TARUN ANIL GUPTA & CO
ACCOUNTS AUDITORS ADVISORS
Registered Office – Office No.G11/01 Ground Floor Sector 89 Faridabad HR-121014

FORM NO. 3
[See Regulation 6 (4) (vi)]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR WITHDRAWAL OF MONEY FROM SEPARATE ACCOUNT UNDER SECTION 4 (2) (1) (D)

Bihar RERA Registration Number:- BRERAP84615-1/51/R-1165/2021

FOR QUARTER ENDING SEPTEMBER-2026

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).	9,48,00,000.00
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)	49,00,00,000.00
3	Total Estimated cost of the project. (Total of 1 and 2)	58,48,00,000.00
	Total of Cost as on date	

Table B

Sr. No.	Particulars (Actual cost of construction)	Amount (₹)
1	Cost incurred relating to land.	9,48,00,000.00
2	Cost incurred relating to construction of project as per Books of Accounts.	55,17,47,042.08
3	Total Cost incurred till date (Sum of Sr. 1 + Sr. 2)	64,65,47,042.08

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) x100	110.56

Tarun Anil Gupta & Co FARIDABAD Chartered Accountants

TARUN ANIL GUPTA & CO
ACCOUNTS AUDITORS ADVISORS
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Table D

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)	34,14,88,323.60
2	Amount received from other than allottees.	11,82,76,870.24
3	Total of above (Sr no. 1 and Sr No. 2)	45,97,65,193.84
4	Percentage of the total estimated cost	78.62

Table E

Sr. No.	Particulars (Source of fund)	Amount (₹)
1	Balance of amount available in the project account (70%) (Sr no 3 of Table D - Sr no of 3 of Table B)	-18,67,81,848.24

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1	Balance of amount to be withdrawn from the project account (70%) which should be in proportion to the percentage of the completion of project.	37,75,44,913.69

This is to certify that based on the Books of account, Rs. 37,78,11,978.31 may be withdrawn

This certificate is being issued for RERA compliance for the Company M/s Shree Om Sai And Satyarishi and is based on the records and documents produced before me and explanations provided to me by the management of the Company

For
Chartered Accountants
FRN No. - 032902N

(CA Tarun Gupta)
Proprietor
Membership No. -540631
Date: 29th October, 2026
UDIN: 26540631HJEWQR9839

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. 37,78,11,978.31 may be withdrawn from the Project Account (70%)

BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

GAURAV P KUMAR & Co. PATNA Chartered Accountants

AMIT KUMAR
ARCHITECT
ENROLMENT NO.
CA/1999/25514
UDHD, GOVERNMENT OF BIHAR

(CA Kumar Gaurav)
Proprietor
Membership No. - 4336615

Signature of Architect
(Registration Number:

Signature of Engineer
(Registration Number:

Sr. No.	Particulars	Amount (₹) Estimate Incurrred
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)	188,252,957.92
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)	122,901,041.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	46,995.60
	(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	155,453,280.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	278,354,321.00
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	194,848,024.70

This certificate is being issued for RERA compliance for the Company M/s Shree Om Sai And Satyarishi and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

