

KUMAR ABHAY & CO

CHARTERED ACCOUNTANTS

FORM-3

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

CHARTERED ACCOUNTANT'S CERTIFICATE

RERA Registration number BRERAP00900-3/965/R-747/2019 (M/s Surj Homes, DPR Complex) Registered address at KHATANO.- 164, THANA NO.- 21, Tauzi No./ Plot No. -1415, Village- Danapur, District - PATNA, PIN-801503 being developed by Surj Homes..

For the quarter ending 31th 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	540.00	540.00
	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	11.205	11.205
	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	-	-

				-	-
Note:(fortotalcostofconstructionincurred,Minimumof(i)or(ii)istobe 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 ASRlinkedpremium,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	551.205	551.205

Sr. No.	Particulars			Amount(Rs. In Lakh)	
				Estimated	Incurred
1(ii)	Development Cost/Cost of Construction:				
	A	(i)	Estimated Cost of Construction as certified by Engineer	1080.00	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	900.05
					-
Note:(foraddingtototalcostofconstructionincurred,Minimumof(i)or(ii)istobe considered)					
Sr. No.	Particulars			Amount(Rs.InLakh)	

			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 hireandmaintenance 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 financialinstitutions,scheduledbanks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowedforconstruction;	-
			Sub-Total of Development Cost	1080.00
				900.05
Sr. No.	Particulars		Amount(Rs.InLakh)	
2	Total Estimated Cost of the Real Estate Project[1(i)+ 1(ii)] of Estimated Column		1631.21	
3	Total Cost Incurred of the Real Estate Project[1(i)+ 1(ii)]of Incurred Column		1421.25	
4	%completion of Construction Work (as per Project Architect's Certificate)		96%	

5	Proportion of the Cost incurred on Land Cost and %Construction Cost to the Total Estimated Cost. (3/2 %)	87.12%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost*Proportion of cost incurred(Sr. number 2* Sr. number 5)	1421.11
Sr. No.	Particulars	Amount(Rs.InLakh)
7	Less: Amount with drawn till date of this certificate as per the Books of Accounts and Bank Statement	900.05
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate This certificate is being issued for RERA compliance for RERA Registration number BRERAP00900-3/965/R-747/2019Registered address at KHATANO.- 164, THANA NO.-21,Tauzi No.-,PlotNo.- 1415,Village- Danapur DISTRICT- PATNA, PIN- 801503 ,being developed by Surj Homes. And is based on the records and documents produced before me and Explanations provided to me by the management of the Firm.	521.06

In view of no format for withdrawal of money under Bihar RERA Act, the calculations and form at has been adopted from the format of Form3given under the Maharashtra Real Estate Regulatory Authority(General) Regulations, 2017

Yours Faithfully
For Kumar Abhay &Co.
Chartered Accountants
FRN: 025759C

Abhay Kumar



Abhay Kumar
Proprietor
M.S.No.541717

UDIN: 23541717BGWQHL7907

Date:23-04-2026