

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and Subsequent Withdrawal of Money)

Cost of Real Estate Project **8000 Lakh**Bihar RERA Registration Number **BRERAP204328040926310832E00**

SI 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		64.03 Lakh
	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		40706.16 Sq. M.
	c. Acquisition cost of TDR (if any)		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		119.60 Lakh
	f. Land premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.		Nil
	g. Under Rehabilitation scheme:		Nil
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		Nil
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (For total cost of construction incurred, minimum		Nil



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of (i) or (ii) is to be considered)		
(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,		Nil
(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.		Nil
Sub-Total of Land Cost		183.63 Lakh

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.ii	Development cost/cost of construction:	8000 Lakh	
	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 Note: (For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)		440.17 Lakh
	(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. All costs directly incurred to complete the Construction often entire phase of the project registered.		63.52 Lakh
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	c. Principal sum and interest payable to financial institutions, scheduled banks,		15.95 Lakh

	nonbanking financial institution (NBFC) or money borrowed for construction;		
	Sub-Total of Development Cost		519.64 Lakh
	2. Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	8000 Lakh	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount		703.27 Lakh
	4. % completion of construction work (as per project Architect's certificate)		3%
	5. Proportion of the cost incurred on land Cost and 75% construction cost to the total Estimated cost. (3/2%)		8.80%
	6. Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)		703.27 Lakh
	7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement		0.00 Lakh
	8. Net Amount which can be withdrawn from the Designated bank Account under this certificate		703.27 Lakh

This certificate is being issue for RERA compliance for the company M/s Kumar Buildcon Pvt. Ltd. And based on the records and documents produced before me and explanations provided to me by the management of the company..

UDIN: 26099637QAVEOE9285

For G Krishna & Co. [FRN 010098C]

Chartered Accountants

Dilip Kumar Singh [MRN 099637]

FCA, Partner

Date: - 26-10-2026

Place- Patna



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

SI No.	Particular	Amount (Rs.) Estimate incurred
1.	Estimated balance cost to complete the Real Estate Project (Difference of total Estimated project cost less cost incurred)	7296.73 Lakh
2.	Balance number 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)	0.00 Lakh
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	9986.99 Lakh
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	9986.99 Lakh
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	6990.89 Lakh

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UDIN: 26099637QAVEOE9285

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Chartered Accountants

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Annexure A

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

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

(Unsold Inventory Valuation)

**Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs.
100000/- Per Sq. mts.**

Flats Allotted in "TOWER-1"

SI No.	Flat No.	Floor	Carpet Area in Sq.m.	Value as per MVR
1	201	2nd	100.84	1,00,83,643.00
2	202	2nd	100.84	1,00,83,643.00
3	301	3rd	100.84	1,00,83,643.00
4	402	4th	100.84	1,00,83,643.00
5	601	6th	100.84	1,00,83,643.00
6	602	6th	100.84	1,00,83,643.00
7	701	7th	100.84	1,00,83,643.00
8	702	7th	100.84	1,00,83,643.00
9	801	8th	100.84	1,00,83,643.00
10	802	8th	100.84	1,00,83,643.00



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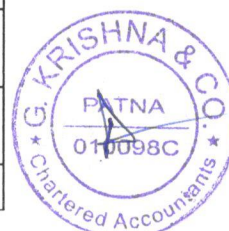
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11	901	9th	100.84	1,00,83,643.00
12	904	9th	104.37	1,04,36,803.00
13	1103	11th	104.09	1,04,08,922.00
14	1104	11th	104.37	1,04,36,803.00
15	1201	12th	100.84	1,00,83,643.00
16	1202	12th	100.84	1,00,83,643.00
17	1203	12th	104.09	1,04,08,922.00
18	1204	12th	104.37	1,04,36,803.00
19	1301	13th	100.84	1,00,83,643.00
20	1302	13th	100.84	1,00,83,643.00
21	1303	13th	104.09	1,04,08,922.00
22	1304	13th	104.37	1,04,36,803.00
23	1401	14th	100.84	1,00,83,643.00
24	1402	14th	100.84	1,00,83,643.00
25	1403	14th	104.09	1,04,08,922.00
26	1404	14th	104.37	1,04,36,803.00
27	1501	15th	100.84	1,00,83,643.00
28	1502	15th	100.84	1,00,83,643.00
29	1503	15th	104.09	1,04,08,922.00
30	1504	15th	104.37	1,04,36,803.00

