

AnnexureA

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 : Rs 9,74,21,040/-
Bihar RERA Registration Number : BRERAP00907-5/134R-1750/2024

Sr. No.	Particulars	Amount(₹)	
		Estimated	Incurred
I.	Land Cost		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease		
b.	Amount of Premium payable to obtain development rights, FSI,		
c.	Acquisition cost of TDR (if any)		
d.	Amounts payable to State Government or competent authority or any		
e.	Land Premium payable as per annual statement of rates (ASR) for		
f.	Under Rehabilitation Scheme:		
(i)	Estimated construction cost of rehab building including site		
(ii)	Actual Cost of construction of rehab building incurred as per the Note: (for Total cost of Construction incurred, Minimum of (i) or		
(iii)	Cost towards clearance of land of all or any encumbrances		
(iv)	Cost of ASR linked premium, fees, charges and security deposits		
	Sub-Total of Land Cost		

Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
ii	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer.	9,74,21,040	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 30th September, 2026.		3,93,35,387
	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 All costs directly incurred to complete the (i) construction of the entire		
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any		
c.	Principal sum and interest payable to financial institutions, scheduled		
	Sub-Total of Development Cost	9,74,21,040	3,93,35,387



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated	9,74,21,040	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of incurred		3,93,35,387
4	% completion of Construction Work (as per Project Architect's Certificate)		40.38%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		40.38%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	3,93,35,387	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	9,52,381	
8	Net Amount which can be withdrawn from the Designated This certificate is being issued for RERA compliance for the Company Sidhanta Estate Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	3,83,83,006	

Yours Faithfully,

Signature of Chartered Accountant (Membership Number- 436492)

Name- Sapan Kumar Das, Dt. 14/10/2026

UDIN: 26436492IUJKVM8781

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No	Particulars	Amount (₹)	
		Estimate	Incurred
1	Estimated Balance Cost to Complete the Real Estate Project (calculated as per the Form IV)	5,80,85,653	
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)	-	
3	(i) Balance Unsold area (to be certified by Management and to be (ii) Estimated amount of sales proceeds in respect of unsold		
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	-	
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 **Sidhanta Estate 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,

Signature of Chartered Accountant,
Name- Sapan Kumar Das
(Membership Number- 436492)
UDIN: 26436492IUJKVM8781



Annexure A

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

Sr.No	Flat No.	CARPET AREA (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	404	99.67	9,52,381	9,52,381	-

(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 (in sq. Mts.)	Unit Consideration as per Read Reckoner
1	2	3	4

