Mob.:+91-9006079635
+91-6200030164

JHA JEE & COMPANY
CHARTERED ACCOUNTANTS
: jhajeeandcompany@gmail.com

Date.....

FORM-3

[See section 4(2) (l) (D) of RERA Act]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP12437-001/140/R-1651/2024 dated 28.02.2024, Project Name- SUMINTRA RESIDENCY being developed by RAJKUNWAR CONSTRUCTION PRIVATE LIMITED having its Registered Office at HOUSE NO. 23, C/O SONU KUMAR, KHOJAIMLAY PHULWARI SHARIF, KHAGAUL PATNA Patna BIHAR 801505 INDIA.

For the quarter ending 30th September, 2026

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				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		700.00	700.00
	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		Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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	-	-
		(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by	-	-

JHA JEE & CO CHARTERED ACCOUNTANTS FRN 037519C PATNA

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			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 legal/illegal occupants, cost for providing temporary 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	**700.00**	**700.00**

Sr. No.	**Particulars**			**Amount (Rs. In Lakh)**	
				Estimated	**Incurred**
1(ii)	**Development Cost/ Cost of Construction :**				
	A	**(i)**	Estimated Cost of Construction as certified by Engineer	**600.00**	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	399.09
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				

Sr. No.	**Particulars**	**Amount (Rs. In Lakh)**	
		Estimated	**Incurred**

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		(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.		
	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	**600.00**	**399.09**

Sr. No.	Particulars	Amount (Rs. In Lakh)
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**1300.00**
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**1099.09**
4	**% completion of Construction Work (as per Project Architect's Certificate)**	As per form 1 attached

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5	**Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)**	**84.54%**

6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)**	
Sr. No.	**Particulars**	**Amount (Rs. In Lakh)**
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**399.09**
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 project of **SUMINTRA RESIDENCY** being developed by **RAJKUNWAR CONSTRUCTION PRIVATE LIMITED** **RERA Registration number BRERAP12437-001/140/R-1651/2024 dated 28.02.2024** is based on the records and documents produced before me and explanations provided to me by the management of the Company.	**200.90**

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

Yours Faithfully
For JHA JEE & COMPANY
Chartered Accountants
FRN: 037197C

JHA JEE & CO CHARTERED ACCOUNTANTS INDIA FRN 037197C PATNA

(CA HANUMAN JEE JHA)
Proprietor
M.No.: 480324
Date:14-10-2026
UDIN: 26480324JPBWMR3262

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RAJKUNWAR CONSTRUCTION PVT. LTD.

Rajkunwar Construction Pvt. Ltd.

Add : Khojaimlay, House No-23, Phulwari Sharif, Patna-801505
Mob.: 9334413109, 7992231976 | Email : sonyk109@gmail.com

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **September** of **2026**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No. U45201BR2018PTC039366	Name of Firm/Company	RAJKUNWAR CONSTRUCTION PRIVATE LIMITED
Firm/Company Address :	HOUSE NO. 23, C/O SONU KUMAR, KHOJAIMLAY PHULWARI SHARIF, KHAGAUL PATNA Patna BIHAR 801505 INDIA		
Total Experience of promoter in Real Estate sector	6		
Total Experience in Real Estate after Implementation of RERA	6		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	0	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	0	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP12437-001/140/R-1651/2024	Name of Project/Phase of Registered Project	SUMINTRA RESIDENCY
Name of Promoter	SONU KUMAR	Project Address	Khesra No.- 690, Khata No.- 81, Thana No.- 33, Mauza- Beur, Thana – Phulwari Sharif, Patna
Name of Co-promoter			
Project Registration is valid up to	27 Aug 2028		
Starting date of Project or Phase of the Project	28 Aug 2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Residential	
Period of validity of map by the Competent Authority	27 Aug 2028		

Rajkunwar Construction Pvt. Ltd.

Director

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III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -13 1. Booked / Allotted - 3 2. Sold-	Total Number of Apartments in Landowner's share -13 3. Booked/ Allotted- 0 Sold - 0
B+G+5	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Bungalow - 6. Plot etc.			26	Percentage of booking 61.53	Percentage of booking 0

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
	26	1. Booked/Allotted -	3
		2. Sold -	

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C.				
3.	Water Supply Permission				
4.	NOC from Airport Authority of India				
5.	Other Approval(s), if any, required for the Project.				

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Director

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VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	100%	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	90%	27 Dec 2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	70%	17 Aug 2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	15 Aug 2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	55%	27 Aug 2028
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	10%	27 Aug 2028

Rajkunwar Construction Pvt. Ltd.

Director

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	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	NO	NA	
2.	Water Supply	YES	30%	27 Aug 2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	27 Aug 2028
4.	Storm Water Drains	NO	NA	
5.	Landscaping & Tree Planting	NO	NA	
6.	Street Lighting	NO	NA	
7.	Community Buildings	NO	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	NO	NA	
9.	Solid Waste Management & Disposal	YES	0%	27 Aug 2028
10.	Water Conservation / Rain Water Harvesting	YES	0%	27 Aug 2028
11.	Energy Management	YES	0%	27 Aug 2028

Rajkunwar Construction Pvt. Ltd.

Director

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12.	Fire Protection and Fire Safety Requirements	YES	0%	27 Aug 2028
13.	Closed Parking	YES	0%	27 Aug 2028
14.	Open Parking	NO	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	10%	27 Aug 2028
16.	Others (Option to Add More)	NO	NA	

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

Rajkunwar Construction Pvt. Ltd.

Director

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IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

X. FINANCIAL PROGRESS OF THE PROJECT

S. No. (1)	Particulars (2)	Amount (In Rs.) (3)	
1.	Project Account No.	20781020000067982078102000006781	
2.	Estimated Cost of the Project including land cost atthe start of the Project	Rs. 11,00,00,000.00	
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	Rs. 4,00,00,000.00	
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs. 2,00,00,000	
5.	Amount received during the Quarter • Opening Figure • Customer	Rs. 26568.00 Rs. 15040000.00	Rs. 81508.82 Rs. 53432.00
	Total	Rs. 15066568	Rs. 134941.82
	Sub Total	Rs. 15201509.00	
6.	Actual Cost Incurred during the Quarter • **Expenses**		
	Total	13482147.00	
	Total	Rs. 13482147	
7.	Net amount at end of the Quarter	Rs. 26568.09	Rs. 81508.82
	Sub Total	Rs. 108076.82	
8.	Total expenditure on Project till date	Rs 3,99,09,588.06	
9.	Cumulative fund collected till the end of Quarter in question	Rs. 4,17,37,026.97	
10.	Cumulative expenditure done till the end of Quarter in question	Rs 3,99,09,588.06	

Rajkunwar Construction Pvt. Ltd.

Director

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

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XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0
2.	Agreement for Sale	3
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
	Weather the project in progress is as per time schedule or lagging behind?	

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Rajkunwar Construction Pvt. Ltd.

Director

Signature of Promoter
Name: SONU KUMAR
Date : 15-09-2026

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