



FORM No.3

[See Regulation3]

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

Cost of Real Estate Project **3,70,00,000/-**
Bihar RERA Registration Number **BRERAP93815-1/1106/R-843/2019**

Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
1.i	Land Cost:	5,00,000/-	
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.		
	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.		
	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; and		
	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.		
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		

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 trans it accommodation or rent inlieu 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

5,00,000/-

Sr. No.

Particulars

Amount (₹)

Estimated Incurred

ii Development Cost/Cost of Construction:

3,65,00,000/-

- a. (i) Estimated Cost of Construction as certified by Engineer.

- (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.

3,38,75,000/-

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.

0.00/-

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

- 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, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;

Sub-Total of Development Cost

3,65,00,000/- 3,38,75,000/-

2.	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.	3,70,00,000/-
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.	3,38,75,000/-
4	%completion of Construction Work (as per Project Architect's Certificate)	100.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	91.55%
6	Amount Which can be withdrawn from the Designated Account.	
	Total Estimated Cost *Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,40,25,084/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,40,25,084/-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	0.00/-

This certificate is being issued for RERA compliance for the Company [**Royal Kingdom Constructon Private Limited**] 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 Amit Kumar Azad
Chartered Accountants

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AZAD

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AMIT KUMAR AZAD
Date: 2025.08.20
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(Amit Kumar Azad)
Proprietor
Mem. No. 528179
UDIN - 25528179BMOBEK7177

Place:- Patna
Date:- 20/08/2025

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹)
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)	31,25,000/-
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)	0.00/-
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	4615.23 sq. ft. 2,09,39,283/-
4.	Estimated receivables of ongoing project. Sum of 2+3 (ii)	2,09,38,283/-
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 less than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the Company [**Vindhywasini Engicon Private Limited**] 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 Amit Kumar Azad
Chartered Accountant

AMIT KUMAR
AZAD

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AMIT KUMAR AZAD
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(Amit Kumar Azad)
Proprietor
Mem. No. 528179
UDIN - 25528179BMOBEK7177

Place:- Patna
Date:- 20/08/2025

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	Flat	554.77		18,62,890/-	18,59,589/-
2	Flat	1071.65		35,95,472/-	35,92,171/-
3	Flat	1071.65		35,95,472/-	35,92,171/-
4	Flat	740.55		24,85,625/-	24,82,324/-
5	Flat	740.55		24,85,625/-	24,82,324/-
Total		4179.17 sq.ft.		1,40,25,084/-	1,40,08,579/-

(Unsold Inventory Valuation)

**Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. Per sq.ft.**

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	Flat	554.77	19,70,543/-
2	Flat	554.82	19,70,721/-
3	Flat	554.82	19,70,721/-
4	Flat	577.88	20,52,630/-
5	Flat	515.92	18,32,548/-
6	Commercial	1060.00	63,60,000/-
7	Commercial	249.29	14,95,740/-
8	Commercial	180.80	10,84,800/-
9	Commercial	171.14	10,26,840/-
10	Commercial	195.79	11,74,740/-

Total	4615.23 sq. ft.	2,09,39,283/-
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For Amit Kumar Azad
Charatered Accountant

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