

# MAPSS AND COMPANY

## CHARTERED ACCOUNTANTS



Kali Gati Lane, Adampur Ghat Road  
Adampur, Bhagalpur Pin- 812001

Phone: +91-9582080504  
E-mail : [shwetanshu1990@gmail.com](mailto:shwetanshu1990@gmail.com), Website: [www.mapssco.com](http://www.mapssco.com)

### FORM No. 3

[See Regulation 3]

### (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

**Project Name:** Krishna Jyoti Heritage

**Promoter Name:** Sanrachna Homes Pvt. Ltd.

**Bihar RERA Registration No.:** BRERAP00497-008/29/R-1697/2024

**Project Address:** Mohalla- Nehru Nagar, Mauza- Mainpura, Survey Thana & Pargana Phulwari Sarif, Present Thana- Patliputra, Thana No.- 02, Tauzi No.- 5236, Khata No.- 428, Survey Plot No.- 1681(P), Dist- Patna, Bihar

**Promoter Office Address:** Flat No.302, Bina Mansion, In Front Of Royal King Nageshwar Colony, Boring Road, Patna- 800001

#### 1. Cost of Real Estate Project

##### i. Land Cost

|   | Particulars                                                                                                                                                                                      | Amount (in lakh)<br>Estimated | Amount (in lakh) Actual |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|
| A | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest on land cost and legal cost                                                                                  | 554.75                        | 554.75                  |
| 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 | Included in (A)               |                         |
| E | ASR linked Land Premium (if any)                                                                                                                                                                 | Nil                           |                         |
| F | Rehabilitation Scheme Costs                                                                                                                                                                      | N.A.                          |                         |
|   | <b>Total Land Cost</b>                                                                                                                                                                           | <b>554.75</b>                 | <b>554.75</b>           |

##### ii. Development / Construction Cost

|         | Particulars                                      | Amount (in lakh)<br>Estimated | Amount (in lakh) Actual    |
|---------|--------------------------------------------------|-------------------------------|----------------------------|
| a(i).   | Estimated Construction Cost (Engineer Certified) | 918                           |                            |
| a(ii).  | Actual Cost incurred as per books (CA Certified) |                               | 817.19                     |
| a(iii). | Other Site Development Cost                      |                               | Nil                        |
| b.      | Taxes, Fees, Cess, Premiums etc.                 |                               | Included in Actual Cost(b) |
| c.      | Interest on borrowed capital for construction    |                               | Nil                        |
|         | <b>Total Development Cost (Actual Incurred)</b>  |                               | <b>817.19</b>              |

|   | Particulars                                                                                                                                 | Amount (INR in lakh)<br>Estimated |
|---|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 2 | Total Estimated Project Cost 1.(i + ii Estimated)                                                                                           | 1472.75                           |
| 3 | Total Incurred Cost = (i + ii Actual)                                                                                                       | 1371.93                           |
| 4 | % of Construction Completion (Architect Certified)                                                                                          | Table A- 77.25%, Table B- 83.75 % |
| 5 | Proportion of Cost Incurred to Total Estimated Cost                                                                                         | 93.15%                            |
| 6 | Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred ( Sr.number 2 * Sr. number 5) | 1371.93                           |
| 7 | Less: Withdrawn Till Date [To be filled as per bank statement]                                                                              | 815.22                            |
| 8 | Net Withdrawal Permissible = [6 - 7]                                                                                                        | 556.71                            |

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.

Yours Faithfully

Name: CA Shwetanshu Shekhar

Membership No.: 550282

UDIN: **26550282RDDBYA2462**

Date: 28.10.2026



**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

| Sr. No. | Particulars                                                                                                                                                                                                                                                                              | Amount (INR in lakh)<br>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)                                                                                                                               | 100.81                            |                     |
| 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)                                                                                                       | 321.84                            |                     |
| 3.      | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)<br>(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 | 432.12                            |                     |

|    |                                                                                                                                                                                                                                                                                                                |        |  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--|
|    | calculated and certified by CA) as per Annexure A to this certificate                                                                                                                                                                                                                                          |        |  |
| 4. | Estimated receivables of ongoing project. Sum of 2 + 3(ii)                                                                                                                                                                                                                                                     | 753.96 |  |
| 5. | Amount to be deposited in Designated Account – 70% or 100%<br>If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account<br>If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account | 527.77 |  |

## Annexure A

### Part A: Receivables Summary as per Ready Reckoner

| Sr. No. | Flat No. | Carpet/Buildup Area (sq.ft.) | Unit Consideration as per Agreement/Letter of Allotment (INR in lakh) | Received Amount    | Balance Receivable (INR in lakh) |
|---------|----------|------------------------------|-----------------------------------------------------------------------|--------------------|----------------------------------|
| 1       | 203      | 900                          | 12075000                                                              | 10867500           | 1207500                          |
| 2       | 301      | 1344                         | 10000000                                                              | 8400000            | 1600000                          |
| 3       | 302      | 1070                         | 8489600                                                               | 7000000            | 1489600                          |
| 4       | 304      | 1057                         | 14148120                                                              | 1000000            | 13148120                         |
| 5       | 401      | 1344                         | 16934200                                                              | 16002819           | 931381                           |
| 6       | 402      | 1070                         | 7875000                                                               | 800000             | 7075000                          |
| 7       | 403      | 900                          | 7500000                                                               | 6740000            | 760000                           |
| 8       | 404      | 1057                         | 8900000                                                               | 7350000            | 1550000                          |
| 9       | 501      | 1215                         | 17494000                                                              | 16531830           | 962170                           |
| 10      | 502      | 1070                         | 13541600                                                              | 1100101            | 12441499                         |
| 11      | 601      | 1344                         | 10400000                                                              | 8352500            | 2047500                          |
|         |          | TOTAL                        |                                                                       | <b>8,41,44,750</b> | <b>4,32,12,770</b>               |

### Part B: Statement of Unsold Inventory

| Sr. No. | Flat No. | Carpet/Buildup Area (sq.m.) | Unit Consideration (INR in lakh) |
|---------|----------|-----------------------------|----------------------------------|
| 1       | 303      | 900                         | 48.00                            |
| 2       | 305      | 1072                        | 59.28                            |
| 3       | 405      | 1072                        | 59.28                            |
| 4       | 503      | 900                         | 48.00                            |
| 5       | 505      | 1072                        | 59.28                            |
| 6       | 603      | 900                         | 48.00                            |
|         |          |                             |                                  |
|         |          | TOTAL                       | 510.90                           |