT KUMAR JHA)
PARTNER
MRN. 420942
FRN. 322473E
UDIN:-26420942BTKIIC7721

Dated at Patna
the 14th of May'2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹)
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)	-574,738.58
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)	6,556,499.00
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	84.01 In Sq. Mt.
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	7,057,641.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	13,614,140.00
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	9,529,898.00

This certificate is being issued for RERA compliance for the above-mentioned project and is based on books of accounts and documents produced before me and explanations provided by management of the Company.

FOR' R K P ASSOCIATES
CHARTERED ACCOUNTANTS

AMIT KUMAR JHA
Digitally signed by AMIT KUMAR JHA
Date: 2026.05.14 19:57:39 +05'30'

(CA. AMIT KUMAR JHA)
PARTNER
MRN. 420942
FRN. 322473E
UDIN:-26420942BTKIIC7721

Dated at Patna
the 14th of May'2026

Annexure A

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

Sold Inventory

Sl. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	101	46.00	3,900,000.00	3,831,000.00	69,000.00
2	103	46.47	4,000,000.00	3,250,001.00	749,999.00
3	201	46.00	3,351,000.00	3,351,000.00	-
4	203	46.47	3,787,500.00	3,275,000.00	512,500.00
5	204	46.47	4,070,000.00	3,900,000.00	170,000.00
6	206	47.40	4,070,000.00	3,665,000.00	405,000.00
7	303	46.47	3,839,000.00	3,000,000.00	839,000.00
8	304	46.47	4,211,000.00	400,000.00	3,811,000.00
Total		**371.75**	**31,228,500.00**	**24,672,001.00**	**6,556,499.00**

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. 84004.67/- per sq.mt.

Sl No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
	2	**3**	**4**
1	205	46.84	3,934,791.00
2	G01	37.17	3,122,850.00
Total		**84.01**	**7,057,641.00**