G KRISHNA & CO.

Chartered Accountants

Patna Begusarai Lucknow

FORM-3

(SEE Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project Rs. **425 Lakh**

Bihar RERA Registration Number **BRERAP12474-001/192/R-1677/2024**

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		4.20 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		1659.62 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		4.71 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:		
	(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 of (i) or (ii) is to be considered)		Nil

G. KRISHNA & CO. PATNA 010[illegible]C Chartered Accountants

H.O.: 305, Shashi Complex, Exhibition Road Patna—**800 001**

E-mail: gkrishna05@gmail.com, Ph.0612-2218047 Mob: 9431023147, 9386155718

	(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, (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 Nil Nil
	Sub-Total of Land Cost		8.91 Lakh

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.ii	**Development cost/cost of construction:** a. (i) Estimated cost of construction as Certified by Engineer	425 Lakh	
	(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)	.....	285.90 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.	.....	91.66 Lakh
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		4.47 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		382.03 Lakh

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	2. Total Estimated Cost of the Real Estate Project[1(i) + 1(ii)] of Estimated Column	425 Lakh	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column Sr. No Particulars Amount		390.94 Lakh
	4. % completion of construction work (as per project Architect's certificate)		100%
	5. Proportion of the cost incurred on land Cost and 75% construction cost to the total Estimated cost. (3/2%)		92%
	6. Amount which can be withdrawn from the Designated Account Total Estimated cost* proportion of cost incurred (Sr. number 2* Sr. number 5)		390.94 Lakh
	7. Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement		164.30 Lakh
	8. Net Amount which can be withdrawn from the Designated bank Account under this certificate		226.64 Lakh

This certificate is being issue for RERA compliance for the company M/s Indraprastha Housing & enterprises 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: **26099637HVITOS7731**
For G Krishna & Co. [FRN 010098C]
Chartered Accountants

Dilip Kumar Singh [MRN 099637]
FCA, Partner
Date: - 26-10-2026
Place- Patna

G KRISHNA & CO.

Chartered Accountants

Patna Begusarai Lucknow

(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)	34.06 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)	9.89 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	256.53 Lakh
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	266.42 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	186.49 Lakh

This certificate is being issued for RERA compliance for the Company M/s Indraprastha Housing & enterprises 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: **26099637HVITOS7731**

For G Krishna & Co. [FRN 010098C]

Chartered Accountants

Dilip Kumar Singh [MRN 099637]

FCA, Partner

Date: - 26-10-2026 Place- Patna

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Annexure A

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

Sr. No.	Flat No.	Carpet Area (in Sq. mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1.	102	83.46	Rs. 54,52,000.00	Rs. 50,70,476/-	Rs. 3,81,524/-
2.	402	83.46	Rs. 51,50,000.00	Rs. 45,42,138/-	Rs.6,07,862/-
3.	101	84.39	Rs. 65,53,000.00	Rs. 65,53,000/-	Rs. NIL
	Total	**251.31**	**Rs. 1,71,55,000/-**	**Rs. 1,61,65,614/-**	**Rs. 9,89,386/-**

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs. 61040/- Per Sq. mts.

Sr. No.	Flat No.	Carpet Area (in Sq. mts.)	Proposed Unit Consideration
1	103	84.07	Rs. 51,31,633.00
2	104	83.89	Rs. 51,20,646.00
3	303	84.07	Rs. 51,31,633.00
4	304	83.89	Rs. 51,20,646.00
5.	401	84.35	Rs. 51,48,724.00
Total		**420.27**	**Rs. 2,56,53,282.00**

