

FORM-3

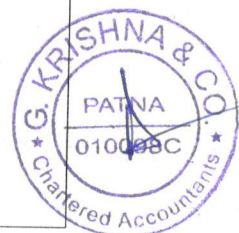
(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project **8760 Lakh**Bihar RERA Registration Number **BRERAP00016-8/94/R-1721/2024**

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		49.01 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		352.89 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		401.90 Lakh

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.ii	Development cost/cost of construction:	8760 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)		2217.02 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.		390.74 Lakh
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		198.69 Lakh
	c. Principal sum and interest payable to financial institutions, scheduled banks,		

	nonbanking financial institution (NBFC) or money borrowed for construction;		
	Sub-Total of Development Cost		2806.45 Lakh
	2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	8760 Lakh	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount		3208.35 Lakh
	4. % completion of construction work (as per project Architect's certificate)		42%
	5. Proportion of the cost incurred on land Cost and 75% construction cost to the total Estimated cost. (3/2%)		36.63%
	6. Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)		3208.35 Lakh
	7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement		1027.04 Lakh
	8. Net Amount which can be withdrawn from the Designated bank Account under this certificate		2181.31 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.

Yours Faithfully,

UDIN: **26099637FXPCFD7611**

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)	5551.65 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)	7841.58 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	4764.14 Lakh
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	12605.72 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	8824.00 Lakh

This certificate is being issued for RERA compliance for the Company M/s Kumar Buildcon 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,

UDIN: **26099637FXPCFD7611**

For G Krishna & Co. [FRN 010098C]

Chartered Accountants

Dilip Kumar Singh [MRN 099637]

FCA, Partner

Date: - 26-10-2026

Place- Patna



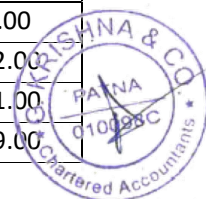
Annexure A

**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.
1	T-1	201	57.62	1,76,33,000.00	96,190.00	1,75,36,810.00
2	T-1	203	157.71	1,48,56,000.00	96,192.00	1,47,59,808.00
3	T-1	401	157.62	2,01,52,000.00	95,238.00	2,00,56,762.00
4	T-1	403	157.71	2,01,52,000.00	36,90,476.00	1,64,61,524.00
5	T-1	404	164.68	2,08,40,000.00	1,05,820.00	2,07,34,180.00
6	T-1	601	157.62	2,01,52,000.00	26,41,333.00	1,75,10,667.00
7	T-1	603	157.71	1,98,00,000.00	5,00,000.00	1,93,00,000.00
8	T-1	702	157.62	1,98,08,000.00	1,90,476.00	1,96,17,524.00
9	T-1	703	157.71	1,98,08,000.00	51,42,855.00	1,46,65,145.00
10	T-1	704	164.68	2,08,40,000.00	1,05,714.00	2,07,34,286.00
11	T-1	801	157.62	1,51,14,000.00	1,95,238.00	1,49,18,762.00
12	T-1	802	157.62	1,98,08,000.00	12,40,094.00	1,85,67,906.00
13	T-1	803	157.71	1,96,48,500.00	43,80,952.00	1,52,67,548.00
14	T-1	804	164.68	2,08,40,000.00	43,80,952.00	1,64,59,048.00
15	T-1	1001	157.62	1,51,14,000.00	16,00,000.00	1,35,14,000.00
16	T-1	1002	157.62	1,85,70,000.00	6,66,667.00	1,79,03,333.00
17	T-1	1003	157.71	1,98,08,000.00	43,33,332.00	1,54,74,668.00
18	T-1	1104	164.68	1,83,40,000.00	73,36,010.00	1,10,03,990.00
19	T-1	1202	157.62	1,98,08,000.00	9,62,857.00	1,88,45,143.00
20	T-1	1204	164.68	1,82,35,000.00	1,00,000.00	1,81,35,000.00
21	T-1	1402	157.62	1,48,56,000.00	39,04,758.00	1,09,51,242.00
22	T-1	1601	280.02	3,52,00,000.00	1,47,61,903.00	2,04,38,097.00
23	T-1	1603	267.94	3,41,92,000.00	47,620.00	3,41,44,380.00
24	T-2	302	114.96	1,20,36,000.00	67,09,523.00	53,26,477.00
25	T-2	601	110.87	1,58,32,000.00	21,07,236.00	1,37,24,764.00
26	T-2	603	110.22	1,58,32,000.00	30,38,296.00	1,27,93,704.00
27	T-2	701	110.87	1,98,08,000.00	1,71,428.00	1,96,36,572.00
28	T-2	704	114.87	1,20,72,000.00	26,71,789.00	94,00,211.00
29	T-2	801	110.87	1,98,08,000.00	95,238.00	1,97,12,762.00
30	T-2	804	114.87	1,60,96,000.00	1,90,479.00	1,59,05,521.00
31	T-2	1004	114.87	1,60,96,000.00	32,04,821.00	1,28,91,179.00

