



**Ankit Chaturvedi & Associates**  
Chartered Accountants

Mob. - 9771010754

E-mail id - ankit.ace.chaturvedi@gmail.com  
C/o Sri Dhanendra Chaubey,  
Capital Transport Campus,  
Sinha Library Road,  
Behind Kotwali P.S., P.O.-GPO,  
Patna - 800001. (Bihar).

**Annexure A**

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

**FORM-3 [see Regulation 3]**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Name of Firm - Anubhav Constructions

Cost of Real Estate Project Real Estate Regulatory Authority, Bihar, Registration Number- BRERAP12499-001/170/R-1626/2023. (Add. - ABS Mall, Khajpura, Patna - 800014)

| Sr<br>No.                                                          | Particulars                                                                                                                                                                                  | Amount (Rs.)<br>Estimated. | Amount (Rs.)<br>Incurred |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|
| <b>1. i. Land Cost :</b>                                           |                                                                                                                                                                                              |                            |                          |
| a.                                                                 | Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost                                                                            | -                          | -                        |
| b.                                                                 | Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority                                      | -                          | -                        |
| c.                                                                 | 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; | 9,750,000.00               | 9,644,616.00             |
| <b>ii. Development Cost/ Cost of Construction :</b>                |                                                                                                                                                                                              |                            |                          |
| a.                                                                 | (i) Estimated Cost of Construction as certified by Engineer                                                                                                                                  | 29,500,000.00              |                          |
|                                                                    | (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA                                                                                                 |                            | 29,423,960.00            |
| <b>Note : ( for adding to total cost of construction incurred,</b> |                                                                                                                                                                                              |                            |                          |
| <b>Minimum of (i) or</b>                                           |                                                                                                                                                                                              |                            |                          |
| <b>(ii) is to be considered)</b>                                   |                                                                                                                                                                                              |                            |                          |



(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.

4,500,000.00

All costs directly incurred to complete the construction of the entire phase of the project registered.

- 4,316,000.00

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, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :

- -

**Sub-Total of Development Cost**

**43,384,576.00**

2 **Total Estimated Cost of the Real Estate Project** **43,750,000.00**

[I(i) + I(ii)] of Estimated Column

**Total Cost Incurred of the Real Estate Project [I(i) +**

3 **I(ii)] of Incurred Column**

**43,384,576.00**

4 **% completion of Construction Work**

**(as per Project Architect's Certificate)**

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

- -

Amount Which can be withdrawn from the Designated Account  
Total Estimated Cost \* Proportion of cost incurred ( Sr. number 2 \*  
6 Sr. number 5)

**43,384,576.00**

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**

**43,384,576.00**

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.

UDIN: 26422506DWCWYA4026

Date: 12-10-2026

Place: Patna

For Ankit Chaturvedi & Associates  
Chartered Accountants  
*(Signature)*  
(CA Ankit Chaturvedi)  
Proprietor  
Membership No. 422



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

| Sr<br>No. | Particulars                                                                                                                                                                                                                         | Amount (Rs.)    |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 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 )                                                                         | 365,424.00      |
| 2         | Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the record and book of Accounts)                                                    | 120,425,942.00  |
|           | (as certified by Chartered Accountant as verified from the records and books of Accounts)                                                                                                                                           |                 |
| 3         | (i) Balance Unsold area                                                                                                                                                                                                             | 14788.07 sqfts. |
|           | (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 | 221,821,050.00  |
| 4         | Estimated receivables of ongoing project. Sum of 2 + 3(ii)                                                                                                                                                                          | 342,246,992.00  |
| 5         | Amount to be deposited in Designated Account — 70% or 100%                                                                                                                                                                          |                 |
|           | IF 4 is greater than 1, then 70 % of the balance receivables of 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 bein 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.

