S B SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM No. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project Rs. 20,00,00,000/- Bihar RERA Registration Number **BRERAP12282_001/68/R-1580/2023**

Sr. No.	Particulars Amount(	Estimated Incurred
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.	
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.	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	
e.	Land Premium payable as per annual statement of rates (ASR) For redevelopment of land owned by public authorities.	N/A
f.	Under Rehabilitation Scheme:	
	Estimated construction cost of rehab building including	N/A
	Site development and infrastructure for the same as Certified by Engineer.	
(i)	Actual Cost of construction of rehab building incurred as N/A Per the books of accounts as verified by the CA.	

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E-mail :- sbsharmaandassociates@...

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 of legal/illegal occupants, cost For providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, N/A

(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. N/A

Sub-Total of Land Cost

Sr. No.	Particulars	Amount (₹) Estimated d Incurred
Ii	**Development Cost/Cost of Construction:**	
a.	(i) Estimated Cost of Construction as certified by Engineer.	20,00,00,000/-
	(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA as on **30.09.2026**	**5,09,03,392/=**
	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. 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.	00.00/-
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;	N/A
	Sub- Total of Development Cost	**5,09,03,392/=**

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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	20,00,00,000/-
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.	**5,09,03,392/=**
4	%completion of Construction Work (as per Project Architect's Certificate)	14%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2%)	25.45%
6	Amount Which can be withdrawn from the Designated Account.	
Total Estimated Cost*Proportion of cost incurred (Sr. number 2* Sr. number 5)		**5,09,03,392/=**
7	Less Amount withdrawn till date of this certificate as per The Books of Accounts and Bank Statement.	4,83,40,088/=
8	Net Amount which can be withdrawn from the Designated1 Bank Account under this certificate.	25,63,304/-=

This certificate is being issued for RERA compliance for the Company [Promoter's Name Gulabi Mega Construction pvt. .Ltd and is based on the records and documents produced before me and explanations provided to me by them an agrement of the Company.

Yours Faithfully

For S B Sharma & Associates
Chartered Accountants

(Partners)
UDIN: 26512327XHHROJ9108

(Membership Number 512327

Name :CA SHYAM BABU

(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	**14,90,96,608/=**
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)	9,26,57,690/=
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	**60,10,00,000/=**
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	69,36,.57,690/=
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	100%

This certificate is being issued for RERA compliance for the Company [Promoter's Name] Gulabi Mega Construction pvt. Ltd 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 S B Sharma & Associates

Chartered Accountants

(Membership Number: 512327
UDIN:26512327XHHROJ9108
Name CA SHYAM BABU

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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. mt)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	208	778	5000000	1500000	3500000
2	414	927	4485000	2242500	2242500
3.	205	947	4490000	449000	4041000
4.	405	947	4490000	449000	4041000
5.	212	710	4000000	3358400	641600
6.	401	904	4400000	1500000	2900000
7.	501	904	4400000	2240000	2160000
8.	314	927	9200000	6440000	2760000
9	109	807	6346400	5100000	1246400
10	313	842	4400000	3926400	473600
11	101	904	4100000	400000	3700000
12	105	1124	5500000	2400000	3100000
13	205	1124	5500000	2100000	3400000
14	405	1124	10300000	4460000	5840000
15	409	807	7100000	5326000	1774000
16	502	494	1685000	168500	1516500
17	506	654	2400000	250000	2150000
18	507	604	1861000	186100	1674900
19	411	900	4400000	440000	3960000
20	112	710	6244300	4734430	1509870
21	406	961	8772800	3503840	5268960
22	202	494	2500000	200000	2300000
23	306	654	2500000	200000	2300000
24	508	854	7500000	4875000	2625000
25	614	927	4400000	1500000	2900000
26	413	842	4000000	1950000	2050000
27	209	807	7345700	734570	6611130
28	113	842	7647800	800000	6847800
29	407	593	5692700	569270	5123430
30	309	940	4400000	400000	4000000
TOTAL		25052	15,50, 60,700	6,24,03,010	9,26,57,690

(Unsold Inventory Valuation)
Ready Reckon or Rate as on the date of Certificate
Of the Residential/Commercial premises Rs/-aprox. per sq. mts.

Sr. No.	Flat No.	Carpet Area (in sq mts.)	Unit Consideration as per Read Recknor

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(Unsold Inventory Valuation)
Ready Reckn or Rate as on the date of Certificate
of the Residential/Commercial premises Rs/-aprox. persq.mts.

