

FORM No.3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Kashish Maanik Residency, Bihar RERA

Registration Number-BRERAP181928060325100629E00

Quarter-2 of FY-2026-27

Sr.No.	Particulars	Amount (₹)
1(i)	Land Cost:	Estimated
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,41,78,000.00
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.	NIL
c.	Acquisition cost of TDR(if any)	NIL
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	NIL
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL
f.	Under Rehabilitation Scheme:	
(i)	Estimated construction cost of rehab building including site development and infra structure for the same as certified by Engineer.	NIL
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	NIL
	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,	NIL
(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any Amount what so ever payable to any authorities towards and in project of rehabilitation.	NIL
	Sub-Total of Land Cost	₹ 1,41,78,000.00

Sr.No.	Particulars	Amount (₹)
1(ii)	Development Cost/Cost of Construction:	Incurred
a.	(i) Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,41,78,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,15,79,498.00
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	1,41,78,000.00

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		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.	
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	NIL
	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;	NIL
		Sub-Total of Development Cost	6,05,17,800.00
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	6,05,17,800.00
3.		Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column.	3,57,57,498.00
4.		% completion of Construction Work(as per Project Architect's Certificate)	28%
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	59.08%
6.		Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	3,57,53,916.24
7.		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,86,666.00
8.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	₹ 3,53,67,250.24

This certificate is being issued for RERA compliance for the Company Muskan Constructions Pvt Ltd, Project- Kashish Maanik Residency, at Patna [Bihar] and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Place: Patna
Date: 26.10.2026



Yours Faithfully,
For: S. Sannigrahi & Co.
Chartered Accountants
F.R.N.: 0004995C

Manish Chaurasia
[CA Manish Kumar Chaurasia, FCA]
Partner
Mem. No.: 408810
UDIN: 26408810KQZESI4509

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)	₹ 2,47,60,302.00
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)	₹ 47,00,834.00
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	(i) Unsold Carpet Area of 1069 Sq. Meter (ii) Estimated Balance Sales Amount of ₹ 7,40,16,000.00 [Note: @ 4,500/- per Sq. Ft. for total 16448 sq.ft.]
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	₹ 7,87,16,834.00
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 balance receivables of ongoing project will be deposited in designated Account.	₹ 7,87,16,834.00

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Place: Patna
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Yours Faithfully,

For: S. Sannigrahi & Co.
Chartered Accountants
F.R.N.: 0004995C

Manish Chaurasia

[CA] Manish Kumar Chaurasia, FCA
Partner

Mem. No.: 408810

Annexure A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Kashish Maanik Residency Sold Inventory**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount (₹)	Balance Receivable (₹)
1.	102	85	Unbooked	0	0
2.	103	88	Unbooked	0	0
3	104(Part)	11	Unbooked	0	0
4	203	89	One	3,86,666.00	47,00,834.00
5	204	88	Unbooked	0	0
6	205	86	Unbooked	0	0
7	401	81	Unbooked	0	0
8	402	86	Unbooked	0	0
9	403	89	Unbooked	0	0
10	404	88	Unbooked	0	0
11	405	86	Unbooked	0	0
12	501	81	Unbooked	0	0
13	502	86	Unbooked	0	0
14	504(Part)	26	Unbooked	0	0
15	601	88	Unbooked	0	0



Unsold Inventory Valuation
Ready Recknor Rate as on the date of Certificate
Of the Residential/Commercial premises Kashish Maanik Residency ₹..... per sq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner
1.	102	85	NA
2.	103	88	NA
3.	104(P)	11	NA
4.	204	88	NA
5.	205	86	NA
6.	401	81	NA
7.	402	86	NA
8.	403	89	NA
9.	404	88	NA
10.	405	86	NA
11.	501	81	NA
12.	502	86	NA
13.	504(P)	26	NA
14.	601	88	NA

