

MAPSSANDCOMPANY

CHARTERED ACCOUNTANTS



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FORM No. 3

[See Regulation 3]

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

Project Name: The Kings Court

Promoter Name: **HIRA PANNA INFRAPROJECTS LLP**

Bihar RERA Registration No.: **BRERAP193228071125270732E00**

Project Address:

Plot No.- 199, 200, 201, 202, Khata no.- 56, 58, 65, Tauzi no.- 5661, 5276, Thana No.- 40, Thana- Dinapur, At Mauza- Adampur, Danapur, Dist- Patna, Bihar

Promoter Office Address: Plot No-100A, Patliputra Colony, Patliputra, Patna

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	851.69	851.69
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	851.69	851.69

ii. Development / Construction Cost

	Particulars	Amount (INR in lakh) Estimated	Amount (INR in lakh) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	4000	
a(ii).	Actual Cost incurred as per books (CA Certified)		539.39
a(iii).	Other Site Development Cost		
b.	Taxes, Fees, Cess, Premiums etc.		1.23
c.	Interest on borrowed capital for construction		
	Total Development Cost (Actual Incurred)		540.62

	Particulars	Amount (INR in lakh) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	4851.69
3	Total Incurred Cost = (i + ii Actual)	1392.31
4	% of Construction Completion (Architect Certified)	TABLE A 20%, TABLE B 5.83%
5	Proportion of Cost Incurred to Total Estimated Cost	28.69%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	1392.31
6	Total Development Cost (Actual Incurred)	1392.31
7	Less: Withdrawn Till Date [To be filled as per bank statement]	313.01
8	Net Withdrawal Permissible = [6 - 7]	1079.29

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: **26550282HDTTDQ2806**

Date: 28.10.2026



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR in lakh) Estimated	Amount (INR in lakh) 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)	3459.38	
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)	846.27	-
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5153.47	-
	(ii) Estimated amount of sales proceeds in respect of	4381.11	

	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		
4.	Estimated receivables of the ongoing project. Sum of 2 + 3(ii)	5227.38	
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	3659.16	

Annexure A

Part A: Receivables Summary as per Ready Reckoner

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration as per Agreement/Letter of Allotment (INR)	Received Amount	Balance Receivable (INR)
1.	1001	139.81	11815650	715238	11100412
2.	1201	139.81	11815650	952380	10863270
3.	1202	139.81	11815650	952380	10863270
4.	1203	139.81	11815650	952380	10863270
5.	1502	260.12	24564000	1904761	22659239
6.	1503	260.12	24564000	6285714	18278286
TOTAL		1079.48	96390600		84627747

Part B: Statement of Unsold Inventory

Sr. No.	Flat No. TOWER-01	Carpet Area (sq.m.)	Unit Consideration (INR)
1	101	139.81	11815650
2	102	139.81	11815650
3	103	139.81	11815650
4	201	139.81	11815650
5	202	139.81	11815650
6	203	139.81	11815650
7	301	139.81	11815650
8	302	139.81	11815650
9	303	139.81	11815650
10	401	139.81	11815650
11	402	139.81	11815650
12	403	139.81	11815650

13	501	139.81	11815650
14	502	139.81	11815650
15	503	139.81	11815650
16	601	139.81	11815650
17	602	139.81	11815650
18	603	139.81	11815650
19	701	139.81	11815650
20	702	139.81	11815650
21	703	139.81	11815650
22	801	139.81	11815650
23	802	139.81	11815650
24	803	139.81	11815650
25	901	139.81	11815650
26	902	139.81	11815650
27	903	139.81	11815650
28	1002	139.81	11815650
29	1003	139.81	11815650
30	1101	139.81	11815650
31	1102	139.81	11815650
32	1103	139.81	11815650
33	1401	139.81	11815650
34	1402	139.81	11815650
35	1403	139.81	11815650
36	1501	260.12	24564000
TOTAL		5153.47	438111750