

FORM No. 3

[See Regulation 6 (4) (vi)]

CHARTERED ACCOUNTANT'S CERTIFICATE

Real Estate Project - INFINITY COMPLEX

Address: Khata No- 65,75,68, Thana No -34, Tauzi No - 5154, Patna, Bihar

Bihar RERA Registration Number: RERAP20240312742_001

For the Quarter Ended on: 30-09-2026

Table A

Sr. No.	Particulars (Estimated cost of construction)	Amount (₹)
1.	Estimated cost of acquisition Cost of Land/ Development Rights, lease Premium, rent, incurred on land and any related cost or payable on Land Cost (As mentioned in the application). Note:- The Land for the project is held by the promoter under a Registered Joint Development Agreements (JDA'S) with Landowners. As per the Agreements, the landowner is entitled to receive 50% of total built up units in consideration for granting developments rights. No monetary consideration has been paid for land acquisition. At the time of RERA registration, the promoter had submitted an estimated cost of land is Rs 6,40,50,000.00. Also this cost does not include stamp duty, hence we have added stamp duty also. As this commitment is contractually binding and irrevocable, the entire land cost has been treated as cost incurred for the purpose of this certification. No change in land entitlement has occurred since registration and hence the same value is adopted herein.	65,442,600.00
2.	Estimated cost of development of the project other than land including amount incurred on sanctioned map, statutory payments, registration fee, and any related cost etc (As mentioned in application)	118,918,229.00
3.	Total Estimated cost of the project. (Total of 1 and 2)	184,360,829.00
	Total of Cost as on date	

Table B

Sr. No.	Particulars (Actual cost of construction)	Amount (₹)
1.	Cost incurred relating to land.	65,442,600.00
2.	Cost incurred relating to construction of project as per Books of Accounts.	91,754,018.75
3.	Total Cost incurred till date (Sum of Sr. 1 + Sr. 2)	157,196,618.75

Table C

Sr. No.	Particulars (Percentage of cost)	Amount (₹)
1.	Percentage of cost incurred [Table B (3)] against total estimated cost (Table B (3) ÷ Table A (3) x100	85.27%

Table D

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Amount Received in Project account till date from the allottees (70 % of the amount in separate account collected by the allottees)	69,836,843.00
2.	Amount received from other than allottees. (Promotor's Contribution)	93,524,934.87
3.	Total of above (Sr no. 1 and Sr No. 2)	163,361,777.87
4.	Percentage of the total estimated cost	88.61%

Table E

Sr. No.	Particulars (Source of fund)	Amount (₹)
3.	Balance of amount available in the project account (70%) (Sr no 3 of Table D - Sr no of 3 of Table B)	6,165,159.12

Table F

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Balance of amount to be withdrawn from the project account (70 %) which should be in proportion to the percentage of the completion of project.	98,395,362.87

Note A: The Estimated Cost is taken as per the management representation, Chartered Engineer Certificate and RERA portal.

^ Cost Incurred & Paid is inclusive of advance to suppliers and net of creditors against supplies.

This is to certify that based on the Books of account, Rs. 9,83,95,362.87 may be withdrawn.

This certificate is being issued for RERA compliance for the Company Vastitude Construction LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



For M I A & COMPANY
Chartered Accountants
FRN. 039104C



Date: 23/10/2026
Place : Patna

CA Md Imran Ahmad
Proprietor
MRN. 456255
UDIN: 26456255HPORWV6334