

FORM NO. 3

[See Regulation 3]

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project :- 56,94,00,000.00

Bihar RERA Registration Number BRERA00106-2/130/R-102/2018

Sr. No.	Particulars	Amount (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. (As per Estimated cost details uploaded in Rera Portal)	13,02,00,000.00
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.	0.00
c.	Acquisition cost of TDR (if any)	0.00
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	0.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
f.	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	(ii) Actual Cost of Construction of rehab building incurred as per the books of accounts as verified by the CA.	0.00
	(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,	0.00
	(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.	0.00



Sub- Total of Land Cost - 13,02,00,000.00

Sr. No.	Particulars	Amount (Rs.)
		Estimated Incurred
1.ii	Development Cost/Cost of Construction:	
a.	(i) Estimated Cost of Construction as certified by Engineer. (As per Estimated cost details uploaded in Rera Portal)	43,92,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	31,63,21,101.08
	(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 (i) 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.	0.00
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;	0.00



Sub- Total of Development Cost - 31,63,21,101.08

1	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]	56,94,00,000.00
2	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Costs.	31,63,21,101.08
3	% completion of Construction Work (as per Project Architect's certificates)	NOT AVAILABLE
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2)	55.55%
5	Amount Which can be withdrawn from the Designated Account.	31,63,21,101.08
6	Less : Amount withdrawn till date of this certificate as per books of Accounts and Bank Statement.	31,63,21,101.08
7	Net Amount Which can be withdrawn from Designated Bank Account Under this certificate.	0.00

This certificate is being issued for RERA compliance for Company FIRM SD-SD AND P PVT LTD (JV)
and is based on the records and documents produced before me and explanations provided to me
by the management of the Company.

Yours faithfully,

GHOSH DEBTOASH & CO.
Chartered Accountants
FIRN 260026


D. Ghosh
Proprietor
M No. 978149



Dated : 14th July 2026

Place : Patna

UDIN : 26078149QKGEZB4049

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.	Estimated Balance Cost to Complete the Real Estate Project	25,30,78,898.92
2.	Balance Amount of receivables from Sold apartments	0.00
3.	(i) Balance Unsold area (ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure A to this certificate	66545.71 Sq.ft RS. 61,96,42,386.00
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	61,96,42,386.00
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 balance receivables of ongoing project will be deposited in designated Account	43,37,49,670.20

This certificate is being issued for RERA compliance for the FIRM SD-SD AND P PVT LTD (JV) and is based on the records and documents produced before me and explanations provide to me by the management of the Company.

Yours Faithfully.

GHOSH DEBTOSH & CO.
Chartered Accountants

FRN 15007C

D.Ghosh

Proprietor

M No. 078149



Dated : 14th July 2026

Place : Patna