MAPSS AND COMPANY
CHARTERED ACCOUNTANTS

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FORM No. 3

[See Regulation 3]

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

Project Name: Sanrachna ONYX

Promoter Name**: Sanrachna Buildcon**

Bihar RERA Registration No.: **BRERAP40516-1/107/R-1752/2024**

Project Address: Plot No. C.S- 1251 Part, Khata No.- 160, Mauza- Digha, Tauzi No.- 15270, Present P.S Name- Digha, Survey P.S and Pargana- Phulwari, Town and District- Patna, Bihar

Promoter Office Address: 305, Naman Ashray Apartment, Sahdeo Mahto Marg, Boring Road, S K Puri, Patna, Bihar, 800001 Dist: Patna PIN Code:800001

1. Cost of Real Estate Project

i. Land Cost

	Particulars	Amount (INR in Lakh) Estimated	Amount (INR in Lakh) Actual
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest on land cost and legal cost	331.6	331.6
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.	
	Total Land Cost	331.6	331.6

ii. Development / Construction Cost

	Particulars	Amount (INR) Estimated	Amount (INR in Lakh) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	880.00	
a(ii).	Actual Cost incurred as per books (CA Certified)		520.5
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
	Total Development Cost (Actual Incurred)		520.5

	Particulars	Amount (INR in Lakh) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	1211.6
3	Total Incurred Cost = (i + ii Actual)	852.10
4	% of Construction Completion (Architect Certified)	Table A- 61.25%, Table B- 68%
5	Proportion of Cost Incurred to Total Estimated Cost	70.32%
6	Amount Which can be withdrawn from the DesignatedAccount. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	852.10
7	Less: Withdrawn Till Date [To be filled as per bank statement]	263.18
8	Net Withdrawal Permissible = [6 - 7]	588.92

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: **26550282RRXXQH5384**

Date: 28.10.2026

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR) 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)	396.05	
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)	362.16	
3.	(i) Balance Unsold area (to be 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	323.04	

4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	685.2	
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	479.64	

Annexure A

Part A: Receivables Summary as per Ready Reckoner

Sr.No.	Flat No	Carpet/Buildup Area (sq.ft.)	Unit Consideration as per Agreement (INR)	Received Amount	Balance Receivable (INR)
1	105	791	64,00,000	525000	5875000
2	207	1065	60,00,000	3465000	2535000
3	208	1065	62,89,000	3100000	3189000
4	301	1065	56,00,000	2450000	3150000
5	307	1065	79,00,000	4562250	3337750
6	308	1065	60,00,000	3755000	2245000
7	401	1065	83,00,000	4793250	3506750
8	405	791	28,16,000	500000	2316000
9	504	791	60,92,900	1051000	5041900
10	505 &506	791, 790	1,13,19,700	6300000	5019700
Total				**3,05,01,500**	**3,62,16,100**

Part B: Statement of Unsold Inventory

Sr. No.	Flat No.	Carpet/Buildup Area (sq.ft.)	Unit Consideration (INR in lakh)
1	102	1065	38
2	106	790	28.52
3	201	1065	38
4	202	1065	38
5	302	1065	38
6	303	790	28.52
7	304	1065	38
8	402	1065	38
9	407	1065	38
	Total		323.04