	Total Area in Tower-1	3,062.55	30,62,54,645.00
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Flats Allotted in "TOWER-2"

SI No.	Flat No.	Floor	Carpet Area in Sq.m.	Value as per MVR
1	106	1st	118.49	1,18,49,442.00
2	107	1st	113.85	1,13,84,758.00
3	202	2nd	76.77	76,76,580.00
4	206	2nd	118.49	1,18,49,442.00
5	207	2nd	113.85	1,13,84,758.00
6	305	3rd	123.33	1,23,32,714.00
7	306	3rd	118.49	1,18,49,442.00
8	307	3rd	113.85	1,13,84,758.00
9	406	4th	118.49	1,18,49,442.00
10	407	4th	113.85	1,13,84,758.00
11	408	4th	113.85	1,13,84,758.00
12	506	5th	118.49	1,18,49,442.00
13	507	5th	113.85	1,13,84,758.00
14	508	5th	113.85	1,13,84,758.00
15	606	6th	118.49	1,18,49,442.00
16	607	6th	113.85	1,13,84,758.00
17	608	6th	113.85	1,13,84,758.00
18	702	7th		



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			76.77	76,76,580.00
19	705	7th	123.33	1,23,32,714.00
20	707	7th	113.85	1,13,84,758.00
21	708	7th	113.85	1,13,84,758.00
22	803	8th	78.35	78,34,572.00
23	804	8th	78.35	78,34,572.00
24	805	8th	123.33	1,23,32,714.00
25	807	8th	113.85	1,13,84,758.00
26	808	8th	113.85	1,13,84,758.00
27	906	9th	118.49	1,18,49,442.00
28	907	9th	113.85	1,13,84,758.00
29	1005	10th	123.33	1,23,32,714.00
30	1006	10th	118.49	1,18,49,442.00
31	1007	10th	113.85	1,13,84,758.00
32	1008	10th	113.85	1,13,84,758.00
33	1104	11th	78.35	78,34,572.00
34	1105	11th	123.33	1,23,32,714.00
35	1106	11th	118.49	1,18,49,442.00
36	1107	11th	113.85	1,13,84,758.00
37	1108	11th	113.85	1,13,84,758.00
38	1201	12th		



			75.46	75,46,468.00
39	1204	12th	78.35	78,34,572.00
40	1205	12th	123.33	1,23,32,714.00
41	1206	12th	118.49	1,18,49,442.00
42	1207	12th	113.85	1,13,84,758.00
43	1208	12th	113.85	1,13,84,758.00
44	1301	13th	75.46	75,46,468.00
45	1302	13th	76.77	76,76,580.00
46	1303	13th	78.35	78,34,572.00
47	1305	13th	123.33	1,23,32,714.00
48	1306	13th	118.49	1,18,49,442.00
49	1307	13th	113.85	1,13,84,758.00
50	1308	13th	113.85	1,13,84,758.00
51	1401	14th	75.46	75,46,468.00
52	1403	14th	78.35	78,34,572.00
53	1404	14th	78.35	78,34,572.00
54	1405	14th	123.33	1,23,32,714.00
55	1406	14th	118.49	1,18,49,442.00
56	1407	14th	113.85	1,13,84,758.00
57	1408	14th	113.85	1,13,84,758.00
58	1501	15th	75.46	75,46,468.00
59	1502	15th	76.77	76,76,580.00



60	1503	15th	78.35	78,34,572.00
61	1504	15th	78.35	78,34,572.00
62	1505	15th	123.33	1,23,32,714.00
63	1506	15th	118.49	1,18,49,442.00
64	1507	15th	113.85	1,13,84,758.00
65	1508	15th	113.85	1,13,84,758.00
Total Area in Tower-2			6,924.44	69,24,44,220.00

Grand Total Tower-1 & Tower-2 9,986.99 99,86,98,865.00