GAURAV P KUMAR & Co. PATNA Chartered Accountants

(CA Kumar Gaurav)
Proprietor
Membership No. - 4336615

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 Receivable
1	A-105	1,035.00	4,137,110.00	3,914,000.00	223,110.00
2	A-107	780.00	6,839,421.00	401,000.00	6,438,421.00
3	A-202	652.00	4,106,700.00	3,601,001.00	505,699.00
4	A-203	648.00	4,128,000.00	3,528,001.00	599,999.00
5	A-204	957.00	4,955,100.00	4,715,252.00	239,848.00
6	A-305	1,035.00	4,142,000.00	3,582,000.00	560,000.00
7	A-306	821.00	6,075,000.00	5,654,500.00	420,500.00
8	A-307	780.00	5,946,900.00	5,535,753.00	411,147.00
9	A-402	652.00	4,107,000.00	3,507,000.00	600,000.00
10	A-403	648.00	3,228,000.00	2,825,000.00	403,000.00
11	A-507	780.00	6,769,500.00	5,554,000.00	1,215,500.00
12	A-602	652.00	4,400,000.00	2,700,000.00	1,700,000.00
13	A-603	648.00	3,200,163.00	1,990,000.00	1,210,163.00
14	A-604	957.00	3,522,500.00	1,500,000.00	2,022,500.00
15	A-606	821.00	5,373,600.00	5,104,921.00	268,679.00
16	A-707	780.00	6,632,400.00	6,406,920.00	225,480.00
17	A-802	652.00	5,276,000.00	5,119,000.00	157,000.00
18	A-803	648.00	2,716,800.00	1,000,000.00	1,716,800.00
19	A-804	957.00	4,100,000.00	4,100,000.00	-
20	A-807	780.00	9,800,000.00	9,346,500.00	453,500.00
21	A-901	986.00	6,112,800.00	5,100,001.00	1,012,799.00
22	A-905	1,035.00	9,151,000.00	8,294,001.00	856,999.00
23	A-906	821.00	5,724,600.00	5,025,001.00	699,599.00
24	A-1001	986.00	4,000,500.00	3,155,000.00	845,500.00
25	A-1002	652.00	6,269,650.00	511,111.00	5,758,539.00
26	A-1003	648.00	4,100,000.00	3,900,000.00	200,000.00
27	A-1004	957.00	4,800,000.00	4,284,415.00	515,585.00
28	A-1006	821.00	3,124,600.00	2,728,001.00	396,599.00
29	A-1007	780.00	6,518,607.00	5,700,002.00	818,605.00
30	A-1108	1,017.05	7,500,000.00	6,251,002.00	1,248,998.00
31	B-106	950.00	6,500,000.00	5,539,626.00	960,374.00
32	B-205	826.00	6,513,000.00	751,001.00	5,761,999.00
33	B-302	739.00	3,578,400.00	1,200,000.00	2,378,400.00
34	B-304	904.00	7,552,000.00	6,348,480.00	1,203,520.00
35	B-306	950.00	2,660,000.00	1,000,000.00	1,660,000.00
36	B-401	894.00	5,400,000.00	5,400,000.00	-
37	B-403	939.00	3,780,000.00	3,780,000.00	-
38	B-504	904.00	8,250,000.00	866,260.00	7,383,740.00
39	B-505	826.00	3,736,000.00	3,200,000.00	536,000.00
40	B-601	894.00	7,101,600.00	6,561,000.00	540,600.00
41	B-603	939.00	3,608,000.00	1,000,000.00	2,608,000.00
42	B-702	739.00	3,000,000.00	3,000,000.00	-
43	B-706	950.00	3,851,000.00	3,851,000.00	-
44	B-802	739.00	3,000,000.00	3,000,000.00	-

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45	B-803	939.00	8,500,000.00	7,481,255.00	1,018,745.00
46	B-806	950.00	2,660,000.00	1,100,000.00	1,560,000.00
47	B-902	739.00	6,223,200.00	5,525,005.00	698,195.00
48	B-1001	894.00	8,100,000.00	1,351,000.00	6,749,000.00
49	B-1005	826.00	2,948,000.00	2,313,001.00	634,999.00
50	B-1105	826.00	2,948,000.00	250,000.00	2,698,000.00
51	C-101	958.50	8,100,000.00	7,649,252.00	450,748.00
52	C-102	742.50	4,000,000.00	3,900,000.00	100,000.00
53	C-106	804.00	6,620,400.00	5,996,504.00	623,896.00
54	C-202	742.50	4,000,000.00	3,000,000.00	1,000,000.00
55	C-206	804.00	6,700,000.00	6,131,000.00	569,000.00
56	C-209	651.00	4,132,800.00	3,123,560.00	1,009,240.00
57	C-210	743.00	6,050,120.00	6,034,995.00	15,125.00
58	C-212	1,068.00	7,424,800.00	7,424,800.00	-
59	C-302	742.50	3,100,000.00	2,000,000.00	1,100,000.00
60	C-303	742.50	3,675,944.00	900,000.00	2,775,944.00
61	C-304	742.50	4,020,400.00	3,400,056.00	620,344.00
62	C-305	742.50	4,400,000.00	3,599,500.00	800,500.00
63	C-307	1,133.50	7,078,000.00	7,131,901.00	-53,901.00
64	C-401	958.50	5,269,000.00	4,742,100.00	526,900.00
65	C-402	742.50	2,868,000.00	2,500,001.00	367,999.00
66	C-403	742.50	2,860,800.00	1,500,000.00	1,360,800.00
67	C-405	742.50	5,000,000.00	4,200,000.00	800,000.00
68	C-406	804.00	2,650,000.00	2,650,000.00	-
69	C-407	1,133.50	9,000,000.00	8,564,000.00	436,000.00
70	C-408	942.00	4,452,542.00	3,039,000.00	1,413,542.00
71	C-409	651.00	3,713,600.00	3,535,001.00	178,599.00
72	C-410	743.00	3,910,400.00	2,900,001.00	1,010,399.00
73	C-412	1,068.00	5,628,800.00	5,272,049.00	356,751.00
74	C-501	958.50	5,985,000.00	5,506,361.00	478,639.00
75	C-502	742.50	5,262,000.00	5,262,000.00	-
76	C-503	742.50	5,000,000.00	4,731,000.00	269,000.00
77	C-504	742.50	4,950,000.00	4,950,000.00	-
78	C-505	742.50	4,950,000.00	4,219,850.00	730,150.00
79	C-506	804.00	4,000,000.00	3,000,000.00	1,000,000.00
80	C-601	958.50	3,542,000.00	3,542,000.00	-
81	C-604	742.50	4,400,000.00	3,150,781.00	1,249,219.00
82	C-605	742.50	5,728,600.00	5,461,150.00	267,450.00
83	C-606	804.00	4,900,000.00	4,591,000.00	309,000.00
84	C-607	1,133.50	5,000,000.00	4,350,000.00	650,000.00
85	C-608	942.00	6,591,100.00	3,993,802.00	2,597,298.00
86	C-612	1,068.00	6,206,400.00	6,206,400.00	-
87	C-702	742.50	4,700,000.00	3,800,001.00	899,999.00
88	C-703	742.50	3,150,000.00	3,150,000.00	-
89	C-704	742.50	2,812,000.00	2,222,860.00	589,140.00
90	C-705	742.50	2,868,000.00	2,150,000.00	718,000.00
91	C-706	804.00	5,896,000.00	5,356,080.00	539,920.00
92	C-707	1,133.50	6,400,000.00	6,336,001.00	63,999.00
93	C-708	942.00	5,469,000.00	5,019,002.00	449,998.00
94	C-712	1,068.00	8,000,000.00	6,770,001.00	1,229,999.00
95	C-802	742.50	6,270,000.00	5,500,000.00	770,000.00
96	C-803	742.50	5,600,000.00	4,200,000.00	1,400,000.00

