DINESH K. YADAV & ASSOCIATES
Chartered Accountants

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AnnexureA

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORMNo.3

[SeeRegulation3]

CHARTERED ACCOUNTANT'S CERTIFICATE (OnLetterHead)

(FOR REGISTRATION OF APROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate ProjectRs.51813566.00

Bihar RERA Registration Number: BRERAP95816-1/139/R-1774/2024

SLN.	Particular	Amont (Rs)
1.i	Land Cost :	
	a. Acquisition Cost of Land or Development Right , leasePremium , lease rent, interest Cost incurred or payable on Land Cost and legal Cost.	NA
	b. Amount of PremiumPayable 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.	NA
	c. Acquisition cost of TDR (if any)	
	d. Amount Payable to state Government or competent authority of the state or central Government , towards stamp duty , transfer charges, registration fees etc; and	306410.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopmentsof Land owner by public Authorities.	NA
	f. Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building Including site development and infrastructure for the same as certified by engineer.	NA
	(ii) Actual Cost of construction of rehab building Incurred as per the books of accounts as verified by the CA.	NA

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 deposit or maintenance deposit, or any Amount whatsoever payable to any authorities Towards and in project of rehabilitation.

Sub-Total of Land 306410.00

Sr.No Estimated Incurred	Particular	Amount (Rs)
ii	Development Cost/ Cost of Construction:	
a. (i)	Estimated Cost of construction as certified by Engineer	51507156.00
(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA.	NIL

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 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.	NIL
	All costs directly incurred to complete the (i) Construction of the entire phase of the project Registered.	
b	Payment of taxes, cess, fees, charge, premiums, interest etc.to any statutory Authority.	
c	Principal Sum and interest payable to financial institutions, scheduled bank, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
	Sub-Total of Development CostNil	
2.	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] Of Estimated Column.	51813566.00
3.	Total Cost Incurred of the Real Estate Project [1(i)+(ii)] of Incurred Column.	NIL

4.	% Completion of Construction Work (as per Project Architects Certificate)	0
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the total Estimated Cost .(3/2)	0
6.	Amount Which can be withdrawn from the Designated Account.	0
	Total Estimated Cost * Proportion of cost incurred (sr. number 2*sr.number 5)	0
7.	Less: Amount withdrawn till date of this certificate as per the books of Account and Bank Statement.	0
8.	Net Amount which can be withdrawn from the designated Bank Account under this certificate.	0

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
(Membership Number: 401365)
Name: CA. Dinesh Kumar
Date:07/10/2026

DINESH YADAV & ASSOCIATES FRN-011308C PATNA CHARTERED ACCOUNTANTS

UDIN: 26401365HPTESU3711

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No	Particulars	Amount (Rs) Estimate Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost incurred) (calculated as per the form IV)	NA
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)	NA
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 (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.	NA
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	0
5.	Amount to be deposit in Designated Account-70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposit in designated Account If 4 is lesser than 1, then 100% of the balance receivables Of ongoing project will be deposit in designated Account.	0

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,
(Membership Number: 401365.)
Name: CA. Dinesh Kumar
UDIN: 26401365HPTESU3711

DINESH K. YADAV & ASSOCIATES
FRN-011308C
PATNA
CHARTERED

Annexure A

StatementforcalculationofReceivablesfromtheSalesoftheOngoingRealEstateProject

SoldInventory

Sr. No.	FlatNo.	Carpet Area(in sq.mts.)	Unit Consideration as per Agreement/Letterof Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
NIL					
NIL					
NIL					
NIL					
NIL					

(UnsoldInventoryValuation)
ReadyReckonerRateasonthedateofCertificate
oftheResidential/CommercialpremisesRs._____persq.mts.

Sr.No.	FlatNo.	CarpetArea (insq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04