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32	T-2	1402	114.96	1,40,42,000.00	40,50,356.00	99,91,644.00
33	T-2	1404	114.87	1,40,84,000.00	40,50,356.00	1,00,33,644.00
34	T-2	1601	200.46	2,90,48,000.00	1,00,000.00	2,89,48,000.00
35	T-3	404	114.87	1,44,44,000.00	24,76,190.00	1,33,96,381.00
36	T-3	603	110.22	1,58,32,000.00	95,238.00	1,57,36,762.00
37	T-3	604	114.87	1,20,72,000.00	11,90,476.00	1,19,76,762.00
38	T-3	702	114.96	1,20,36,000.00	4,76,190.00	1,15,59,810.00
39	T-3	804	114.87	1,41,44,000.00	29,42,854.00	1,12,01,146.00
40	T-3	904	114.87	1,60,96,000.00	38,09,522.00	1,27,62,668.00
41	T-3	1002	114.96	1,20,36,000.00	16,84,798.00	1,11,44,572.00
42	T-3	1004	114.87	1,60,96,000.00	1,00,000.00	1,59,96,000.00
43	T-3	1201	110.87	1,58,32,000.00	46,19,356.00	1,12,58,380.00
44	T-3	1202	114.96	1,60,48,000.00	1,90,476.00	1,58,57,524.00
45	T-3	1502	199.35	2,64,18,000.00	40,50,356.00	2,59,40,858.00
46	T-3	1504	206.23	2,56,55,000.00	40,50,356.00	2,51,77,858.00
Total			6,672.41	84,50,37,500.00	10,86,50,011.00	74,73,73,022.00

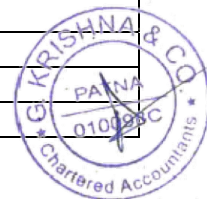
(Unsold Inventory Valuation)

**Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs.
75000/- Per Sq. mts.**

Sr. No.	Tower No.	Flat No.	Carpet Area (in Sq. mts.)	Proposed Unit Consideration in Rs.
1	T-1	103	157.71	1,18,28,250.00
2	T-1	202	157.62	1,18,21,500.00
3	T-1	204	164.68	1,23,51,000.00
4	T-1	402	157.62	1,18,21,500.00
5	T-1	602	157.62	1,18,21,500.00
6	T-1	604	164.68	1,23,51,000.00
7	T-1	701	157.62	1,18,21,500.00
8	T-1	1004	164.68	1,23,51,000.00
9	T-1	1401	157.62	1,18,21,500.00
10	T-2	301	110.87	83,15,250.00
11	T-2	303	110.22	82,66,500.00
12	T-2	304	114.87	86,15,250.00
13	T-2	404	114.87	86,15,250.00
14	T-2	602	114.96	86,22,000.00
15	T-2	604	114.87	86,15,250.00
16	T-2	703	110.22	82,66,500.00
17	T-2	802	114.96	86,22,000.00
18	T-2	803	110.22	82,66,500.00
19	T-2	901	110.87	83,15,250.00
20	T-2	902	114.96	86,22,000.00
21	T-2	1001	110.87	83,15,250.00

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22	T-2	1002	114.96	86,22,000.00
23	T-2	1003	110.22	82,66,500.00
24	T-2	1201	110.87	83,15,250.00
25	T-2	1202	114.96	86,22,000.00
26	T-2	1203	110.22	82,66,500.00
27	T-2	1204	114.87	86,15,250.00
28	T-2	1401	110.87	83,15,250.00
29	T-2	1403	110.22	82,66,500.00
30	T-2	1603	199.35	1,49,51,250.00
31	T-3	101	110.87	83,15,250.00
32	T-3	102	114.96	86,22,000.00
33	T-3	201	110.87	83,15,250.00
34	T-3	203	110.22	82,66,500.00
35	T-3	401	110.87	83,15,250.00
36	T-3	402	114.96	86,22,000.00
37	T-3	403	110.22	82,66,500.00
38	T-3	601	110.87	83,15,250.00
39	T-3	602	114.96	86,22,000.00
40	T-3	701	110.87	83,15,250.00
41	T-3	703	110.22	82,66,500.00
42	T-3	704	114.87	86,15,250.00
43	T-3	801	110.87	83,15,250.00
44	T-3	802	114.96	86,22,000.00
45	T-3	803	110.22	82,66,500.00
46	T-3	901	110.87	83,15,250.00
47	T-3	902	114.96	86,22,000.00
48	T-3	903	110.22	82,66,500.00
49	T-3	1001	110.87	83,15,250.00
50	T-3	1003	110.22	82,66,500.00
51	T-3	1203	110.22	82,66,500.00
52	T-3	1204	114.87	86,15,250.00
Total			6,352.19	47,64,14,250.00



Note: - **Exchange of Flats from Builder Share to Land owners Share** by way of Supplementary Agreement on dated 16.10.2024. (Copy of Agreement attached)

As per previous Allotment

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
Mrs. Vijaya Singh	1204	T-01	1850 sq. ft.	2606 sq. ft.
Sri Prakash Kumar	1004	T-01	1850 Sq. ft.	2606 Sq. ft.
Smt. Punita Kumar	1104	T-01	1850 Sq. Ft.	2606 Sq. Ft.
M/s Kumar Buildcon Pvt. Ltd	1201	T-01	1767 Sq., ft.	2520 Sq. ft.
	1203	T-01	1766 Sq. ft.	2476 Sq. ft.
	1403	T-01	1697 Sq. Ft.	2476 Sq. Ft.

As per Supplementary Agreement (Dated 16.10.2024)

Name of Owner	Flat No.	Tower No.	Carpet Area	Super Built-up Area
M/s Kumar Buildcon Pvt. Ltd	1004	T-01	1850 Sq. ft.	2606 Sq. ft.
	1104	T-01	1850 Sq. ft.	2606 Sq. ft.
	1204	T-01	1850 Sq. ft.	2606 Sq. ft.
Smt. Punita Kumar	1201	T-1	1767 Sq. ft.	2520 Sq. ft.
Sri Prakash Kumar	1203	T-1	1766 Sq. ft.	2476 Sq. ft.
Mrs. Vijaya Singh	1403	T-01	1697 Sq. Ft.	2476 Sq. Ft.

