



KHYATI SARAOGI & ASSOCIATES
Chartered Accountants

302, Gold Arcade, Opp. Curewell Hospital
Near Janjeerwala Square, Indore-452001
Contact: +91 9644047778
Email: Khyatisaraogi7@gmail.com

Form 3

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

Cost of Real Estate Project State RERA Registration Number BRERAP199128070626300835E00

For the period of July 2026 to September 2026

Project Name Bmg Sapphire

Sr. No	Particulars	Amount (in Lakh.)	
		Estimated	Incurred & Paid
		(Column - A)	(Column - B)
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	0	53.26/-
	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		16.18/-
	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.		14.07/-
	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) 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		



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	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			83.51/-
ii	Development Cost/Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	2000/-	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		10.20/-
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.		0.00
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
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		2000/-	10.20/-



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2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	2000/-
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	93.71/-
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	0%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	94:2000
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)	93.71/-
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	93.71/-

This certificate is being issued for RERA compliance for the Company (**Bharti Mertiya Deepak Construction. , BMG Sapphire, Patna**) 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 Khyati Saraogi & Associates
Chartered Accountants
Firm Reg. No.: 036961C

Khyati Kumari
Saraogi
CA. Khyati Kumari Saraogi
(Proprietor)
Membership No.: 478160

Digitally signed by Khyati
Kumari Saraogi
Date: 2026.10.15 19:32:16
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UDIN: 26478160AYKXDZ2374

Date: 14.10.2026

Place: Indore



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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	-
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 verified by CA from the records and books of accounts)	-
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	-
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 balance receivables of Ongoing project will be deposited in designated Account.	100.00%

This certificate is being issued for RERA compliance for the Company (Promoter's Name for Project's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Khyati Saraogi & Associates
Chartered Accountants
Firm Reg. No.: 036961C

Khyati Kumari
Saraogi

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Kumari Saraogi
Date: 2026.10.15 19:32:02
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CA. Khyati Kumari Saraogi
(Proprietor)
Membership No.: 478160

UDIN: 26478160AYKXDZ2374

Date: 14.10.2026

Place: Indore



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**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory
(Amount in Rs)**

Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
Total					

(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs. 70,500/- persm.

Sr No.	Flat/ Bungalow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	A-103	81.46	5742930
2	A-204	81.46	5742930
3	A-301	112.59	7937595
4	A-302	115.83	8166015
5	A-303	81.46	5742930
6	A-304	81.46	5742930
7	A-402	115.83	8166015
8	A-403	81.46	5742930
9	A-404	81.46	5742930



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10	A-501	112.59	7937595
11	A-502	115.83	8166015
12	A-503	81.46	5742930
13	B-204	81.46	5742930
14	B-301	112.59	7937595
15	B-304	81.46	5742930
16	C-101	76.17	5369985
17	C-102	76.17	5369985
18	C-103	75.93	5353065
19	C-104	75.93	5353065
20	C-201	76.17	5369985
21	C-202	76.17	5369985
22	C-203	75.93	5353065
23	C-204	75.93	5353065
24	C-301	76.17	5369985
25	C-302	76.17	5369985
26	C-303	75.93	5353065
27	C-304	75.93	5353065
28	C-401	76.17	5369985
29	C-402	76.17	5369985
30	C-403	75.93	5353065
31	C-404	75.93	5353065



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32	C-501	76.17	5369985
33	C-502	76.17	5369985
34	C-503	75.93	5353065
35	C-504	75.93	5353065
36	C-G01	92.52	6522660
37	C-G02	92.52	6522660
Total:			220273020

For Khyati Saraogi & Associates
Chartered Accountants
Firm Reg. No.: 036961C

Khyati Kumari
Saraogi

Digitally signed by
Khyati Kumari Saraogi
Date: 2026.10.15
19:31:43 +05'30'

CA. Khyati Kumari Saraogi
(Proprietor)
Membership No.: 478160

UDIN: 26478160AYKXDZ2374

Date: 14.10.2026

Place: Indore