MAPSSANDCOMPANY
CHARTEREDACCOUNTANTS

Kali Gati Lane, Adampur Ghat Road Phone: +91-9582080504
Adampur, BhagalpurPin- 812001E-mail :shwetanshu1990@gmail.com,Website:www.mapssco.com

FORM No. 3

[See Regulation 3]

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

Project Name: PARVATI SADAN

Promoter Name: AAKARSHAN BUILDCON

Bihar RERA Registration No.: BRERAP18072807032521082 8E00

Project Address:

Thana- Danapur, Tauzi No.-5234, Thana No.- 24, Khata No.- 87, Survey Plot No.- 202, Block-Danapur, Dist. - Patna, Bihar

Promoter Office Address: 55 NAYA TOLA, SAGUNA MORE, DANAPUR, PATNA, BIHAR, 801503

1. Cost of Real Estate Project

i. Land Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest on land cost and legal cost	1,31,25,000	1,31,25,000
B	Premium for development rights / FSI etc.	Nil	
C	TDR Cost	Nil	
D	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfercharges, registration fees etc; and	Included in (A)	
E	ASR linked Land Premium (if any)	Nil	
F	Rehabilitation Scheme Costs	N.A.	
	Total Land Cost	1,31,25,000	1,31,25,000.00

ii. Development / Construction Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	4,02,00,000	
a(ii).	Actual Cost incurred as per books (CA Certified)		1,63,58,903.54
a(iii).	Other Site Development Cost		Nil
b.	Taxes, Fees, Cess, Premiums etc.		18,67,496.90
c.	Interest on borrowed capital for construction		Nil
	Total Development Cost (Actual Incurred)		1,82,26,400.44

	Particulars	Amount (INR) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	5,33,25,000.00
3	Total Incurred Cost = (i + ii Actual)	3,13,51,400.44
4	% of Construction Completion (Architect Certified)	Table A 50.90 %, Table B 53.33%
5	Proportion of Cost Incurred to Total Estimated Cost	58.79%
6	Amount Which can be withdrawn from the DesignatedAccount. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	3,13,51,400.44
6	Total Development Cost (Actual Incurred)	3,13,51,400.44
7	Less: Withdrawn Till Date [To be filled as per bank statement]	1,20,06,912.96
8	Net Withdrawal Permissible = [6 - 7]	1,93,44,487.48

This certificate is being issued for RERA compliance for the above-mentioned project and is based on books of accounts and documents produced before me and explanations provided by management.

Yours Faithfully

Name: CA Shwetanshu Shekhar

Membership No.: 550282

UDIN: **26550282PXOBNE1501**

Date: 15.10.2025



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR) Estimated	Amount (INR) Actual
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)	2,19,73,599.56	
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)	1,36,06,033.91	
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	1,85,57,623.00	

	this certificate		
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,21,63,658	
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	2,25,14,560	

Annexure A

Part A: Receivables Summary as per Ready Reckoner

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration as per Agreement/Letter of Allotment (INR)	Received Amount	Balance Receivable (INR)
1	301	86.90	63,40,000	44,40,524	18,99,476
2	101	86.90	44,50,000	37,13,713	7,36,287
3	102	86.90	44,50,000	34,72,797	9,77,203
4	306	59.48	54,58,500	46,39,725	8,18,775
5	302	86.90	78,49,500	63,54,357	14,95,143
6	104	86.90	85,32,500	8,53,350	76,79,150
			TOTAL	2,34,74,466	1,36,06,034

Part B: Statement of Unsold Inventory

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration (INR)
1	G-01	36.71	14,31,691
2	103	59.48	23,19,703
3	105	86.90	33,88,941
4	106	59.48	23,19,703
5	303	59.48	23,19,703
6	304	86.90	33,88,941
7	305	86.90	33,88,941
8			
	TOTAL	475.84	1,85,57,623