

**D K SULTANIA & Co**

A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR. AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile: 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

FORM NO. 3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) as on 31.07.2026**

Cost of Real Estate Project 115645000/-

Bihar RERA Registration Number BRERAP81137-002/61/R-1577/2023

Project Name A. S. Tower

Sr. No	Particulars	Amount (in Rs.) Estimated	Amount (in Rs.) 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.	1054600/-	1054600/-
	b) Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and 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.;		
	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 (in Column A)		
	ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the C.A. (in Column B) 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		1054600/-	1054600/-





D K SULTANIA & Co

A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile: 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

ii	Development Cost/Cost of Construction a(i) Estimated Cost of Construction as certified by Engineer. (Column A)	114590400/-	
	a(ii) Actual Cost of construction incurred as per the books of accounts as verified by the C.A. (Column B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		72663122/-
	a(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 road 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.		
	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	114590400/-	72663122/-

2.	Total Estimated Cost of the Real Estate Project [1 (i) + 1(ii)] of Estimated Column- A	115645000/-
3.	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column- B	73717722/-



**D K SULTANIA & Co**

A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR. AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile: 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

4.	% Completion of Construction Work (As per project Architect's Certificate on completion of Project)	63.74%
5.	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	63.74%
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * proportion of cost incurred (Sr. number 2 * Sr. number 5)	73712123/-
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	13956750/-
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	59755373/-

This certificate is being issued for RERA compliance for the Company Mittal Infraspaces for Shanti Sheetal Apartments 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 M/S D K SULTANIA & Co
Chartered Accountants

(DEEPAK KUMAR SULTANIA)
Proprietor
Membership no: 058947



Dated: 20.10.2026
Place: Bhagalpur

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	41927278/-
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)	483250/-
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 as per Annexure A to this certificate	17937 sq ft 89392500/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	89875750/-

**D K SULTANIA & Co**

A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile: 9031591456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

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	70%
----	---	-----

This certificate is being issued for RERA compliance for the Company Mittal Infraspaces for Shanti Sheetal Apartments 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 M/S D K SULTANIA & Co
Chartered Accountants

Dated 20.10.2026
Place: Bhagalpur


(DEEPAK KUMAR SULTANIA)
Proprietor
Membership no: 058947



Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate
Project
Sold Inventory as on 31.07.2026

Sr. No.	Unit No.	Carpet Area (in sq. ft)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	A2/1	160	1200000/-	821000/-	379000/-
2	A2/2	160	1200000/-	1200000/-	-
3	A2/3	320	2400000/-	2400000/-	-
4	A3/1	320	2400000/-	2400000/-	-
5	A3/2	80	600000/-	600000/-	-
6	A3/3	320	2400000/-	2400000/-	-
7	C5	457.50	3431250/-	3327000/-	104250/-

**D K SULTANIA & Co**

A-501, OKHANDIAR COMPLEX
NEAR ZILA SCHOOL, DR. AMULYA GHOSH ROAD
KHARMANCHAK, BHAGALPUR 812001
Mobile: 9031791456 / 7903248690
e-mail id: deepak_sultania@yahoo.com

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 5000/- per sq.ft.

Sr. No.	Flat No.	Carpet Area (In sq.ft.)	Unit Consideration as per Read Reckoner
1	B1	4264	21320000/-
2	B4	1914	9570000/-
3	C2	583	2915000/-
4	C4	515	2575000/-
5	C6	1914	9570000/-
6	D1	4265	21325000/-
7	E1	4482	22410000/-

For M/S D K SULTANIA & Co
Chartered Accountants

(DEEPAK KUMAR SULTANIA)
Proprietor
Membership no: 058947



Dated 20.10.2026
Place: Bhagalpur