

Annexure A
List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)
FORM No. 3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Rs 21.00 Crores

Bihar RERA Registration Number BRERAP1854280605251031E00

Sr. No.	Particulars	Amount (₹)
		Estimated Incurred
1.i	Land Cost :	
	a. Acquisition Cost of Land or Development Rights, lease	NIL
	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)	
	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	Rs. 30,00,000.00
	d. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
	e. 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 transit accommodation or rent in lieu 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

30,00,000.00

Sr.No.	Particulars	Amount (₹)
		Estimated Incurred

ii Development Cost/ Cost of Construction :

- | | | |
|------|--|------------------------|
| (i) | Estimated Cost of Construction as certified by Engineer. | Rs 21,00,00,000 |
| (ii) | Actual Cost of construction incurred as per the books of accounts as verified by the CA. | 25,00,000.00 |

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. | Rs 10,00,000 |
|-------|---|---------------------|

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

35,00,000.00

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)]
of Estimated Column.

Rs21,40,00,000

- 3 Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of
Incurred Column. **Rs 1,85,25,086.26**

- 4 % completion of Construction Work 8.66%

(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) **0.09**

- 6 Amount Which can be withdrawn from the Designated
Account.

**Total Estimated Cost * Proportion of cost incurred (Sr.
number 2 * Sr. number 5) Rs 1,85,25,086.26**

- 7 Less: Amount withdrawn till date of this certificate as per
the Books of Accounts and Bank Statement.

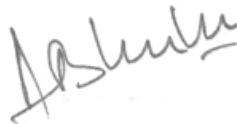
67,93,557.48

- 8 Net Amount which can be withdrawn from the Designated
Bank Account under this certificate.

Rs 1,17,31,528.78

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



(Amitanshu Bhaskar, FCA)
Membership Number 511802
UDIN : 26511802OZULCW1943



30/07/2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) 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)	19,54,74,913.74
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)	8,75,88,214.00
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	(i) 2429.41 Sq mtr (ii) 15,89,92,019
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	24,65,80,233.00
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	17,26,06,163

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 511802)

Name Amitanshu Bhaskar

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.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	202	81.29	55111	730148.3	4,119,851.74
2	206	81.29	53930	501990.6	4,530,008.41
3	207	81.29	54520	199009.9	4,648,488.10
4	209	80.83	55575	151000	4,548,997.00
5	211	56.67	57385	353130	2,999,365.95
6	402	81.29	55111	1267426	3,432,569.26
7	203	77.57	56104	239613	4,520,381.00
8	212	56.67	57385	331682.9	3,368,310.13
9	205	47.38	55111	87129	2,512,863.00
10	208	66.43	65444.70	20792	4,045,199.00
11	401	81.29	65444.70	5050	4,894,940.00
12	408	66.43	65444.70	689108.5	2,390,880.54
13	409	80.9	65444.70	496139.1	4,421,348.89
14	502	81.29	65444.70	396039.8	4,503,947.21
15	101	81.29	65,444.70	446535.6	4,593,450.36
16	201	81.29	65,444.70	10891.09	4,889,093.91
17	204	47.38	65,444.70	279317.8	2,420,666.18
18	306	81.29	65,444.70	396039.6	4,303,943.40
18	405	47.38	65,444.70	5049.505	3,224,932.50
20	411	56.67	65,444.70	50495.05	3,501,985.95
21	412	56.67	49409.00	571287.1	1,828,692.87
22	509	80.9	65,444.70	2079.208	4,915,399.79
23	505	47.38		2079.208	2,972,898.79

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential premises Rs. per sq.mts.

Sr.No.	Flat No.	Carpet Area	Unit Consideration as per Read Reckoner
		(in sq.mts.)	
1	Block-A – 210	82.68	65,444.70
2	Block-A – 403	77.57	65,444.70
3	Block-A – 404	47.38	65,444.70
4	Block-A – 406	81.29	65,444.70
5	Block-A – 407	81.29	65,444.70
6	Block-A – 410	82.68	65,444.70
7	Block-A – 501	81.29	65,444.70
8	Block-A – 503	77.57	65,444.70
9	Block-A – 504	47.38	65,444.70
10	Block-A – 506	81.29	65,444.70
11	Block-A – 507	81.29	65,444.70
12	Block-A – 508	66.43	65,444.70
13	Block-A – 510	82.68	65,444.70
14	Block-A – 511	56.67	65,444.70
15	Block-A – 512	56.67	65,444.70
16	Block-B – 102	81.29	65,444.70
17	Block-B – 103	54.35	65,444.70
18	Block-B – 104	54.35	65,444.70
19	Block-B – 105	81.29	65,444.70
20	Block-B – 106	81.29	65,444.70
21	Block-B – 107	68.75	65,444.70
22	Block-B – 301	81.29	65,444.70
23	Block-B – 302	81.29	65,444.70
24	Block-B – 303	54.35	65,444.70
25	Block-B – 304	54.35	65,444.70
26	Block-B – 305	81.29	65,444.70
27	Block-B – 307	68.75	65,444.70
28	Block-B – 601	81.29	65,444.70
29	Block-B – 602	81.29	65,444.70
30	Block-B – 603	54.35	65,444.70
31	Block-B – 604	54.35	65,444.70
32	Block-B – 605	81.29	65,444.70
33	Block-B – 606	81.29	65,444.70
34	Block-B – 607	68.75	65,444.70