A A PATHAK AND COMPANY
(Chartered Accountants)

H. O. : 204, B-Block, Ambition Business Centre, Jamal Road, Patna - 800 001
B. O. : Radha Mohan Nagar, Near-Purnendu Nagar, Shive Mandir, Khoja Imli, Phulwari-Sharif, Patna-801505
Mob. : 7549462505, 8877615000
E-mail : acapathak@gmail.com

FORM No. 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(Project – SATYA DARBAR, FY – 2026-27, Qr.-1st)

Cost of Real Estate Project (in Rs.): Development – Rs. **2,05,42,056.00**

Bihar RERA Registration Number: BRERAP12712-001/43/R-1737-2024

Sl. 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.	
	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	

AA PATHAK AND COMPANY PATNA

		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		
1(II)	**Development Cost/ Cost of Construction :**		
	a.	**(i)** Estimated Cost of Construction as certified by Engineer.	**2,05,42,056/-** (Estimated)
		(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). **(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.	1,32,58,256/- (Incurred)
	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	1,32,58,256/-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**2,05,42,056**/- (Estimated)
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	1,32,58,256/- (Incurred)
4	% completion of Construction Work (as per Project Architect's Certificate)	64.00%
5	Proportion of the Cost incurred on **Land Cost and Construction Cost** to the **Total Estimated Cost**. (3/2 %)	64.54%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,32,58,256/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	1,25,52,398/-
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 Company [RACHNA KUMARI] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	7,05,858/-

Yours Faithfully,

PLACE: PATNA
DATE: 14/07/2026

For A A PATHAK AND COMPANY.
(Chartered Accountants)
F.R.N. - 019448C

CA. ASHISH ANAND PATHAK
Partner
M. No. 521013

(UDIN - 26521013MRKRFZ5155)

(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)	**72,83,800.00**
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)	**44,04,285.00**
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	**1,04,62,305.00**
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**1,48,66,590.00**
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	**75,82,790.00**

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 no.521013)

Name: CA ASHISH ANAND PATHAK



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	51.54	34,00,000.00	27,20,000.00	6,80,000.00
2	203	51.81	44,95,000.00	40,45,500.00	4,49,500.00
3	204	74.68	55,00,000.00	47,75,000.00	7,25,000.00
4	301	68.78	44,98,925.00	40,49,140.00	4,49,785.00
5	304	74.68	36,00,000.00	15,00,000.00	21,00,000.00
	TOTAL		2,14,93,925.00	1,70,89,640.00	44,04,285.00

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 86,759.31 per sq.mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
01	02	03	04
1	201	68.78	59,67,305.00
2	303	51.81	44,95,000.00
	TOTAL		1,04,62,305.00

Note: The consideration for the unsold units has been computed by adopting the latest agreement rate available for comparable units in the project, as it represents the most recent and reliable transaction value.

A.A.PATHAK AND COMPANY
CA
F.R.N. 019448C
PATNA