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97	C-805	742.50	4,050,000.00	2,600,000.00	1,450,000.00
98	C-807	1,133.50	9,800,000.00	9,346,500.00	453,500.00
99	C-810	743.00	4,151,132.00	3,838,001.00	313,131.00
100	C-812	1,068.00	6,437,000.00	5,798,907.00	638,093.00
101	C-901	1,795.00	9,200,000.00	8,740,001.00	459,999.00
102	C-902	740.50	4,490,000.00	4,200,000.00	290,000.00
103	C-903	742.50	5,875,200.00	5,598,960.00	276,240.00
104	C-905	742.50	4,400,000.00	3,960,000.00	440,000.00
105	C-909	651.00	6,000,000.00	651,000.00	5,349,000.00
106	C-912	1,068.00	8,322,800.00	7,981,884.00	340,916.00
107	C-1005	742.50	4,050,000.00	2,600,000.00	1,450,000.00
108	C-1007	2,056.00	4,911,111.00	4,911,111.00	-
109	C-1103	742.50	6,500,000.00	6,500,000.00	-
110	C-1105	742.50	3,100,000.00	2,992,500.00	107,500.00
111	C-1106	804.00	3,200,000.00	2,992,500.00	207,500.00
112	C-1107	1,133.50	6,200,000.00	5,500,000.00	700,000.00
113	D-117	427.60	1,197,280.00	100,000.00	1,097,280.00
114	D-201	398.60	1,116,080.00	759,521.00	356,559.00
115	D-204	419.20	1,173,760.00	300,000.00	873,760.00
116	D-209	359.50	1,006,600.00	148,314.00	858,286.00
117	D-219	433.30	1,213,240.00	400,500.00	812,740.00
118	D-220	455.60	1,275,680.00	400,500.00	875,180.00
119	D-221	440.20	1,232,560.00	850,000.00	382,560.00
120	D-222	433.30	1,213,240.00	250,000.00	963,240.00
121	D-301	398.60	1,116,080.00	521,000.00	595,080.00
122	D-303	381.40	1,067,920.00	201,000.00	866,920.00
123	D-304	419.20	1,173,760.00	186,000.00	987,760.00
124	D-305	464.20	1,299,760.00	100,000.00	1,199,760.00
125	D-309	359.50	1,200,000.00	1,200,000.00	-
126	D-401	398.60	1,116,080.00	250,000.00	866,080.00
127	D-403	381.40	1,067,920.00	51,000.00	1,016,920.00
128	D-407	351.50	984,200.00	101,001.00	883,199.00
			598,144,260.00	**475,243,219.00**	**122,901,041.00**

