GHOSH DEBTOSH & CO.
Chartered Accountants

Parijat
Kazipur Road No. 4
Opp : Arvind Mahila College
Patna – 800 004
Ph. 9835062945
ghoshdebtosh@gmail.com

FORM NO. 3

[See Regulation 3]

(For Registration of a Project and Subsequent Withdrawal of Money]

Cost of Real Estate Project: -3,85,60,000/-

Bihar RERA Registration Number BRERA P21354-1/1246/R-1102/2021

Sr. No.	Particulars	Amount (Rs.) 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. (As per Estimated cost details uploaded in Rera Portal)	0.00
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authorityor State Government or any Statutory Authority.	0.00
c.	Acquisition cost of TDR (if any)	0.00
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	1,60,000.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
f.	Under Rehabilitation Scheme:	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	(ii) Actual Cost of Construction of rehab building incurred as per the books of accounts as verified by the CA.	0.00
	(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,	0.00
	(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.	0.00

GHOSH DEBTOSH & CO. PATNA CHARTERED ACCOUNTANTS

Sub- Total of Land Cost - 1,60,000.00

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Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.ii	Development Cost/Cost of Construction:	
a.	(i) Estimated Cost of Construction as certified by Engineer. (As per Estimated cost details uploaded in Rera Portal)	3,84,00,000.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	4,48,08,360.67
	(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. All costs directly incurred to complete the (i) construction of the entire phase of the project registered.	0.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
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;	0.00

Sub- Total of Development Cost - 4,48,08,360.67

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2.	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)]	3,85,60,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column.	4,48,08,360.67
4.	% completion of Construction Work (as per Project Architect's certificate)	Not Available
5.	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2)	116.20%
6	Amount Which can be withdrawn from the Designated Account.	4,48,08,360.67
7	Less : Amount withdrawn till date of this certificate as per books of Accounts and Bank Statement.	2,17,11,666.20
8.	Net Amount Which can be withdrawn from Designated Bank Account Under this certificate.	2,30,96,694.47

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

Yours Faithfully,

GHOSH DEBTOSH & CO.
Chartered Accountants
FRN 150076

D.Ghosh
Proprietor
M No. 078149

GHOSH DEBTOSH & CO. * PATNA * CHARTERED ACCOUNTANTS

Dated : 22nd Oct 2026
Place : Patna
UDIN : 26078149POANAF2738

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Chartered Accountants

Kazipur Road No. 4
Opp : Arvind Mahila College
Patna – 800 004
Ph. 9835062945
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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
1.	Estimated Ballance Cost to Complete the Real Estate Project	0.00
2.	Balance Amount of receivables from Sold apartments	1,35,10,620.00
3.	(i) Balance Unsold area (ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure A to this certificate	6000 Sq.ft Rs. 2,55,54,000/-
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	3,90,64,620.00
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	2,73,45,234.00

This certificate is being issued for RERA compliance for the Firm NUTAN HOMES and is based on the records and documents produced before me and explanations provide to me by the management of the Company.

Yours Faithfully.

GHOSH DEBTOSH & CO.
Chartered Accountants
FRN 15007C

D.Ghosh
Proprietor
M No. 078149

GHOSH DEBTOSH & CO. PATNA CHARTERED ACCOUNTANTS

Dated : 22nd Oct 2026
Place : Patna

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NUTAN HOMES :- RERA NO.- BRERA P21354-1/1246/R-1102/2021

Annexure A

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.ft)	Unit Consideration as per Agreement /Letter of allotment	Received Amount	Balance Receivable
1	203	670	AS PER AGREEMENT	4000000.00	0.00
2	204	660	AS PER AGREEMENT	3913000.00	0.00
3	207	654	AS PER AGREEMENT	4000000.00	0.00
4	208	670	AS PER AGREEMENT	3417952.00	82048.00
5	402	936	AS PER AGREEMENT	2857143.00	3357143.00
6	403	670	AS PER AGREEMENT	4400000.00	0.00
7	202	936	AS PER AGREEMENT	7000000.00	0.00
	205	936	AS PER AGREEMENT	952381.00	4547619.00
	408	670	AS PER AGREEMENT	476190.00	5523810.00
	Total			**31016666.00**	**13510620.00**

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises (Carpet Area Rate) Rs. 4259/- Per Sq.fts.

Sr. No.	Flat No.	Carpet Area (in sq. fts)	Unit Consideration as per Read Reckoner
	BLOCK A		
1	201	995	4237705
2	206	880	3747920
3	401	995	4237705
4	404	660	2810940
5	405	936	3986424
6	406	880	3747920
7	407	654	2785386
TOTAL A		6000	25554000

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