ADS & Co
Chartered Accountants

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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: BRERAP00136-3/124/R-1445/2022

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)	-
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)	1,56,63,595
3	Total Estimated cost of the project (Total of 1 and 2)	1,56,63,595
	Total of Cost as on date	1,56,63,595

Table B

Sr. No.	Particulars (Actual cost of construction)	Amount (₹)
1	Cost incurred relating to land	-
2	Cost incurred relating to construction of project as per Books of Accounts	1,63,31,225
3	Total Cost incurred till date (Sum of Sr. 1 + Sr. 2)	1,63,31,225

Table C

Sr. No.	Particulars (Percentage of cost)	Amount (₹)
1	Percentage of cost incurred [Table B (3)] against total estimated cost = Table B (3) ÷ Table A (3) × 100	104.26

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)	1,45,26,000
2	Amount received from other than allottees	18,05,225

Sr. No.	Particulars (Source of fund)	Amount (₹)
3	Total of above (Sr. No. 1 and Sr. No. 2)	1,63,31,225
4	Percentage of the total estimated cost	104.26

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1	Balance of amount to be withdrawn from the project account (70%) which should be in proportion to the percentage of the completion of project	34,08,910

This is to certify that based on the Books of account, Rs. Thirty Four Lakhs Eight Thousand Nine Hundred Ten Only may be withdrawn.

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

Signature	A Bhaskar
Name of Chartered Accountant	AMITANSHU BHASKAR
Membership Number	511802
UDIN	26511802BUWWRY8769
Date	PATNA
Place	06/10/2026

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. . Thirty Four Lakhs Eight Thousand Nine Hundred Ten Only may be withdrawn from the Project Account (70%).

Signature of Chartered Accountant	Signature of Architect	Signature of Engineer
A Bhaskar	MANOJ KUMAR (Architect)	ER. VIJAY KUMAR STRUCTURAL ENGINEER RED. NO. BR/UDHD/SE/23-0077
Membership No.:511802	CoA No.-CA/2002/29414 Registration No.:CA/2002/29414	Registration No.:BR/UDHD/SE/23-0077

(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)	8,68,775
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)	39,49,000
3 (i)	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	54.25 sq ft
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 51,00,000
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs 90,49,000
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 63,34,300

This certificate is being issued for RERA compliance for the Company [Promoter's Name: _____] 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	**26511802BUWWRY8769**
Date	PATNA 06/10/2026
Place	

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	303	54.25	94009	11,51,000	39,49,000
2					
3					

Sr. No.	Flat No.	Carpet Area (sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
4					
5					
6					
	Total				

(Unsold Inventory Valuation)

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

Sr. No.	Flat No.	Carpet Area (sq. mts.)	Unit Consideration as per Ready Reckoner
1	203	54.25	94009
2			
3			
4			
5			
6			
	Total		