A A PATHAK AND COMPANY
(Chartered Accountants)

H. O. : 204, B-Block, Ambition Business Centre, Jamal Road, Patna - 800 001
B. O. : Radha Mohan Nagar, Near-Purnendu Nagar, Shive Mandir, Khoja Imli, Phulwari-Sharif, Patna-801505
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FORM No. 3

[See Regulation 6 (4) (vi)]

CHARTERED ACCOUNTANT'S CERTIFICATE

(On Letter Head of chartered Accountant)

To be issued by the Registered CHARTERED ACCOUNTANT for withdrawal of money from the separate account under section 4 (2) (l) (D) and to be submitted with the application of registration of ongoing projects and also along with Form 7. (Quarterly Progress Report)

Bihar RERA Registration Number BRERAP185128040525030929E00

PROJECT - ALPANA BUSINESS PARK

Qr.2, FY2026-27

Table A

Sr. No.	Particulars (Estimated cost of construction)	Amount (₹)
1.	Estimated cost of acquisition Cost of Land/ Development Rights, lease Premium, rent, incurred on land and any related cost or payable on Land Cost (As mentioned in the application).	0
2.	Estimated cost of development of the project other than land including amount incurred on sanctioned map, statutory payments, registration fee, and any related cost etc. (As mentioned in application)	6,20,00,000
3.	Total Estimated cost of the project. (Total of 1 and 2)	6,20,00,000
	Total of Cost as on date 30th Sep 2026	**2,66,20,000**

A A PATHAK AND COMPANY F.R.N. 019448C PATNA

Table B

Sr. No.	Particulars (Actual cost of construction)	Amount (₹)
1.	Cost incurred relating to land.	0
2.	Cost incurred relating to construction of project as per Books of Accounts.	2,66,20,000
3.	Total Cost incurred till date (Sum of Sr. 1 + Sr. 2)	2,66,20,000

Table C

Sr. No.	Particulars (Percentage of cost)	Amount (₹)
1.	Percentage of cost incurred [Table B (3)] against total estimated cost (Table B (3) ÷ Table A (3) x100	42.94%



Table D

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Amount Received in Project account till date from the allottees (70 % of the amount in separate account collected by the allottees)	0
2.	Amount received from other than allottees.	0
3.	Total of above (Sr no. 1 and Sr No. 2)	0
4.	Percentage of the total estimated cost	0

Table E

Sr. No.	Particulars (Source of fund)	Amount (₹)
3.	Balance of amount available in the project account (70%) (Sr no 3 of Table D - Sr no of 3 of Table B)	-2,66,20,000

Table F

Sr. No.	Particulars (Source of fund)	Amount (₹)
1.	Balance of amount to be withdrawn from the project account (70 %) which should be in proportion to the percentage of the completion of project.	2,66,20,000

This is to certify that based on the Books of account, Rs.2, 66, 20,000/- may be withdrawn

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

PLACE: PATNA
DATE: 26/10/2026

For A A PATHAK AND COMPANY.
(Chartered Accountants)
F.R.N. - 019448C

CA. ASHISH ANAND PATHAK
Partner
M. No. 521013
(UDIN - 26521013GBROMK5560)

Table G

Joint Certification of Architect, Engineer and Chartered Accountant for the amount of withdrawal

(Recommendation of amount of withdrawal from the project account based on minimum of the percentage (%) as given by Architect, Engineer and CA.)

This is to certify that Rs. 2,66,20,000/- **may be withdrawn from the Project Account (70%)**

For A A PATHAK AND COMPANY (Chartered Accountants) Partner Signature of Chartered Accountant	AR. ROHAN KUMAR BHARTI C.O.A. Regd. No.- CA/2020/123471 Signature of Architect	Vineet Kumar Vineet Kumar Registered Structure Engineer BR/UDHD/SE/230178 Signature of Engineer
Membership Number (521013.)	CA/2020/123471 (Registration no :_____)	BR/UDHD/SE/230178 (Registration no:_____)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	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)	3,53,80,000	
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)	0	
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	1007.13 sq.mtr. 13,47,46,000	
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	13,47,46,000	
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.

PLACE: PATNA
DATE: 26/10/2026

For A A PATHAK AND COMPANY.
(Chartered Accountants)
F.R.N. - 019448C

CA. ASHISH ANAND PATHAK
Partner
M. No. 521013
(UDIN - 26521013GBROMK5560)

Annexure A

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

(Sold Inventory Valuation)

NIL SALE TILL DATE

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
	NIL	NIL	NIL	NIL	NIL

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F.R.N. 019448C
PATNA

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Commercial premises

Average Rs. 1,33,792.47 /- per sq.mts.

Sl. No. 01	Flat No./ Space No. 02	Carpet Area (in sq.mts.) 03	Unit consideration as per Ready Reckoner (Rs. In Lacs) 04
1	G6	37.45	50.11
2	G7	37.46	50.12
3	109A	29.43	39.38
4	109B	29.43	39.38
5	110	38.65	51.71
6	111	38.66	51.72
7	112	38.66	51.72
8	201	16.8	22.48
9	202	16.8	22.48
10	203	26.24	35.11
11	204	26.24	35.11
12	205	36.37	48.66
13	206	37.45	50.11
14	303	21.57	28.86
15	306	33.53	44.86
16	307	33.53	44.86
17	308	33.53	44.86
18	309A	26.05	34.85
19	309B	26.04	34.84
20	310	61.2	81.88
21	402	23.41	31.32
22	407	33.53	44.86
23	408	33.53	44.86
24	409A	26.04	34.84
25	409B	26.05	34.85
26	410	39.48	52.82
27	503	17.07	22.84
28	505	32.58	43.59
29	506	32.58	43.59
30	507	32.58	43.59
31	508	32.58	43.59
32	509	32.61	43.63
TOTAL		**1007.13**	**1,347.46**

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