Sr.No.	Flat No.	Carpet Area (insq.mts.)	Unit Consideration as per Read Recknor
1	G-01	1100	4500000
2	G-02	1002	4500000
3	G-03	1214	4500000
4	G-04	1240	4500000
5	G-05	1201	4500000
6	G-10	878	4500000
7	102	1002	4500000
8	104	1240	4500000
9	105	1201	4500000
10	106	1155	4500000
11	108	741	4500000
12	110	878	4500000
13	111	970	4500000
14	202	1002	4500000
15	203	1214	4500000
16	204	1240	4500000
17	205	1201	4500000
18	209	940	4500000
19	210	878	4500000
20	211	970	4500000
21	302	1002	4500000
22	304	1240	4500000
23	305	1201	4500000
24	306	1155	4500000
25	308	741	4500000
26	310	878	4500000
27	311	970	4500000
28	409	940	4500000
29	410	878	4500000
30	411	970	4500000
31	102	860	4500000
32	107	930	4500000
33	110	884	4500000
34	111	900	4500000
35	202	860	4500000
36	203	910	4500000
37	204	928	4500000
38	206	820	4500000
39	207	930	4500000
40	208	854	4500000
41	210	884	4500000
42	211	900	4500000
43	303	910	4500000
44	307	930	4500000

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45	308	854	4500000
46	310	884	4500000
47	311	900	4500000
48	312	710	4500000
49	402	860	4500000
50	403	910	4500000
51	404	928	4500000
52	406	820	4500000
53	407	930	4500000
54	408	854	4500000
55	410	884	4500000
56	411	900	4500000
57	412	710	4500000
58	502	860	4500000
59	507	930	4500000
60	512	710	4500000
61	601	904	4500000
62	602	860	4500000
63	603	910	4500000
64	604	928	4500000
65	607	930	4500000
66	608	854	4500000
67	610	884	4500000
68	611	900	4500000
69	612	710	4500000
70	613	842	4500000
71	102	960	4500000
72	201	940	4500000
73	202	960	4500000
74	203	592	4500000
75	204	666	4500000
76	206	961	4500000
77	207	593	4500000
78	301	940	4500000
79	302	960	4500000
80	401	940	4500000
81	402	960	4500000
82	403	592	4500000
83	404	666	4500000
84	501	940	4500000
85	502	960	4500000
86	503	592	4500000
87	504	666	4500000
88	507	593	4500000
89	508	666	4500000
90	101	1220	4500000
91	102	1123	4500000
92	103	799	4500000
93	104	1214	4500000
94	202	1123	4500000



95	203	799	4500000
96	204	1214	4500000
97	301	1220	4500000
98	302	1123	4500000
99	303	799	4500000
100	304	1214	4500000
101	305	1124	4500000
102	402	1123	4500000
103	403	799	4500000
104	101	521	2500000
105	102	494	2500000
106	103	398	2500000
107	104	407	2500000
108	105	549	2500000
109	106	654	2500000
110	107	604	2500000
111	108	413	2500000
112	109	420	2500000
113	110	422	2500000
114	201	521	2500000
115	203	398	2500000
116	204	407	2500000
117	205	549	2500000
118	206	654	2500000
119	207	604	2500000
120	208	413	2500000
121	209	420	2500000
122	210	422	2500000
123	301	521	2500000
124	302	494	2500000
125	303	398	2500000
126	304	407	2500000
127	305	549	2500000
128	307	604	2500000
129	308	413	2500000
130	309	420	2500000
131	310	422	2500000
132	401	521	2500000
133	402	494	2500000
134	403	398	2500000
135	404	407	2500000
136	405	549	2500000
137	406	654	2500000
138	407	604	2500000
139	408	413	2500000
140	409	420	2500000
141	410	422	2500000
142	501	521	2500000
143	503	398	2500000
144	504	407	2500000

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145	505	549	2500000
146	508	413	2500000
147	509	420	2500000
148	510	422	2500000
149	601	521	2500000
150	602	494	2500000
151	603	398	2500000
152	604	407	2500000
153	605	549	2500000
154	606	654	2500000
155	607	604	2500000
156	608	413	2500000
157	609	420	2500000
158	610	422	2500000
		122541	60,10,00,000.00

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