

FORM No. 3**[See Regulation 3]****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Project Name: JAGDISH VILLA

Promoter Name: MANDVI BUILDCON PRIVATE LIMITED

Bihar RERA Registration No.: BRERAP181728050325150929E00

Project Address: Mauza – Phulwarisharif, ,Thana No-35,Khata No-719&706 Plot No-811(P),812(P),813,(P) Saket Vihar,Mitramandal colony, Patna -800002

Promoter Office Address: 2nd floor,Saif Manzil, Near –Bank of Baroda, Exhibition Road,Patna-800001

QPR Period: - APRIL 2026 To JUNE 2026

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	2,13,72,000.00	
B	Premium for development rights / FSI etc.	Nil	
C	TDR Cost	Nil	
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	4,51,440.00 14,54,000.00	4,51,440.00 14,54,000.00
E	ASR linked Land Premium (if any)	Nil	
F	Rehabilitation Scheme Costs	N.A.	
	Total Land Cost	2,13,72,000.00	19,05,440.00

ii. Development / Construction Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	3,66,00,000.00	
a(ii).	Actual Cost incurred as per books (CA Certified)		2,00,90,898.00
a(iii).	Other Site Development Cost		1,75,000.00
b.	Taxes, Fees, Cess, Premiums etc.		Nil
c.	Interest on borrowed capital for construction		Nil
	Total Development Cost (Actual Incurred)	3,66,00,000.00	2,02,65,898.00



	Particulars	Amount (INR) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	5,79,72,000.00
3	Total Incurred Cost = (i + ii Actual)	2,02,65,898.00
4	% of Construction Completion (Architect Certified)	37.27%
5	Proportion of Cost Incurred to Total Estimated Cost	34.95%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	2,02,65,898.00
6	Total Development Cost (Actual Incurred)	2,02,65,898.00
7	Less: Withdrawn Till Date [To be filled as per bank statement]	37.32.375.00
8	Net Withdrawal Permissible = [6 - 7]	1,65,33,523.00

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.

(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)	3,77,06,102.00	
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)	85,50,000.00	
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	5276 Sq Feet (carpet area) 5,14,00,000.00	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	5,99,50,000.00	



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	NILL	
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Annexure A

Part A: Statement for calculation of receivables from the sales of ongoing Real Estate Project sold Inventory

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration as per Agreement/Letter of Allotment (INR)	Received Amount	Balance Receivable (INR)
1	101	940	70,00,000.00	40,50,000.00	29,50,000.00
2	301	940	60,00,000.00	4,00,000.00	56,00,000.00

Part B: Statement of Unsold Inventory

Redy Reckoner Rate as on the date of certificate of the Residential / Commercial premises Rs.....Per sq feet

Sr. No.	Flat No.	No. of flats	Carpet Area (sq.ft.)	Per Unit Consideration (INR)
1	101	1	940	70,00,000.00
2	102	3	850	Land owner Part
3	103	3	532	42,00,000.00
4	104	3	831	Land owner Part
5	105	3	815	58,00,000.00
6	106	3	612	Land owner Part
	G01	1	367	Land owner Part
8	G02	1	382	Land owner Part
9	G03	1	382	Land owner Part
10	G04	1	681	40,00,000.00
11	G05	1	554	34,00,000.00
			TOTAL Value of unsold Flats	5,14,00,000.00

Yours Faithfully

For, MISHRA SATYENDRA & CO.
(CHARTERED ACCOUNTANTS)




(CA VIKASH KUMAR SINGH)

Managing Partner

M. No: 453517

Place: Patna Date: 28-07-2026