

FORM-3

[See section 4(2) (I) (D) of RERA Act]

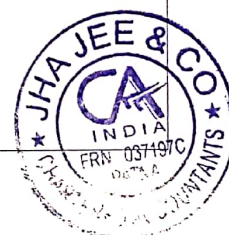
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY)

RERA Registration number BRERAP00304-1/232/R 405/2019 dated 07-02-2019 For Project name THE SUN SHINE CITY, being developed by SAMEER INFRA PROJECTS PVT LTD, PROMOTER - RAVI ABHISHEK, having its Registered Office at . **Rental flat 55, opposite idbi bank kankarbagh** (Project address- Parsa Sampatchak Road (Khesra/Plot No.670,Khata No.145 Thana No.84,Mauza-Akbarpur Chatna Tola Jhai Chak), Phulwarisharif,Dist-Patna, BIHAR

For the quarter ending 31st MARCH, 2026.

Sr. No.	Particulars		Amount (Rs. In Lakh)	
			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	316.25	316.25
	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	Included in point no. 1(i)(a)	Included in point no. 1(i)(a)
	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	-	-
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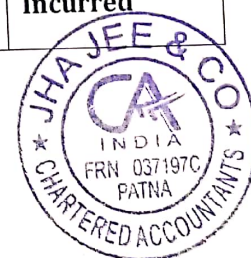
Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

	(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	316.25	316.25

Sr. No.	Particulars			Amount (Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/ Cost of Construction :			1500.00	1211.86
	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	-	

Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

Sr. No.	Particulars	Amount (Rs. In Lakh)	
		Estimated	Incurred



	(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 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	1500	1211.86
Sr. No.	Particulars		Amount (Rs. In Lakh)	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		1816.25	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		1528.11	
4	% completion of Construction Work (as per Project Architect's Certificate)		As per form 1 attached	
5	Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)		84.13%	



6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)	
Sr. No.	Particulars	Amount (Rs. In Lakh)
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	1211.86
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate This certificate is being issued for RERA compliance for the project of THE SUN SHINE CITY being developed by SAMEER INFRA PROJECTS PVT LTD, PROMOTER - RAVI ABHISHEK RERA Registration number BRERAP00304-1/232/R 405/2019 of 2023 dated 07-02-2019 is based on the records and documents produced before me and explanations provided to me by the management of the Company.	288.14

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and format has been adopted from the format of Form 3 given under the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017

For JHA JEE & CO

Chartered Accountants

Firm Registration No.: 037197C

(CA Hanuman Jee Jha)

Proprietor

Membership No.: 480324

UDIN: 26480324GSWJUZ1704



Date: 20th Apr 2026

Place: Patna