BIRENDRA K ASSOCIATES
Chartered Accountants

Ground Floor, Vijay Shree Complex
Kankarbagh Main Road, Patna-800 020

Form No-3
[See Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project Rs.1200 lakh (Revised) Bihar RERA Registration Number BRERAP00250-3/194/R-1339/2022

Sr. No.		Particulars	Amount (in Rs.)	
			Estimated	Incurred & Paid
1			(Column – A)	(Column – B)
	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	-	8,28,880.00
	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 of competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	-	-
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities	-	-
	f	**Under Rehabilitation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer **(in Column-A)**	-	
	(ii)	Actual Cost of construction of rehab building 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) of (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 temoporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	-	-
	(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				8,28,880.00
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column – A)**	7,10,36,130.00	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA upto 30/06/2026 **(Column – B)** **Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		7,06,20,834.00
	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 its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		1,07,82,615.00
	b	Payment of Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.		35,78,026.90
	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			8,49,81,475.90

BIRENDRA K & ASSOCIATES Chartered Accountants PATNA

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column – A) ***(Revised on the basis Management representation)***	11,00,00,000.00
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column – B	8,58,10,355.90
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	83.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	78.01%
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)	8,58,10,355.90
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (Designated Bank 70%)	4,84,90,674.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,73,19,681.90

This certificate is being issued for RERA compliance for the Company (Panchwati Enclave) 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 , Birendra K Associates
Chartered Accountants,

M. No. 513573
Proprietor
UDIN: 26513573ATHMOB2482

Place : Patna
Date : 14/07/2026