UDIN: 26422506DWCWYA4026

Date: 12-10-2026

Place: Patna

For Ankit Chaturvedi & Associates  
Chartered Accountants

*Ankit Chaturvedi*  
(CA Ankit Chaturvedi)  
Proprietor  
Membership No. 422



### Annexure A

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

#### Sold Inventory

| Sr. No. | Shop No.    | Carpet Area<br>(in Sqft) | Unit Consideration as<br>per Agreement / Letter<br>of Allotment | Received Amount | Balance Receivable |
|---------|-------------|--------------------------|-----------------------------------------------------------------|-----------------|--------------------|
| 1       | 205         | 397.86                   | 1                                                               | 6,600,000.00    | -                  |
| 2       | 206         | 397.86                   | 1                                                               | 6,600,000.00    | -                  |
| 3       | 204         | 397.86                   | 1                                                               | 2,100,000.00    | 4,500,000.00       |
| 4       | 104         | 398.00                   | 1                                                               | 1,100,000.00    | 5,060,000.00       |
| 5       | 105         | 398.00                   | 1                                                               | 2,500,000.00    | 4,186,400.00       |
| 6       | 106         | 398.00                   | 1                                                               | 6,720,000.00    | -                  |
| 7       | G4, G6      | 796.00                   | 2                                                               | 6,044,643.00    | 6,675,357.00       |
| 8       | 101,102,103 | 1,194.00                 | 3                                                               | 7,800,000.00    | 12,360,000.00      |
| 9       | G-14        | 367.18                   | 1                                                               | 111,607.00      | 6,026,173.00       |
| 10      | G-15        | 367.18                   | 1                                                               | 111,607.00      | 6,026,173.00       |
| 11      | G-17        | 363.16                   | 1                                                               | 1,785,715.00    | 4,315,373.00       |
| 12      | G-18        | 380.60                   | 1                                                               | 892,857.00      | 5,501,223.00       |
| 13      | G-19        | 380.60                   | 1                                                               | 5,625,000.00    | 769,081.00         |
| 14      | 301         | 402.39                   | 1                                                               | 111,607.00      | 6,608,393.00       |
| 15      | 302         | 402.39                   | 1                                                               | 178,571.00      | 6,541,429.00       |
| 16      | 303         | 402.39                   | 1                                                               | 178,571.00      | 6,541,429.00       |
| 17      | 306         | 397.86                   | 1                                                               | 44,643.00       | 5,955,357.00       |
| 18      | 201,202,203 | 1,207.17                 | 3                                                               | 357,142.00      | 17,841,401.00      |
| 19      | 214         | 209.71                   | 1                                                               | 892,857.00      | 4,579,060.00       |
| 20      | 215         | 373.00                   | 1                                                               | 992,251.50      | 5,143,612.50       |
| 21      | 216         | 373.00                   | 1                                                               | 982,140.50      | 5,153,723.50       |
| 22      | 305         | 398.00                   | 1                                                               | 44,643.00       | 6,641,757.00       |
|         |             | 10,402.21                | 27.00                                                           | 51,773,855.00   | 120,425,942.00     |

#### (Unsold Inventory valuation)

Ready Recoknor rate as on the date of Certificate of the Residetial / Commercial premises  
15000/- per sqft.

| Sr. No. | Shop No.   | Carpet Area<br>(In Sqft.) | Unit Consideration as per Ready<br>Rekconer Rate (ASR) |                |
|---------|------------|---------------------------|--------------------------------------------------------|----------------|
| 1       | G1 to G3   | 1,206.00                  | 15000 per Sq. Ft.                                      | 18,090,000.00  |
| 2       | G5         | 398.00                    | 15000 per Sq. Ft.                                      | 5,970,000.00   |
| 3       | G20        | 481.29                    | 15000 per Sq. Ft.                                      | 7,219,350.00   |
| 4       | G21        | 900.00                    | 15000 per Sq. Ft.                                      | 13,500,000.00  |
| 5       | Other Area | 10,600.00                 | 15000 per Sq. Ft.                                      | 159,000,000.00 |
| 6       | 304        | 398.00                    | 15000 per Sq. Ft.                                      | 5,970,000.00   |
| 8       | 401        | 402.39                    | 15000 per Sq. Ft.                                      | 6,035,850.00   |
| 9       | 402        | 402.39                    | 15000 per Sq. Ft.                                      | 6,035,850.00   |
|         |            | 14,788.07                 |                                                        | 221,821,050.00 |

