R K B Y & CO
Chartered Accountants

LG 11 Ground Floor, Adison Arced
Frazer Road, Patna-800001 (Bihar)
: 9810857805, 7277602775
Carajeev@rediffmail.com

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.2.10 Crore (Rupees Two Crore Ten Lakhs only)

Bihar RERA Registration Number :-BRERAP41125-3/148/R-1471/2022

Sr. No.	Particulars	Amount ( )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.	N.A.
	b. Amount of Premium payable to obtain development rights, FSI, addition a lFSI, fungible area, and 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	Rs. 4,00,000/-
	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:	N.A.
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N.A.
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.	N.A.
	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	N.A.

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

Branch Office :

1. Prem Sandesh Bhawan, Gali No-2, Line Par, Mirazapur Nawadah, Bihar 805110
Mob.: 9300448164, Email : ravindra.rkyadav@gmail.com

2. House No- D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002
Mob.: 9065348392, Email : cafaisalkhan@gmail.com

	Accommodation, over head 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**	N.A. Rs. 4,00,000/-

Sr. No.	Particulars	Amount( ) Estimated Incurred
Ii	**Development Cost/Cost of Construction:** a. (i)Estimated Cost of Construction as certified by Engineer.	Rs. 2,10,00,000/-
	(ii) Actual Cost of construction incurred a s per the books of accounts as verified by the C.A.	Rs.1,99,50,000/-
	Note:(for adding to total cost of construction inc urred, 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,siteoverheads,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 of the project registered.	Rs.1,95,50,000/-
	a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	No
	b) Principal sum and interest payable to financial in situations, scheduled banks, non-banking financial institution (NBFC)or money lenders on construction funding or money borrowed for construction; **Sub-Total of Development Cost**	NO Rs. 1,95,50,000/-
2.	Total Estimated Cost of the Real Estate Project[1(i)+1(ii)]of Estimated Column.	Rs.2,10,00,000/-
3.	Total Cost Incurred of the Real Estate Project[1(i)+1(ii)]of Incurred Column.	Rs.1,95,50,000/-

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4.	%Completion of Construction Work (As per project Architect's Certificate)	95%
5.	Proportion of the cost incurred on Land Cost and Construction Cost To the Total Estimated Cost.(3/2%)	Rs.1,95,50,000/-
6.	Amount Which can be withdrawn from the Designated Account. **Totals estimated Cost*proportion of cost incurred(Sr.number2 *Sr. number 5)**	Rs.1,99,50,000/-
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. 1,44,00,000/-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. ThiscertificateisbeingissuedforRERAcomplianceforthe Company[Promoter'sName]andisbasedontherecordsanddocuments produced before me and explanations provided tome by The management of the Company.	Rs. 55,50,000/-

Yours Faithfully,

For R K B Y & Co.

Chartered Accountants

FRN No.:- 022629C

(RAJEEV KUMAR BHARATI)

Partner

M.No.518038

PLACE:- PATNA

DATE:- 18.10.2025

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

UDIN:-25518038BMJBJG7312

(ADDITIONALINFORMATIONFORONGOINGPROJECTS)

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)	Rs. 11,00,000/-
2.	Balance amount of receivables from sold apartments (AsperAnnexureAtothiscertificate(ascertifiedbyCharteredAccountant asverifiedfromthe records and books of Accounts)	NIL
3.	(i) Balance Un sold 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 a sper ASR multiplied to unsold area as on thedateofcertificate,tobecalculatedandcertifiedbyCA)asperAnnexure Atothis certificate	Rs 26,00,000/-
4.	Estimated receivables of ongoing project. Sum of 2+ 3(ii)	Rs 26,00,000/-
5.	Amount to be deposited in Designated Account–70%or100% If 4 is greaterthan1,then70%ofthebalance receivables of on going project will be deposited in designated Account If4islesserthan1,then100%oftheofthebalancereceivablesofongoingpro jectwill be deposited in designated Account	

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.

PLACE:- PATNA

DATE:- 18.10.2025

For R K B Y & Co.

Chartered Accountants

FRN No.:- 022629C

R K B Y & CO. PATNA FRN-022629C CHARTERED ACCOUNTANTS

(RAJEEV KUMAR BHARATI)

Partner

M.No.518038

UDIN:- 25518038BMJBJG7312