

KAPIL KUMAR AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Branch Office Address - A-57(1), AMANI SHAH ROAD, SHASTRI NAGAR

JAIPUR, RAJASTHAN 302016 INDIA



FORM No. 3
[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project NIVAAN PARADISE
Bihar RERA Registration Number BRERAP12296-
002/130/R-1634/2024

Sr. No.	Particulars	Amount (₹) Estimated Incurred
1.i	Land Cost: a. Acquisition of Land or Development rights, lease Premium, lease rent, interest cost incurred or payable of Land Cost and legal Cost. b. Amount of Premium payable to obtain development rights	78,00,000/-
	FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority c. Acquisition cost of TDR (if any) d. Amounts payable to State Government or competent Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfercharges, registration fees etc; and e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. f. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. (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). (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.	
	Sub-Total of Land Cost	78,00,000/-

Sr. No	Particulars	Amount (₹)	
		Estimated	Incurred
ii	Development Cost/ Cost of Construction : 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). (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	1,81,61,200/-	60,42,000/-

	Maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the project registered. a) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. b) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; <p style="text-align: right;">Sub-Total of Development Cost</p>	<hr/> 1,81,61,200/- <hr/>
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	2,59,61,200
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	60,42,000/-
4.	% completion of Construction Work (as per Project Architect's Certificate)	40%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	

8.	<p>Net Amount which can be withdrawn from the Designated Bank Account under this certificate.</p> <p>This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.</p>	
----	--	--

Yours Faithfully,

For KAPIL KUMAR AGARWAL & ASSOCIATES
Chartered Accountants
FRN: 008174C



Rajeev Sharma
Partner

M.No. 075689

Date 10/10/2026

UDIN: 2607589YLBTDN1066



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹)	
		Estimate	Incurred
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)		

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))		
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		
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)		
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 of the balance receivables of ongoing project will be deposited in designated Account		

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For KAPIL KUMAR AGARWAL & ASSOCIATES
Chartered Accountants
FRN: 008174C



Rajeev Sharma
Partner
M.No. 075689
Date 10/10/2026
UDIN: 2607589YLBTDN1066



KAPIL KUMAR AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Branch Office Address - A-57(1), AMANI SHAH ROAD, SHASTRI NAGAR

JAIPUR, RAJASTHAN 302016 INDIA



FORM No. 4

[See Regulation 9 (1)]

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS NOT STATUTORY
AUDITOR**

OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To [NIVAAN HOMES PRIVATE LIMITED]

Add: Flat No-301, Ganpati Heights, Lekha Nagar, Near Dav School

Patna-801105

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter-NIVAAN HOMES PRIVATE LIMITED] for the period from 25-09-2023 to 31-12-2024 with respect to Bihar RERA Reg. Number BRERAP12296-002/130/R-1634/2024

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Bihar Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended 30-09-2026 and hereby certify that:
 - i. M/s NIVAAN HOMES PRIVATE LIMITED (Promoter) have completed 40% of the project titled NIVAAN PARADISE (Name) Bihar RERA Reg. No. BRERAP12296-002/130/R-1634/2024 located at Sarari
 - ii. Amount collected during the year for this project is Rs. 404000 and amounts collected till date is Rs. 86,31,803/-
 - iii. Amount withdrawn during the year for this project is Rs. 292000
 - iv. and amount withdrawn till date is Rs. 60,42,000/-

4. I/We certify that the [NIVAAN HOMES PRIVATE LIMITED] has utilized the amounts collected for NIVAAN PARADISE project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

For KAPIL KUMAR AGARWAL & ASSOCIATES

Chartered Accountants

FRN: 008174C



Rajeev Sharma

Partner

M.No. 075689

Date 10/10/2026

UDIN: 2607589YLBTDN1066

