

Annexure A

List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM No. 3

[See Regulation 3]

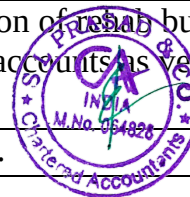
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

CHAURASIA IRON AND STEEL PRIVATE LIMITED

PAN NO-AAECC9082B

Bihar RERA Registration Number BRERAP51727-1/169/R-1334/2022

Sr. No.		Land Cost :	Amount (₹) Estimated Incurred
1.i	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	2,49,00,000.00
	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.	4,97,875.00
	c.	Acquisition cost of TDR (if any)	N/A
	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	41,90,745.00
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N/A
	f.	Under Rehabilitation Scheme:	N/A
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	N/A
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	N/A
		(i) or (ii) is to be considered).	N/A



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		(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of	N/A
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		legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	
		(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.	6,19,600.00
		Sub-Total of Land Cost	3,02,08,220.00



Sr.

Particulars

No.

Amount (Rs.)

ii. Development Cost/ Cost of Construction : 12,32,90,000.00

a) (i) Estimated Cost of Construction as certified by Engineer.

(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.
4,69,01,775.00 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.



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1,02,50,804.00

All costs directly incurred to complete the (i)
construction of the entire phase of the project
registered.

b) Payment of Taxes, cess, fees, 12,32,900.00
charges, premiums, interest
etc. to any Statutory
Authority.

c) Principal sum and interest N/A
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

13,47,73,704.00



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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	16,49,81,924.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	8,85,93,699.00
4.	% completion of Construction Work (as per Project Architect's Certificate)	38%
		53.70%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	8,85,93,699.00
6.	Amount Which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,55,20,555.00
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	5,30,73,144.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.) 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)	7,63,88,225.00
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)	54,46,000.00
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	19,71,74,310.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	20,26,20,310.00
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 of the balance receivables of ongoing project will be deposited in designated Account	70%

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

FOR S L PRASAD & CO.
CHARTERED ACCOUNTANTS
FRN NO. 332736E



(CA, SOHAN LAL PRASAD)
PROPRIETOR
M.NO. 064828
UDIN: 26064828YSWBAR2916



DATE: 24.01.2026
PLACE: SHYAMNAGAR

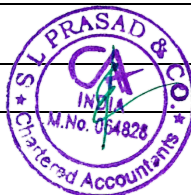
Annexure A

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

Sl. No.	Flat No.	Carpet Area (Sq.Mtr.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1.	101	76.645	5000000.00	4306500.00	693500.00
2.	104	83.0553	5700000.00	3622500.00	2077500.00
3.	301	76.645	5000000.00	2500000.00	2500000.00
4.	302	73.2076	4500000.00	4325000.00	175000.00

(Unsold Inventory Valuation)
Ready Reckoner Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 59347.00 per sq.mts.

Sl. No.	Flat No. (Block- A)	Carpet Area (Sq.Mtr.)	Unit Consideration as per Read Reckoner
(1)	(2)	(3)	(4)
1.	102	73.2076	4800000.00
2.	103	73.765	4800000.00
3.	105	75.716	5000000.00
4.	106	71.9999	4725000.00
5.	107	74.7869	4800000.00
6.	108	86.3998	5800000.00
7.	303	73.765	4800000.00
8.	304	83.0553	5500000.00
9.	305	75.716	5000000.00
10.	306	71.9999	4725000.00



11.	307	74.7869	4800000.00
12.	308	86.3998	5800000.00
13.	501	76.645	5000000.00
14.	507	74.7869	4824310.00
15.	508	86.3998	5800000.00
Sl. No.	Flat No. (Block- B)	Carpet Area (Sq.Mtr.)	Unit Consideration as per Read Reckoner
(1)	(2)	(3)	(4)
1.	101	75.0657	4900000.00
2.	102	76.3663	5000000.00
3.	103	80.1753	5250000.00
4.	104	59.1792	3850000.00
5.	105	79.8966	5200000.00
6.	201	75.0657	4900000.00
7.	202	76.3663	5000000.00
8.	203	80.1753	5250000.00
9.	204	59.1792	3850000.00
10.	205	79.8966	5200000.00
11.	301	75.0657	4900000.00
12.	302	76.3663	5000000.00
13.	303	80.1753	5250000.00
14.	304	59.1792	3850000.00
15.	305	79.8966	5200000.00
16.	401	75.0657	4900000.00
17.	402	76.3663	5000000.00
18.	403	80.1753	5250000.00
19.	404	59.1792	3850000.00
20.	405	79.8966	5200000.00
21.	501	75.0657	4900000.00
22.	502	76.3663	5000000.00
23.	503	80.1753	5250000.00
24.	504	59.1792	3850000.00
25.	505	79.8966	5200000.00
	Total	3322.3983	197174310.00

