



V SAH & CO
CHARTERED ACCOUNTANTS

1ST Floor, Opp of Aryabhatta Knowledge University
New Mithapur Road, Near Old Bus Stand, Patna 80000.

FORM-3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(For registration of a project and subsequent withdrawal of money)

Cost of Real Estate Project **35,000,000.00**

BIHAR RERA Registration Number **BRERAP191328070925150328E00**

PROJECT NAME : S.S.ANITA MANSION

Sl. No.	Particulars	Amount (in Rs.)
		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	N.A.
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority	N.A.
(c)	Acquisition cost of TDR (if any)	N.A.
(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	10,43,960.00
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	N.A.



(f)	Under Redevelopment / Rehabilitation Scheme:	
(i)	Estimated construction cost of rehab building including Site development and infrastructure for the same as certified by Engineer(Column-A)	
(ii)	Actual Cost of construction of redeveloped / rehab building incurred as per the books of accounts as verified by the CA(Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	N.A.
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0.00
(iv)	Fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00
	Sub-Total of LAND COST	10,43,960.00
Sl. No.	Particulars	Amount (in Rs.)
		Estimated Incurred
(II)	Development Cost/Cost of Construction:	
a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A) (ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note: (for adding 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. All costs directly incurred to complete the construction of the entire phase of the project registered.	35,000,000.00 1,57,51,074.00 0.00



b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	15,00,000.00
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		1,72,51,074.00



- 2.Total Estimated Cost of the Real Estate Project (1(I)+1(II)) **35,000,000.00**
of Estimated column –A
- 3.Total Cost Incurred and Paid of the Real Estate Project (1(I)+1(II)) **17,251,074.00**
of Incurred and Paid Column –B
- 4.Percentage of completion of Construction Work
(as per Project Architect's Certificate on completion of project)___% **43.72%**
- 5.Proportion of the Cost incurred and paid on Land Cost and
Construction Cost to the Total Estimated cost (Sl.No.3/2%) **LAND COST-100% Build Dev-76%**
- 6.Amount which can be withdrawn from the Designated **13,110,816.00**
Account:
Total Estimated Cost x Proportion of cost incurred (Sl.
number 2 x Sl. number 5)
7. Less: Amount withdrawn till date of this certificate as per **55,66,941.00**
the Books of Accounts and Bank Statement
8. Net Amount which can be withdrawn from the Designated **75,43,875.00**
Bank Account under this certificate

This certificate is being issued for RERA compliance for the Company [Promoter's Name Santosh Kumar] 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) : 449393



Name : CA Vishal Kumar
Firm Name : V Sah & Co
FRN : 030633C

UDIN : 26449393VGTRKB9819

Dated : 15/10/2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECT)

Sl. No.	Particulars	Amount (in Rs.) Estimated 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)	16,939217.00
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	N.A.
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 unbooked apartments as per Annexure-A to this certificate	CARPET AREA-28000(SQFT) 32,620,000.00
4	Estimated receivables of the project. Sum of 2+3 (ii)	32,620,000.00
5	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the 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.	

This certificate is being issued for RERA compliance for the Company **Santosh Kumar** 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) : 449393



Name : CA Vishal Kumar

Firm Name : V Sah & Co

FRN : 030633C

UDIN : 26449393VGTRKB9819

Dated : 15/10/2026

Annexure-A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project:

Sold Inventory

<i>Sl. No.</i>	<i>Flat No.</i>	<i>Carpet Area (in Sq. Mts.)</i>	<i>Unit Amount Consideration as per Agreement/ Letter of Allotment</i>	<i>Received Amount</i>	<i>Balance Amount</i>
<i>N.A.</i>	<i>N.A.</i>	<i>N.A.</i>	<i>N.A.</i>	<i>N.A.</i>	<i>N.A.</i>



(Unbooked Inventory Valuation)

Of the Residential/commercial premises Rs. _ _ _ per Sq.Mts.

<i>Sl. No.</i>	<i>FlatNo.</i>	<i>Carpet Area (in Sq. Mts.)</i>	<i>Unit Consideration as per Ready Reckoner</i>
1	101(1 st floor)	934.49	N.A.
2	202 (2 nd floor)	845.66	N.A
3	203(2 nd floor)	845.66	N.A
4	204(2 nd floor)	934.49	N.A
5	206 (2 nd floor)	943.00	N.A
6	207 (2 nd floor)	943.00	N.A
7	303 (3 rd floor)	845.66	N.A
8	307 (3 rd floor)	845.66	N.A
9	308 (3 rd floor)	896.88	N.A
10	402(4 th floor)	845.66	N.A
11	407(4 th floor)	845.66	N.A
12	408 (4 th Floor)	896.88	N.A
13	507(5 th Floor)	845.66	N.A
14	508(5 th Floor)	896.88	N.A
15	602(6 th Floor)	845.66	N.A