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 2,800/-& 5,000,/- per sq.ft.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Recknor Rate of Residential/Commercial Premises	Unit Consideration as per Read Reckoner
1	Space-C-G01	2,097.00	5,000.00	10,485,000.00
2	Space-C-101	1,519.00	5,000.00	7,595,000.00
3	Space-C-102	2,097.00	5,000.00	10,485,000.00
4	Space-C-301	1,519.00	5,000.00	7,595,000.00
5	Space-C-401	1,519.00	5,000.00	7,595,000.00
6	Space-C-402	2,097.00	5,000.00	10,485,000.00
7	A-106	821.00	2,800.00	2,298,800.00
8	A-506	821.00	2,800.00	2,298,800.00
9	A-708	1,017.50	2,800.00	2,849,000.00

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10	A-907	780.00	2,800.00	2,184,000.00
11	A-1102	652.00	2,800.00	1,825,600.00
12	A-1103	648.00	2,800.00	1,814,400.00
13	A-1105	1,035.00	2,800.00	2,898,000.00
14	A-1106	821.00	2,800.00	2,298,800.00
15	A-1107	780.00	2,800.00	2,184,000.00
16	B-105	826.00	2,800.00	2,312,800.00
17	B-305	826.00	2,800.00	2,312,800.00
18	B-405	826.00	2,800.00	2,312,800.00
19	B-905	826.00	2,800.00	2,312,800.00
20	B-1002	739.00	2,800.00	2,069,200.00
21	B-1104	904.00	2,800.00	2,531,200.00
22	C-111	773.00	2,800.00	2,164,400.00
23	C-411	773.00	2,800.00	2,164,400.00
24	C-701	958.50	2,800.00	2,683,800.00
25	C-811	773.00	2,800.00	2,164,400.00
26	C-901	958.50	2,800.00	2,683,800.00
27	C-1008	942.00	2,800.00	2,637,600.00
28	C-1102	742.50	2,800.00	2,079,000.00
29	C-1104	742.50	2,800.00	2,079,000.00
30	C-1108	942.00	2,800.00	2,637,600.00
31	LIG-104	419.20	2,800.00	1,173,760.00
32	LIG-105	464.20	2,800.00	1,299,760.00
33	LIG-106	351.00	2,800.00	982,800.00
34	LIG-113	412.20	2,800.00	1,154,160.00
35	LIG-114	378.70	2,800.00	1,060,360.00
36	LIG-118	433.30	2,800.00	1,213,240.00
37	LIG-119	433.30	2,800.00	1,213,240.00
38	LIG-120	455.60	2,800.00	1,275,680.00
39	LIG-121	440.20	2,800.00	1,232,560.00
40	LIG-206	351.00	2,800.00	982,800.00
41	LIG-207	351.50	2,800.00	984,200.00
42	LIG-208	351.50	2,800.00	984,200.00
43	LIG-210	351.50	2,800.00	984,200.00
44	LIG-212	443.10	2,800.00	1,240,680.00
45	LIG-302	381.40	2,800.00	1,067,920.00
46	LIG-306	351.00	2,800.00	982,800.00
47	LIG-307	351.50	2,800.00	984,200.00
48	LIG-308	351.50	2,800.00	984,200.00
49	LIG-310	351.50	2,800.00	984,200.00
50	LIG-311	411.40	2,800.00	1,151,920.00
51	LIG-314	378.70	2,800.00	1,060,360.00
52	LIG-316	404.30	2,800.00	1,132,040.00
53	LIG-318	433.30	2,800.00	1,213,240.00
54	LIG-319	433.30	2,800.00	1,213,240.00
55	LIG-401	398.60	2,800.00	1,116,080.00
56	LIG-402	381.40	2,800.00	1,067,920.00
57	LIG-404	419.20	2,800.00	1,173,760.00
58	LIG-405	464.20	2,800.00	1,299,760.00
59	LIG-411	411.40	2,800.00	1,151,920.00

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60	LIG-418	433.30	2,800.00	1,213,240.00
61	LIG-419	433.30	2,800.00	1,213,240.00
62	LIG-420	455.60	2,800.00	1,275,680.00
63	LIG-421	440.20	2,800.00	1,232,560.00
64	LIG-0-G07	351.50	2,800.00	984,200.00
65	LIG-0-G10	351.50	2,800.00	984,200.00
66	LIG-0-G18	433.30	2,800.00	1,213,240.00
67	LIG-0-G19	433.30	2,800.00	1,213,240.00
68	LIG-0-G20	455.60	2,800.00	1,275,680.00
69	LIG-0-G21	440.20	2,800.00	1,232,560.00
70	LIG-0-G22	433.30	2,800.00	1,213,240.00
		46,995.60		**155,453,280.00**

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