



Chourasiya Pankaj & Associates

Chartered Accountants

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Form No. 3

[See Regulation 6 (4) (vi)]

CHARTERED ACCOUNTANT'S CERTIFICATE

(On Letter Head of chartered Accountant)

Bihar RERA Registration Number BRERAP197628070526050231E00

Subject: Certificate of amount incurred on **REGAL ENCLAVE** project situated on Plot bearing Project address:- MAUZA- ADAMPUR, SUVEY THANA- DANAPUR, VILLAGE- LAKHNBIGHA, PATNA- 801105, Plot No 253P, Khata No: 53, latitude (N) 25.5965062" & longitude 85.039212" being developed by **M/S REGAL REALTECH PRIVATE LIMITED.**

Table A

Sr. No.	Particulars (Estimated cost of construction)	Amount(₹)
1.	Estimated cost of acquisition Cost of Land/Development Rights, lease Premium, rent, incurred on land and any related cost or payable on Land Cost (As mentioned in the application).	98500.00
2.	Estimated cost of development of the project other than land including amount incurred on sanctioned map, statutory payments, registration fee, and any related cost etc (As mentioned in application)	2,41,30,032.00
3.	Total Estimated cost of the project.(Total of land 2)	2,42,28,532.00
	Total of Cost as on date	2,42,28,532.00

Table B

Sr. No.	Particulars (Actual cost of construction)	Amount(₹)
1.	Cost incurred relating to land.	98500.00
2.	Cost incurred relating to construction of project as per Books of Accounts.	2077762.00
3.	Total Cost incurred till date (Sum of Sr.1+Sr.2)	21,76,262.00

Table C

Sr. No.	Particulars (Percentage of cost)	Amount(₹)
1.	Percentage of cost incurred [Table B (3)] against total estimated cost (Table B (3) ÷ Table A (3) x 100	8.98%



TableD

Sr. No.	Particulars (Source of fund)	Amount(₹)
1.	Amount Received in Project account till date from the allottees (70 % of the amount in separate account collected by the allottees)	0.00
2.	Amount received from other than allottees. (Including Director's Loan)	17,25,265.00
3.	Total of above (Srno.1and Sr No. 2)	17,25,265.00
4.	Percentage of the total estimated cost	7.12%

Table E

Sr. No.	Particulars(Source of fund)	Amount(₹)
3.	Balance of amount available in the project account (70%) (Sr no 3 of Table D - Sr no of 3 of Table B)	0.00

Table F

Sr. No.	Particulars(Source of fund)	Amount(₹)
1.	Balance of amount to be withdrawn from the project account (70 %) which should be in proportion to the percentage of the completion of project.	0.00

This is to certify that based on the Books of account, Rs. _____ May be withdrawn

This certificate is being issued for RERA compliance for the Company **M/S REGAL REALTECH PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Place: Patna
Date: 23/10/2026

For, Chourasiya Pankaj & Associates
Chartered Accountant



(Handwritten signature)

(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 26450737OQPPLV5500

Table G

Joint Certification of Architect, Engineer and Chartered Accountant for the amount of withdrawal

(Recommendation of amount of withdrawal from the project account based on minimum of the percentage (%) as given by Architect, Engineer and CA.)

This is to certify that Rs.....may be withdrawn from the Project Account (70%)

Signature of Chartered Accountant Membership Number (.....)	Signature of Architect (Registration no :_____)	Signature of Engineer (Registration no:_____)

(ADDITIONAL INFORMATION FOR ON GOING 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)	2,20,52,270.00
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the record sand books of Accounts)	0.00
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	839.34 sqm. 2,71,03,740.00
4.	Estimated receivables of ongoing project. Sum of 2+ 3 (ii)	2,71,03,740.00
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	1,89,72,618.00

This certificate is being issued for RERA compliance for the Company **M/S REGAL REALTECH PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

**For, Chourasiya Pankaj & Associates
Chartered Accountant**

**Place: Patna
Date: 23/10/2026**



(Handwritten Signature)

**(Pankaj Kumar) Proprietor
M. No – 450737,
FRN – 029685C
UDIN:- 264507370QPPLV5500**

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing
Real Estate Project
(Sold Inventory Valuation)

Sr. No.	Flat No.	Carpet Area(in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivab

(Un sold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
Of the Residential/Commercial premises Rs. ____persq.mts.

Sr. No.	Flat No.	Carpet Area(insq.mts.)	Unit Consideration as per Read Reckoner
1	201	71.50	23,08,735.00
2	202	77.40	24,99,246.00
3	203	61.23	19,77,116.00
4	301	71.50	23,08,735.00
5	302	77.40	24,99,246.00
6	403	61.23	19,77,116.00

