



FORM No. 3

[See Regulation 3]

CA FUND UTILIZATION CERTIFICATE

Report on Statement of Accounts on project fund utilization and withdrawal by M/s MODERNVILLA CONSTRUCTION PVT LTD for the period from-01/07/2026 to 30/09/2026 with respect to Bihar RERA Reg. Number -BRERAP189328060825140430E00

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of **MODERNVILLA CONSTRUCTION PVT LTD** for the period ended 30th June, 2026 and hereby certify that:

- a. M/s **MODERNVILLA CONSTRUCTION PVT LTD** have completed Excavation work 100% of Single tower Building and other work completed as per completion certificate issued by the Registered Engineer of the project (copy of the certificate attached as Annexure – I) **MODERNVILLA CONSTRUCTION PVT LTD for the period from-01/07/2026 to 30/09/2026 with respect to Bihar RERA Reg. Number -BRERAP189328060825140430E00.**
- b. Amount collected during the quarter 01/07/2026 to 30/09/2026 this project is of Rs. **28,00,000/-**
- c. Actual Cost Incurred during the quarter 01/07/2026 to 30/09/2026 for this project is Rs. **4461868 (Forty-four lakh sixty-one thousand eight hundred sixty-eight)**
- d. However, promoter have incurred Rs. **3937915/- (Rupees Thirty-nine lakh thirty-seven thousand nine hundred fifteen).** against Onsite expenditure for development of entire project excluding cost of construction as per 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 construction of the entire phase of the project registered till end of the quarter. However, promoter have incurred Total up to 30/09/2026 Rs. ₹ 22,505,259 on Construction and Site Development. excluding salaries, consultants' fees, site overheads, development works, cost of service

Add – 149/B, Near Saket Galaxy Apartment, Anandpuri, West Boring Canal Road, Patna – 800001

☎: - 8969692150 / 8967686948

✉: - kishorepraneet@gmail.com

4. We certify that s **MODERNVILLA CONSTRUCTION PVT LTD.** has utilized the amounts collected for the project **SHREE RAM ENCLAVE**, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

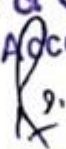
If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions):
Nil

Your Faithfully
For KPSR & CO
Chartered Accountant
FRN-0038169C

Shashi Ranjan
Kumar Singh

Digitally signed by
Shashi Ranjan Kumar
Singh
Date: 2026.10.27
16:32:53 +05'30'

CA Shashi Ranjan Kumar Singh
Partner
M.N 320364
UDIN- 26320364JMZYI8458

KPSR & Co.
(Chartered Accountant)

Partner

FORM No. 3

[See Regulation 3]

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

Cost of Real Estate Project

Bihar RERA Registration Number-BRERAP189328060825140430E00

	01/07/2026 to 30/09/2026	Amount (₹) Estimated Incurred
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.		50,000.00
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.		2,748,215.00
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		272,525.00
e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f. Under Rehabilitation Scheme:		175,000.00
(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.		200,000.00
(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		175,000.00
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,		0
(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.		0
Sub-Total of Land Cost		3,245,740.00

Particulars	01/07/2026 to 30/09/2026	Amount (₹) Estimated Incurred
Development Cost/ Cost of Construction :		
a. (i) Total Estimated Cost of Construction as certified by Engineer.		103,500,000.00
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	3159980	17,034,835.00
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.	777935	2224684
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.		
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		19,259,519.00
2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		106,745,740.00
3 Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		22,505,259.00
4 % completion of Construction Work (as per Project Architect's Certificate)		19%
5 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		21.08
6 Amount Which can be withdrawn from the Designated Account.		
Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		22,505,259.00
7 Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.(RERA Project Account)		1,960,000.00
8 Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		20,545,259.00
This certificate is being issued for RERA compliance for the Company [MODERNVILLA CONSTRUCTION PVT LTD] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Yours Faithfully,

Shashi Ranjan Kumar Singh
Digitally signed by Shashi Ranjan Kumar Singh
Date: 2026.10.26 17:51:34 +05'30'

Signature of Chartered Accountant,

Membership Number-320364

Name-CA SHASHI RANJAN KUMAR SINGH

UDIN -26320364JMZIYI8458

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

		Amount (₹)
Particulars	01/07/2026 to 30/09/2026	Estimate Incurred
Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)		84,240,481.00
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)		NIL
(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		
Estimated receivables of ongoing project. Sum of 2 + 3 (ii)		NIL
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		NIL

This certificate is being issued for RERA compliance for the Company [MODERNVILLA CONSTRUCTION PVT LTD] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Shashi Ranjan
Kumar Singh

Digitally signed by Shashi Ranjan
Kumar Singh
Date: 2026.10.26 17:52:05 +05'30'

Signature of Chartered Accountant,
Membership Number-320364
Name-CA SHASHI RANJAN KUMAR SINGH
UDIN -26320364JMZIYI8458