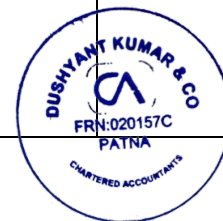


FORM-3

(SEE Regulation 3)

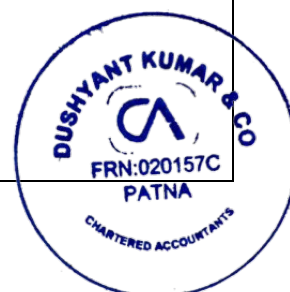
CHARTERED ACCOUNTANT'S CERTIFICATE(For Registration of a Project and Subsequent Withdrawal of Money for **Q1-2026-27**)Cost of Real Estate Project BIHAR RERA Registration Number: - **BRERAP94606-2/47/R-1570/2023**Promoter: - **NEXGEN INFRA HEIGHT PVT LTD**Project: - **7 HORIZON COMPLEX**

S.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.	6,50,00,000.00	6,50,00,000.00
	Note: The land cost represents the estimated value of the land on which the development agreement has been executed and has been considered as part of the project cost solely for RERA purposes.		
	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.		1,25,00,000.00
	c. Acquisition cost of TDR (if any)		
	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		15,97,025.00
	e. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f. Under Rehabilitation scheme:		
	(i) (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
	(ii) Actual Cost of construction of rehab building incurred as per the books of		



	<p>accounts as verified by the CA.</p> <p>Note: (For total cost of construction incurred, minimum of (i) or (ii) is to be considered)</p> <p>(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,</p> <p>(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.</p>		
Sub-Total of Land Cost		6,50,00,000.00	7,90,97,025.00

Sr. No	Particulars	Amount (Rs.)
ii.	<p>Development cost/cost of construction: a. (i) Estimated cost of construction as Certified by Engineer</p> <p>(ii) Actual cost of construction incurred during Q1-2026-27 and till date as per the books of accounts as verified by the CA</p> <p>Note: (For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</p> <p>(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 over heads, 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 construction of the entire phase of the project registered.</p> <p>b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.</p> <p>c. Principle sum and interest payable to</p>	<p>4,18,00,000.00</p> <p>8,66,59,340.00</p>



	financial institutions, scheduled banks, non-banking financial institution (NBFC) or money borrowed for construction;	
Sub-Total of construction Cost		8,66,59,340.00

2.	Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	10,68,00,000.00
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	10,07,56,365.00
S. No	Particulars	Amount
4.	% completion of construction work (as per project Architect's certificate)	100%
5.	Proportion of the cost incurred on land cost and 100% construction cost to total Estimated cost. (3/2%)	94%
6.	Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)	10,03,92,000.00
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	10,55,83,648.00
8.	Net Amount which can be withdrawn from the Designated bank Account under this certificate	NIL

This certificate is being issued for RERA compliance for the Firm M/S- **NEXGEN INFRA HEIGHTS PVT LTD** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

Signature of Chartered Accountant
(Membership Number: 409195)

Name: **CA DUSHYANT KUMAR**

UDIN: **26409195LAFLHZ8059**

DATE:28/09/2026

PLACE: PATNA



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

S.No	Particulars	Amount (Rs) Estimated Incurred
1.	Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred)	60,43,635.00
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certificate by chartered Accountant as verified from the records and books of Accounts)	NIL
3.	(i) Balance unsold area (to 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	2949.62 sq.ft 1,35,68,252.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,35,68,252.00
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.	75,24,617.00

This certificate is being issued for RERA compliance for the Company **NEXGEN INFRA HEIGHT PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

Signature of Chartered Accountant

(Membership Number: 409195)

Name: CA DUSHYANT KUMAR

UDIN: **26409195LAFLHZ8059**

DATE: 28/09/2026

PLACE: PATNA

